

MOTION WITHOUT NOTICE

340 St Clements Avenue – Request for City Solicitor to Attend at the Toronto Local Appeal Body

Moved by: Councillor Mike Colle

Seconded by: Councillor Rachel Chernos Lin

RECOMMENDATIONS:

1. City Council direct the City Solicitor to seek party status at the Toronto Local Appeal Body, and to attend the Toronto Local Appeal Body hearing, with appropriate City staff, in order to support the Committee of Adjustment's decision to refuse Application A0208/26NY, respecting 340 St Clements Avenue.
2. City Council authorize the City Solicitor to retain outside consultants as necessary.
3. City Council authorize the City Solicitor to negotiate a resolution regarding 340 St Clements Avenue (Application No. A0208/26NY) and authorize the City Solicitor to resolve the matter on behalf of the City, at their discretion, after consultation with the Ward Councillor and the Director of Community Planning, North York District.

SUMMARY:

In June 2026, the applicant applied to the Committee of Adjustment for variances to the City-wide Zoning By-law 569-2013 in order to allow the construction of a six-storey apartment building, containing 54 dwelling units (the "Application").

The applicant sought eleven variances relating to the maximum permitted building length, minimum front, rear and side yard setbacks, minimum landscaping area, minimum drive aisle width, parking space dimensions, visitor parking requirements, loading space requirements, and minimum bicycle parking access aisle width.

In its report dated July 6, 2026, City Planning Staff recommended that the Committee of Adjustment defer the Application. City Planning Staff sought further discussions with the applicant to improve the proposed built form and requested that the Committee of Adjustment defer this Application until the next scheduled meeting (the Staff Report is attached as Attachment 1).

On July 9, 2026, the North York District Panel of the Committee of Adjustment refused the Application. A copy of the Decision of the Committee of Adjustment is attached as Attachment 2.

The applicant has appealed the refusal to the Toronto Local Appeal Body (the "Appeal") through their Notice of Appeal dated July 29, 2026. A copy of the Notice of Appeal is attached as Attachment 3.

This motion will authorize and direct the City Solicitor to attend the Toronto Local Appeal Body, along with appropriate City staff and any external consultants retained as necessary, in order to oppose the Appeal.

This Motion will also authorize the City Solicitor to resolve the matter on behalf of the City in her discretion. This motion is time sensitive and urgent as the City Solicitor requires instructions to obtain party status in the Appeal and subsequently attend the hearing in opposition to the Appeal.

ATTACHMENTS:

Attachment 1: City Staff Report regarding Application No. A0208/26NY, dated July 6, 2026.

Attachment 2: Committee of Adjustment Decision for 340 St Clements Avenue, Application No. A0208/26NY, dated July 9, 2026.

Attachment 3: Notice of Appeal, dated, July 29, 2026.

Date: July 29, 2026