

CHAIR'S 2025
ANNUAL
REPORT

Toronto Local Appeal Body



Nazila Atarodi-West

Chair, Toronto Local Appeal Body

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I. Chair's Message

Mayor and Members of Council
City Manager and Court Services

May 20, 2025

I am pleased to submit the 2025 Annual Report of the Toronto Local Appeal Body (TLAB). As I assumed the role of Chair in May 2025, I did not participate in TLAB operations prior to that date; that said, I am pleased to present a comprehensive summary of the Tribunal's activities for the calendar year 2025.

In reviewing the activities of the TLAB in 2025, I can confirm that the Council-appointed Tribunal Members have continued to fulfil their mandate of upholding the fair, thorough, and timely resolution of appeals. The year was marked by significant service improvements, including the adoption of two new Practice Directions, amendments to the Rules of Practice and Procedure, and enhancements to the TLAB's website and administrative processes.

The report includes information on:

- Background of the TLAB
- Operational Highlights
- Business Meeting Activities and Service Improvements
- Performance Metrics and Summary Statistics
- TLAB Appeals and Decisions by Appellant Type, Before and After the Province's Elimination of Third-Party Right of Appeal

I trust that this Annual Report is informative and reflects the important work conducted by the Tribunal in 2025.

Respectfully submitted,

Nazila Atarodi-West

Chair, Toronto Local Appeal Body



II. ABOUT THE TORONTO LOCAL APPEAL BODY

Background

The Toronto Local Appeal Body (TLAB) is an independent, quasi-judicial tribunal established by City Council through the City of Toronto Municipal Code Chapter 142, the City of Toronto Act, and other provincial legislation. The TLAB plays an important role in the City of Toronto’s land-use planning process as an independent public forum for the adjudication of land-use disputes arising from applications under Sections 45 and 53 of the Planning Act. Matters that were before the Committee of Adjustment are heard “de novo”, or as new cases, and the proceedings before the TLAB are more formal than at the Committee of Adjustment.

In 2014, City of Toronto staff conducted a public consultation to identify the opportunities, issues, and challenges related to establishing a Local Appeal Body. Guiding Principles for TLAB implementation were established following that consultation process. In February 2016, City staff submitted a report to City Council on the implementation of the TLAB. City Council approved this report on March 31, 2016, and directed the City Solicitor to bring forward the implementation by-law.

The TLAB assumed jurisdiction over matters under appeal pursuant to Section 45 and Section 53 of the Planning Act, which had formerly been heard by the Ontario Municipal Board (OMB).

In 2017, the Ontario Municipal Board became the Local Planning Appeal Tribunal, which was then amalgamated into the Ontario Land Tribunal on June 1, 2021. The TLAB By-law was passed by City Council on March 28, 2017, with an effective date of May 3, 2017. Following the enactment of the By-law, the TLAB Members formally adopted the Tribunal's Rules of Practice and Procedure and administrative policies, after consideration in public meetings. The TLAB Rules of Practice and Procedure ("Rules"), related Forms, and administrative policies are available on the TLAB website at www.toronto.ca/tlab.

In response to the COVID-19 pandemic in 2020, the TLAB amended its Rules of Practice and Procedure to default to electronic hearings through the Webex platform as the primary method of conducting hearings. Following extensive stakeholder consultation in 2024, the TLAB confirmed that virtual hearings remain the best practice for all proceedings before the Tribunal, and that Rule 24 of the Rules of Practice and Procedure would not be amended. No in-person or hybrid hearings were requested by Parties or conducted in 2025.

