



MOTION WITHOUT NOTICE

74 Kirknewton Road – Request for City Solicitor to Attend at the Toronto Local Appeal Body

Moved by: Councillor Bravo

Seconded by: Councillor Chernos Lin

RECOMMENDATIONS:

1. City Council authorize the City Solicitor to appeal the Committee of Adjustment's approval of the Application A0435/26TEY in respect of the property municipally known as 74 Kirknewton Road (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, Toronto and East York District.

SUMMARY:

The Applicant applied to the Committee of Adjustment to request eight (8) variances from City-wide Zoning By-law 569-2013 (Application No. A0435/26TEY) to construct a new three-storey detached dwelling with front stairs to access the ground level; and to construct a new rear two-storey detached ancillary building containing one garden suite (the "**Application**"). Prior to the Committee of Adjustment hearing, two of the variances for the garden suite were removed from the Application and the variances were reduced to six (6), including building height, front yard setback and side yard setback for the main dwelling; rear yard setback and side yard setback for the garden suite; and rear yard soft landscaping.

On July 22, 2026, the Toronto and East York District Panel of the Committee of Adjustment approved the Application (the "**Decision**"). A copy of the Decision Notice is attached as **Attachment 1**. The last date of appeal is August 11, 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 last date of appeal is August 11, 2026.

ATTACHMENTS:

Attachment 1: Committee of Adjustment Decision Notice for 74 Kirknewton Road, Application No. A0435/26TEY, dated July 28, 2026.

Date: July 28, 2026