



## MOTION WITHOUT NOTICE

### 447 Horsham Avenue – Request for City Solicitor to Attend at the Toronto Local Appeal Body

**Moved by:** Councillor Lily Cheng

**Seconded by:** Councillor James Pasternak

#### RECOMMENDATIONS:

1. City Council authorize the City Solicitor to appeal the Committee of Adjustment's approval of the Application A0156/26NY in respect of the property municipally known as 447 Horsham Avenue (the "**Appeal**") and to attend the Toronto Local Appeal Body hearing.
2. City Council authorize the City Solicitor to retain outside consultants as necessary.
3. City Council authorize the City Solicitor to resolve the Appeal and settle the matter on behalf of the City at their discretion in consultation with the Ward Councillor and the Director of Community Planning, North York District.

#### SUMMARY:

The Applicant applied to the Committee of Adjustment to request seventeen (17) variances from City-wide Zoning By-law 569-2013 (Application No. A0156/26NY) to construct a three-storey apartment building containing six dwelling units, and a two-storey garden suite in the rear of the yard (the "**Application**"). Prior to the Committee of Adjustment hearing, the garden suite was removed from the Application and the variances were reduced to six (6), including east interior side yard setback, west corner side yard setback, distance between main walls on the ground floor, front yard setback, height of the first floor above established grade, and platform encroachment into side yard setback.

On June 4, 2026, the North York District Panel of the Committee of Adjustment approved the Application (the "**Decision**"). A copy of the Decision is attached as **Attachment 1**. The last date of appeal is June 24, 2026.

For the City to continue to effectively assess its case, the City Solicitor requires the expertise of an external consultant to advise on the Applicant's proposed plan, and to potentially make recommendations respecting a solution.

This Motion will authorize the City Solicitor to appeal the Decision to the Toronto Local Appeal Body and to resolve the matter on behalf of the City in their discretion.

This matter is time-sensitive and urgent as the City Solicitor has already appealed the Decision to the Toronto Local Appeal Body to preserve its statutory rights.

**ATTACHMENTS:**

Attachment 1: Committee of Adjustment Decision for 447 Horsham Avenue, Application No. A0156/26NY, dated June 4, 2026.

Date: June 22, 2026