TLAB Panel Appointments and Member Composition

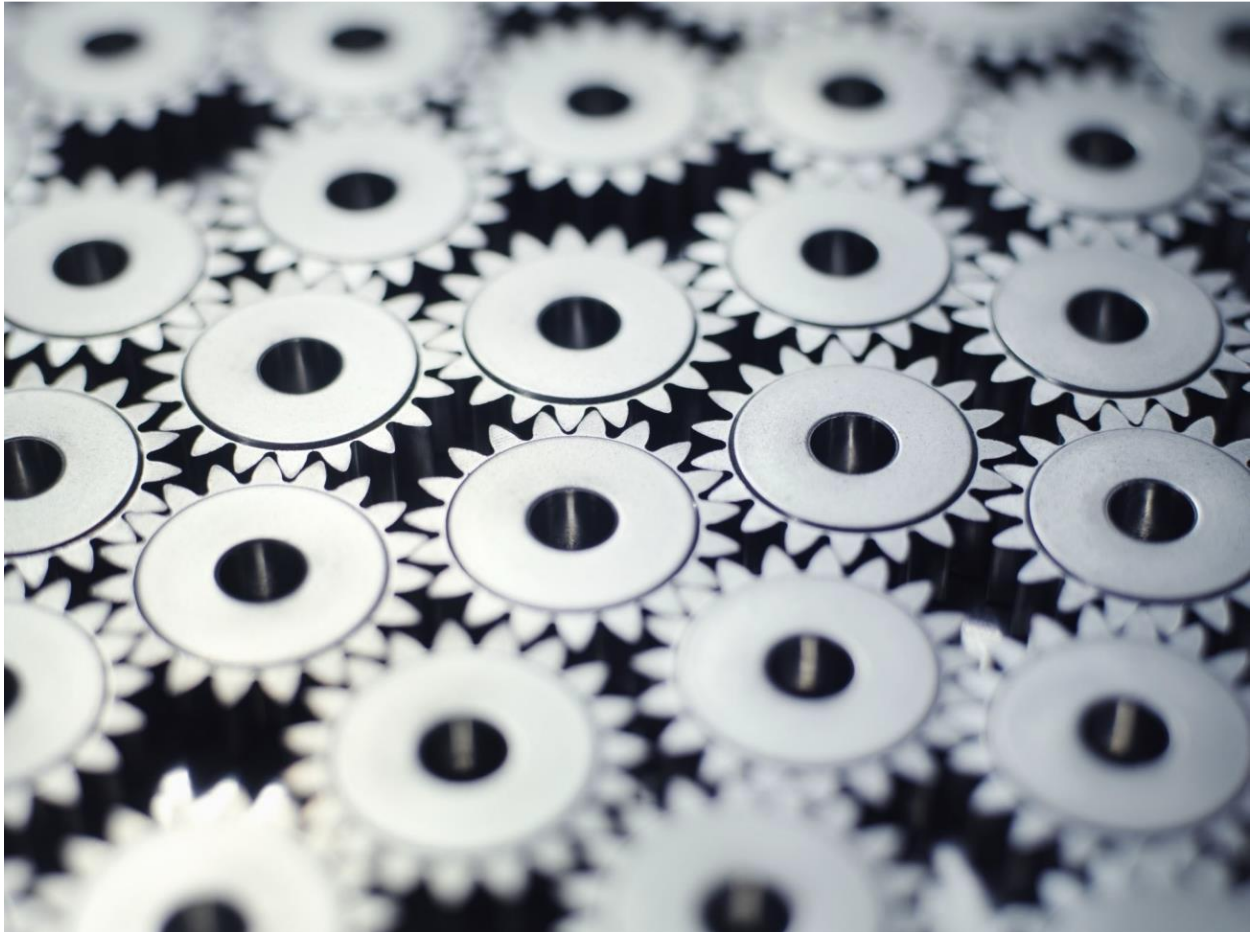
In 2025, the Toronto Local Appeal Body was composed of eleven (11) Members at the outset of the year, consisting of the Chair, Vice-Chair, and nine (9) Panel Members. Members are appointed to a four-year (4-year) term of office by City Council, following the recommendations of the citizen-based Tribunal Nominating Panel.

As reported at Business Meeting held on September 26, 2025 (No. 50), the TLAB complement was formally reduced from fourteen (14) to ten (10) Members, including the Chair, effective upon City Council's approval of a report dated April 17, 2025. This reduction reflects the lower volume of appeals following the enactment of Bill 23 (More Homes Built Faster Act, 2022). The reduction shall be achieved through natural attrition rather than the removal of sitting Members. Members with ongoing hearings shall remain in their roles until those hearings conclude, after which their term shall be completed and the standard appointment process shall resume.

