

Toronto Local Appeal Body- Chair's 2025 Annual Report

Date: May 28, 2026
To: Planning and Housing Committee
From: Executive Director, Court Services
Wards: All

SUMMARY

Enacted on May 3rd, 2017, the Toronto Local Appeal Body (TLAB) is an independent, quasi-judicial tribunal established through City of Toronto Municipal Code Chapter 142, Local Appeal Body, the City of Toronto Act, and other provincial legislation. The TLAB has all the powers of the Ontario Land Tribunal related to the hearing of appeals to Committee of Adjustment decisions for minor variance and consent applications under subsections 45(12), 53(14), 53(19) and 53(27) of the Planning Act.

On May 21 and 22, 2025, City Council decreased the panel member composition of the TLAB from fourteen to ten members which includes the Chair, Vice-Chair, and eight Panel Members. Members are nominated by an impartial citizen-member nominating panel with recommendations for appointments submitted to City Council. City Council appoints Members of the TLAB for a four-year term of office.

On November 12 and 13 2025, City Council adopted Item PH25.9, Toronto Local Appeal Body - Chair's 2024 Annual Report, along with additional amending motions. Through this decision, Council directed the Chair of the TLAB to review the Tribunal's Rules and Practice Directions with respect to document disclosure and Tribunal independence. Council also directed that the Chair's Annual Report include data on appellant types associated with TLAB appeals and decisions. The 2025 Toronto Local Appeal Body Chair's Annual Report responds to and fulfills these Council directives.

RECOMMENDATIONS

The Executive Director, Court Services, recommends that:

1. City Council receive the 2025 Annual Report from the Chair of the Toronto Local Appeal Body, contained in Attachment 1 to the report for information.

FINANCIAL IMPACT

There is no financial impact arising from the recommendation contained in this report.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the financial impact section.

DECISION HISTORY

On November 12 and 13, 2025, City Council received for information the 2024 Annual Report from the Chair of the Toronto Local Appeal Body from the Director, Court Services. City Council directed the Chair to review the Toronto Local Appeal Body's rules and practice directions regarding document disclosure and Tribunal independence. Council also directed that the Chair include appellant-type data in the Chair's Annual Report regarding Toronto Local Appeal Body appeals and Tribunal decisions. The link to Council's decision is available at:

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PH25.9>

The 2023 Annual Report from the Chair of the Toronto Local Appeal body was received for information by Council on July 24, 2024. The link to Council's decision is available at: <https://secure.toronto.ca/council/agenda-item.do?item=2024.PH14.3>

The 2022 Annual Report from the Chair of the Toronto Local Appeal body and New Arrangement for Legal Support was received for information on October 11, 2023. The link to Council's decision is available at: <https://secure.toronto.ca/council/agenda-item.do?item=2023.PH6.6>

The 2021 Annual Report from the Chair of the Toronto Local Appeal body was received for information by Council on July 19, 2022. The link to Council's decision is available at: <https://secure.toronto.ca/council/agenda-item.do?item=2022.PH35.8>

At its meeting on June 8, 2021, City Council received for information the 2020 Annual Report from the Chair of the Toronto Local Appeal Body, from the Director, Court Services. City Council directed the City Manager to report back on items 1, and 3a-c as outlined in this report. The link to City Council's decision is available at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH23.13>

The 2019 Annual Report from the Chair of the Toronto Local Appeal Body was received for information by Council on July 28 and 29, 2020. City Council directed the City Manager to review the recommendations in the TLAB 2019 Annual Report from the Director, Court Services and report back to the Planning & Housing Committee by the first quarter of 2021 on the feasibility of implementing the Chair's recommendations. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH15.4>

The 2018 Annual Report from the Chair of the Toronto Local Appeal Body was received for information by Council on May 14, 2019. The link to Council's decision is available at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH5.7>

The 2017 Annual Report from the Chair of the Toronto Local Appeal Body was received for information by Council on June 26, 27, 28 and 29, 2018. The link to Council's decision is available at <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG30.10>

COMMENTS

The Toronto Local Appeal Body Chair's Annual Report covers TLAB activities from January 1, 2025, to December 31, 2025.

The Tribunal receives administrative support from Court Services Division. Meeting dates, agendas and written decisions are posted on the Tribunal's webpage online at www.toronto.ca/council. All Tribunal hearings are open to the public.

In response to City Council's motions on November 12 and 13, 2025 (PH25.9), which directed the TLAB Chair to review the Tribunal's Rules and Practice Directions with respect to document disclosure and Tribunal independence, the Chair conducted a comprehensive review. The review confirmed that the TLAB's Rules and Practice Directions are well-constructed, align with established legal principles, and provide a robust framework that supports fair hearings and the independence of presiding Members. This report fulfills Council's direction with respect to that review.

In response to City Council's second motion to include appellant-type data in the Chair's Annual Report, the Chair has worked with Court Services staff to compile the requested information. The appellant-type data has been incorporated into the 2025 Chair's Annual Report in response to this directive.

In 2025, the total number of appeals filed with the Tribunal was 110, representing an increase of 13.40% from the 97 appeals filed in 2024, as shown in Table 1 below.

Table 1: Comparative Overview of Tribunal Activity 2025 vs. 2024

Activity	2025	2024	Percentage of Change
Total Number of Appeals Filed	110	97	13.40%
Total Number of Hearings	80	101	-20.80%
Total Number of Variance Appeals	92	84	9.50%
Total Number of Consent & Variance Appeals	18	13	38.50%

The 2025 Annual Report does not include any recommendations from the Chair of the TLAB.

CONTACT

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SIGNATURE

Dianne Kasias
Executive Director, Court Services

ATTACHMENTS

Attachment 1 – Toronto Local Appeal Body Chair's 2025 Annual Report