



MOTION WITHOUT NOTICE

251 Windermere Avenue – Request for City Solicitor to Attend at the Toronto Local Appeal Body

Moved by: Councillor Perks

Seconded by: Councillor Bravo

RECOMMENDATIONS:

1. City Council authorize the City Solicitor to attend the Toronto Local Appeal Body hearing with appropriate City staff to uphold the Committee of Adjustment's refusal of the Application A0304/26TEY in respect of the property municipally known as 251 Windermere Avenue.
2. City Council authorize the City Solicitor to settle the matter on behalf of the City at their discretion in consultation with the Ward Councillor and the Director of Community Planning, Toronto and East York District.

SUMMARY:

The Applicant applied to the Committee of Adjustment to request variances from City-wide Zoning By-law 569-2013 (Application No. A0304/26TEY) to widen the existing driveway (the "**Application**"). The variances required to By-law 569-2013 included maximum permitted driveway width, front yard landscaping, and front yard soft landscaping. Ahead of the Committee of Adjustment hearing, the Application was revised to remove the variance for front yard soft landscaping.

On June 17, 2026, the Toronto and East York District Panel of the Committee of Adjustment refused the Application (the "**Decision**"). A copy of the Decision is attached as **Attachment 1**. The Applicant appealed the Decision to the Toronto Local Appeal Body on July 7, 2026.

In a report from the Director of Community Planning, Toronto and East York District dated June 4, 2026, Community Planning Staff raised concerns with respect to the Application and recommended that the Application be refused. In particular, Community Planning Staff opined that landscaped front yards contribute significantly to the quality of the streetscape, tree canopy opportunities, and the overall character of the neighbourhood.

This Motion will authorize the City Solicitor to attend the Toronto Local Appeal Body to uphold the Committee of Adjustment's refusal of the Application and to resolve the matter on behalf of the City in their discretion.

This matter is urgent as the Application has been appealed to the Toronto Local Appeal Body.

ATTACHMENTS:

Attachment 1: Notice of Decision of the Committee of Adjustment regarding 251 Windermere Avenue, Application No. A0304/26TEY, dated June 23, 2026.

Attachment 2: Planning Staff Report dated June 4, 2026.

Date: July 21, 2026