Nazila Atarodi-West was appointed Chair of the Toronto Local Appeal Body by City Council and assumed the role in May 2025, following the completion of former Chair Dino Lombardi's term. Ana Bassios continued as Vice-Chair, having been elected unopposed by Members for a one-year term commencing January 1, 2025.

The Vice-Chair is elected by Members for a term of no more than one year pursuant to the TLAB's Procedure By-law 1-2017.

III. OPERATIONAL HIGHLIGHTS



Public Business Meetings

In 2025, the TLAB held two (2) Business Meetings, supported by Court Services administrative staff, on the following dates:

- Business Meeting No. 49 - March 28, 2025
- Business Meeting No. 50 - September 26, 2025

TLAB Business Meetings are open to the public, and interested parties may make both written and oral deputations on items on the agenda by registering with the Secretary no later than two days prior to the meeting date.

Continuous Service Improvements

The TLAB remains committed to the ongoing improvement of its policies and practices. In 2025, significant administrative and procedural improvements were implemented at both Business Meetings.

New Practice Directions

At Business Meeting held on March 28, 2025 (No. 49), the TLAB adopted two new Practice Directions:

Practice Direction No. 8 - Protocol for Filing Revised Plans and Other Requirements After a Hearing

This Practice Direction, originally deferred from Business Meeting held on December 13, 2024 (No. 48) to allow for Member input and revised wording, was formally adopted at Business Meeting held on March 28, 2025 (No. 49). It establishes the protocol governing the submission of supplemental documents following the conclusion of a hearing, including documents submitted pursuant to an undertaking by a Party or at the direction of a TLAB Member. The Practice Direction clarifies that failure to make timely submissions shall not prevent the TLAB from proceeding and rendering a final disposition of the matter.

Practice Direction No. 9 - Protocol for Withdrawal of an Appeal Before the Toronto Local Appeal Body

Also adopted at Business Meeting held on March 28, 2025 (No. 49), Practice Direction No. 9 establishes the requirements and responsibilities of Parties wishing to abandon an appeal and of Members considering such a request. The Practice Direction requires that an Appellant personally, or through an authorised representative, contact the TLAB in writing, in unequivocal terms, confirming that the withdrawal is unconditional, that there are no other outstanding appeals, and that all matters related to s. 45 or s. 53, or both of the Planning Act under appeal are incorporated in the withdrawal. Upon confirmation, the TLAB will issue a Decision and Order dismissing the appeal and closing the file. The term “colour of authority” was removed from the Practice Direction at the request of a Member in favour of plain language.

Amendments to Rules of Practice and Procedure

At Business Meeting held on March 28, 2025 (No. 49), the TLAB adopted the following amendments to its Rules of Practice and Procedure:

New and Revised Definitions (Section 1 - General Definitions)

The TLAB amended its Rules by revising one existing defined term and adding four new defined terms:

- Revised: “Affidavit” - now defined as written statements and materials under oath or affirmation, using Form 10, clarifying that an affidavit is distinct from “written evidence” accepted at a hearing.
- New: “Withdrawal of an Appeal” - means the act of an Appellant abandoning an Appeal.
- New: “Evidence” - means the available body of facts or information and may include, but is not limited to, written evidence and visual evidence consisting of materials and documents.
- New: “Visual Evidence” - means images or images with sound intended to be introduced into evidence at a Hearing, including computer-generated images, photographs, maps, videos, plans, charts, graphs, drawings, and surveys.

- New: “Written Evidence” - means materials introduced into evidence at a Hearing, including reports, letters, correspondence, notices, memoranda, forms, agreements, emails, and any other written communication recorded or stored by means of any device.

