



MOTION WITHOUT NOTICE

39 Norfield Crescent – Request for City Solicitor to Attend at the Toronto Local Appeal Body

Moved by: Councillor Vincent Crisanti

Seconded by: Councillor Holyday

SUMMARY:

This Motion will give the City Solicitor authority to appeal the Committee of Adjustment's decision approving the minor variance application at 39 Norfield Crescent (A0178/26EYK); to attend the Toronto Local Appeal Body to oppose the development proposed in application A0178/26EYK; to retain outside consultants as necessary; and to negotiate a settlement of the appeal.

The Applicant applied to the Committee of Adjustment to request a variance from City-wide Zoning By-law 569-2013 (Application A0178/26EYK) to construct a second storey addition above the existing dwelling and to maintain the existing one-storey east side addition (the "**Application**"). The altered dwelling would contain a total of four units. To facilitate the Application, a variance for front yard setback is required.

On July 16, 2026, the Committee of Adjustment approved the Application (the "**Decision**"). A copy of the Decision is attached as **Attachment 1**.

In order for the City to continue to effectively assess and call 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.

To preserve the City's right of appeal, the City Solicitor filed an appeal of the Committee of Adjustment's decision with the Toronto Local Appeal Body on July 27, 2026.

This matter is time-sensitive and urgent, as the appeal has already been filed to safeguard the City's statutory rights.

REASON FOR URGENCY:

If the City does not obtain Council authority and file an appeal within the applicable appeal period, the Committee of Adjustment approval will stand, and the City will lose its right to appeal to the TLAB. As a result, the matter can not wait until a later Council meeting.

RECOMMENDATIONS:

1. City Council authorize the City Solicitor to appeal the Committee of Adjustment's decision regarding 39 Norfield Crescent (Application A0178/26EYK) and to attend the Toronto Local Appeal Body to oppose the development proposed in Application A0178/26EYK.
2. City Council authorize the City Solicitor to retain outside consultants as necessary.
3. City Council authorize the City Solicitor to negotiate a settlement of the appeal and to resolve the matter on behalf of the City, in her discretion, after consulting with the Ward Councillor and the Director of Community Planning, Etobicoke York District.

ATTACHMENTS:

Attachment 1: Committee of Adjustment Decision for 39 Norfield Crescent, Application No. A0178/26EYK, dated July 16, 2026.

Date: July 29, 2026