Amendment to Procedure By-law 1-2017 - Section 21(1)

The TLAB amended its Procedure By-law 1-2017 to remove the requirement for the Chair to sign minutes following their adoption by Members. Section 21(1) was revised so that adopted minutes are considered final and shall be posted on the TLAB’s website.

Website and Administrative Improvements

Former Chair Lombardi introduced several improvements to the TLAB’s website prior to the conclusion of his term, as reported at Business Meeting held on March 28, 2025 (No. 49). A new “Practice Directions and Announcements” section was added to the TLAB website to keep the public informed of procedural updates without requiring staff to circulate individual notices. The first announcement, posted on March 11, 2025, established a 30 MB limit for document submissions. The website was also updated to include a Public Document List, Governing Legislation, the Chair’s Annual Report, and the 2025 Business Meeting Schedule, with a view to improving public access and reducing redundant submissions.

Adjudicative Screening

Former Chair Lombardi implemented an updated adjudicative screening protocol pursuant to Rule 9 of the TLAB’s Rules of Practice and Procedure. In response to concerns raised by Parties, Participants, and Members, the former Chair assumed direct responsibility for reviewing appeals upon receipt and transfer to the TLAB, following administrative screening by staff. This protocol maintains compliance with Rules 9.1 and 9.2 before hearings begin and improves the overall efficiency and oversight of the appeal intake process.

Member Professional Development and Training

Member professional development is an integral part of the TLAB’s operations. In 2025, education and training sessions were held at two Business Meetings. At Business Meeting held on March 28, 2025 (No. 49) and Business Meeting held on September 26, 2025 (No. 50), the TLAB recessed into closed session to receive Member education and training presentations, as permitted by Section 11(1)(f) of the TLAB’s Procedure By-law 1-2017.

Decision Issuance Timeline

At Business Meeting held on September 26, 2025 (No. 50), the Chair reminded Members of the expectation that TLAB decisions be issued within 30 calendar days (21 business days) of the conclusion of a hearing, so as to maintain public confidence and avoid reputational risk to the Tribunal. It was noted that the 30-day target applies to draft submissions, with internal review typically adding one to two business days. Members are expected to make best efforts to meet the 30-day target; limited flexibility is permitted in cases of illness or competing priorities. Significant delays are not acceptable and may affect public confidence in the Tribunal.

TLAB Leadership Transition

Former Chair Lombardi served as TLAB Chair from 2020 and made significant contributions to the Tribunal's development, including continuous improvements to the Rules of Practice and Procedure and enhanced stakeholder engagement. Business Meeting held on March 28, 2025 (No. 49) was former Chair Lombardi's final Business Meeting as Chair

City Council appointed Nazila Atarodi-West as the new Chair effective May 2025. Business Meeting held on September 26, 2025 (No. 50) was the first Business Meeting following the new Chair's appointment.

IV. Response to City Council Motion - PH25.9

PH25.9 - Toronto Local Appeal Body - Chair's 2024 Annual Report

City Council Decision

City Council, on November 12 and 13, 2025, adopted the following motion:

- Request 1: City Council requests the Chair, Toronto Local Appeal Body to review the Toronto Local Appeal Body's rules and practice directions regarding document disclosure and the independence of the Tribunal, and consider amendments where necessary to ensure fair hearings.
 - Request 2: City Council requests the Chair, Toronto Local Appeal Body to include data in the Chair's Annual Report regarding Toronto Local Appeal Body appeals and Tribunal decisions, by types of appellants, including prior to and after the Province's elimination of appeals by residents, to assist in understanding the effects of the Province's unilateral action.
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Chair's Response

The Chair has carefully considered both requests set out in City Council's motion and provides the following responses.

Response to Request 1 - Review of Rules and Practice Directions Regarding Document Disclosure and Tribunal Independence

In response to City Council's request, the Chair conducted a comprehensive review of the Toronto Local Appeal Body's (TLAB) Rules of Practice and Procedure and Practice Directions related to document disclosure and filings, with input from TLAB Members and Legal Services. This review builds on prior work undertaken in response to similar concerns raised in the previous annual reporting cycle, including amendments to the Rules requiring written authorization for changes in representation and the adoption of a new form to support the rule change.

The review confirmed that the TLAB's Rules and Practice Directions are well-constructed, reflect established legal principles, and provide a strong framework to support fair hearings and the independence of presiding Members. In particular, Rules 16.2 and 16.3 continue to require timely disclosure of all documents intended to be relied upon and provide clear consequences for non-compliance. Practice Direction No. 7 appropriately preserves Member discretion to admit late-filed materials while balancing the rights of affected parties. These provisions were found to be sound and not in need of amendment.

TLAB Members noted that the Rules governing disclosure have been in place in substantially similar form since the Tribunal's inception and remain consistent with court-developed principles. No systemic concerns regarding disclosure practices were identified through the review.

Members emphasized that the TLAB Rules provide a strong and well-established framework for the Tribunal's operations. As such, ongoing attention is best directed to how the Rules are applied in practice. Standard hearing practices, including providing oral procedural guidance to participants, ensuring parties have a meaningful opportunity to be heard, and issuing decisions that clearly address the evidence, submissions, and any objections, support transparency and procedural fairness.

Members reaffirmed their commitment to conducting hearings to a high standard and acknowledged the importance of maintaining public confidence in the Tribunal's adjudication. Members are satisfied that the current Rules and practices uphold these principles and do not require amendment at this time.

The Chair is satisfied that the TLAB's existing framework provides robust protections for document disclosure, procedural fairness, and Tribunal independence in adjudication and will continue to monitor the effectiveness of the Rules. Should circumstances change or new concerns arise, the TLAB retains the ability to revisit and amend its Rules and Practice Directions through its public Business Meeting process if future changes are warranted to further ensure fair hearings.

Response to Request 2 - Inclusion of Appellant-Type Data in the Annual Report

The Chair acknowledges City Council's request and has requested Court Services staff to compile and provide the appellant-type data required to fulfil this request. This data is included in the 2025 Chair's Annual Report.

Court Services staff have provided a breakdown of TLAB appeals and Tribunal decisions by appellant type, distinguishing between applicants/appellants, the City of Toronto, and resident/neighbourhood participants, to the extent that such data is available in the TLAB's case management records.

The Chair also acknowledges the policy context underlying this request. The Province of Ontario's legislative changes, including those introduced through Bill 23 (More Homes Built Faster Act, 2022), eliminated the ability of most third-party applicants and neighbourhood associations to appeal Committee of Adjustment decisions to the TLAB. Third-party appeals were limited to "Specified Persons" outlined in the Planning Act. This has had a measurable impact on the volume and composition of appeals before the Tribunal. The 2024 Annual Report documented a historically low filing volume of 97 appeals, compared to a peak of 419 in 2018.

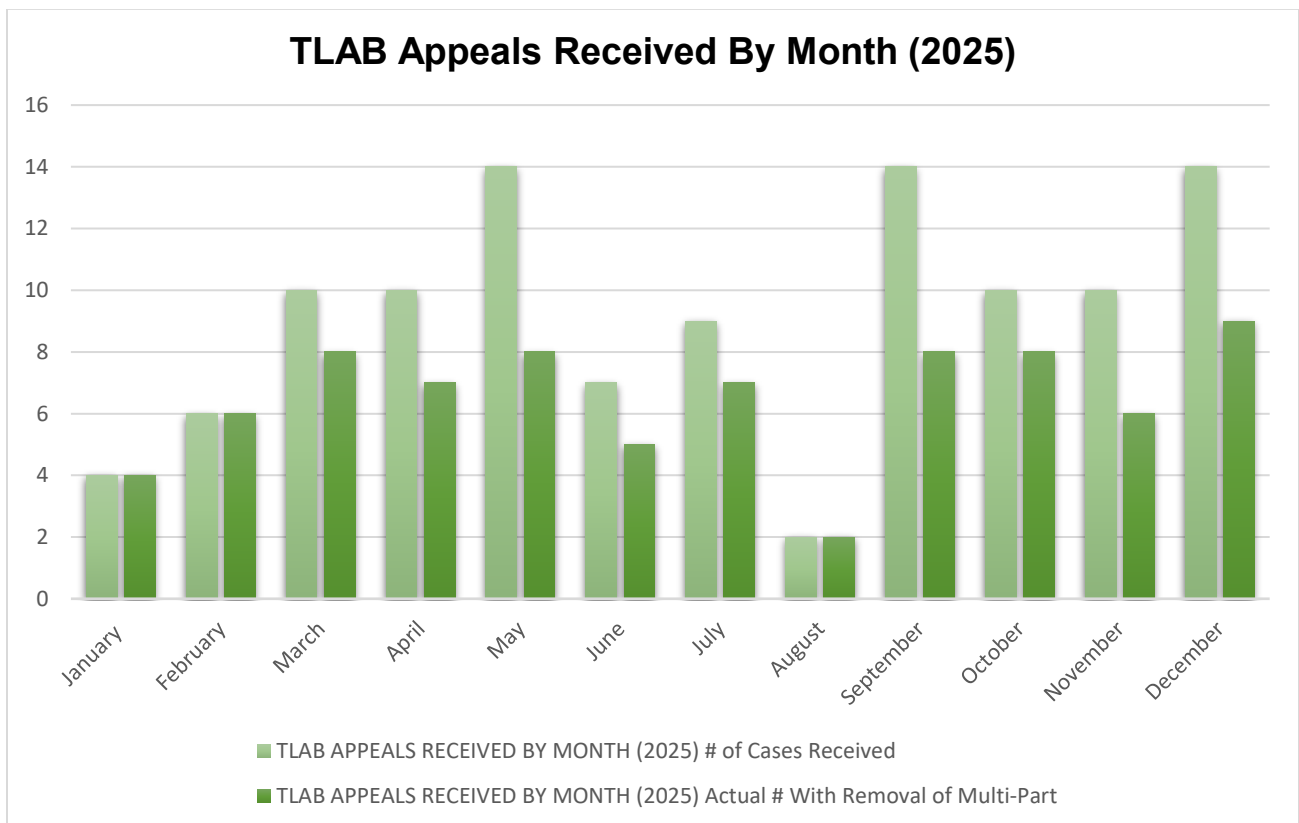
In 2025, the total number of appeals filed was 110, representing a modest increase over the prior year.

The Chair is committed to providing data that will assist City Council and the public in understanding the ongoing effects of provincial legislative changes on access to the TLAB's adjudicative process. This appellant-type data shall be included in the TLAB Chair's 2025 Annual Report and in all subsequent Annual Reports.

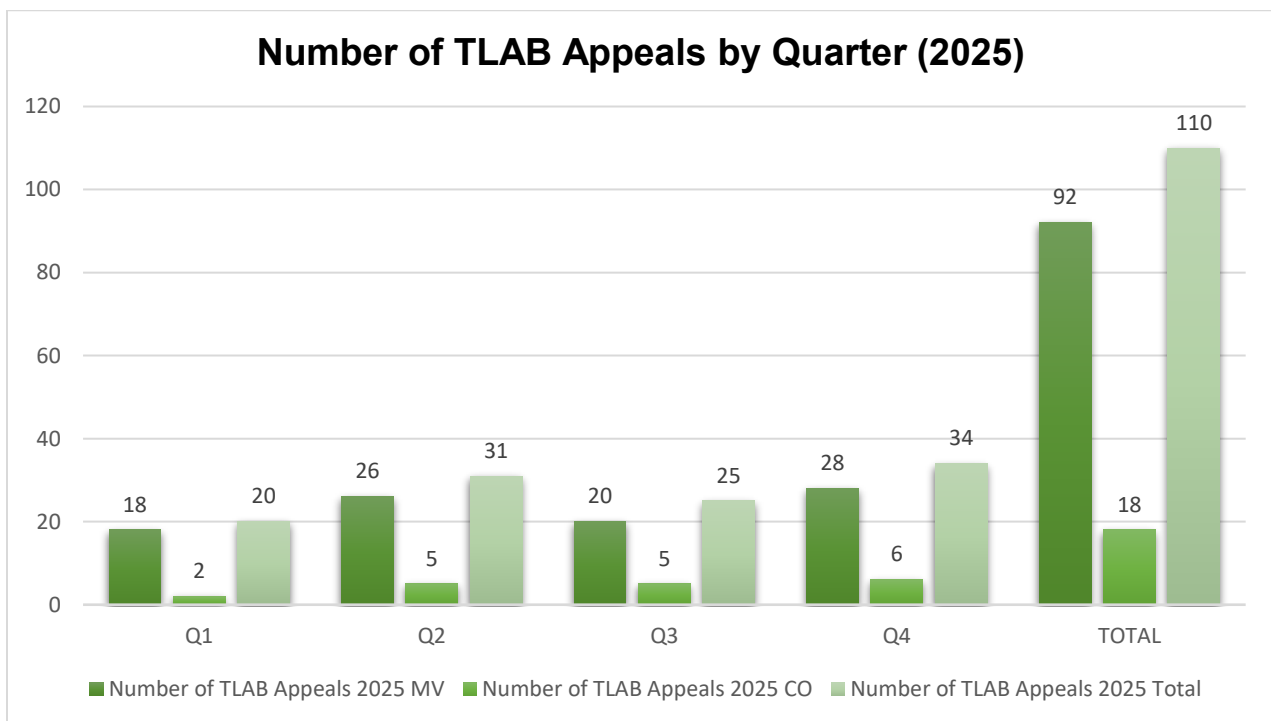
V. Performance Metrics and Summary Statistics



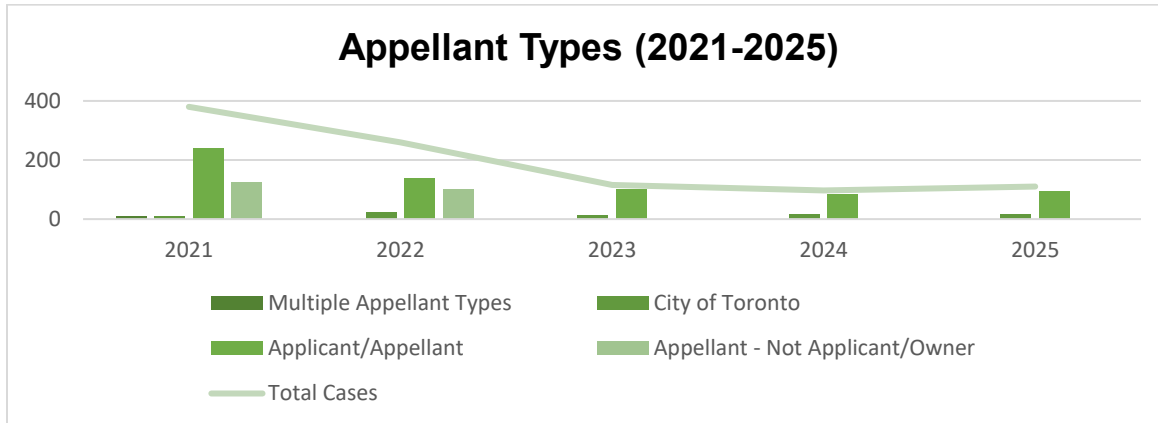
TLAB Appeals Received by Month (2025)		
Month	Number of Cases Received	Actual Number with Removal of Multi-Part
January	4	4
February	6	6
March	10	8
April	10	7
May	14	8
June	7	5
July	9	7
August	2	2
September	14	8
October	10	8
November	10	6
December	14	9
TOTAL	110	78



Number of TLAB Appeals by Quarter (2025)			
Quarterly	Minor Variance (MV)	Consent (CO)	Total
Q1	18	2	20
Q2	26	5	31
Q3	20	5	25
Q4	28	6	34
TOTAL	92	18	110

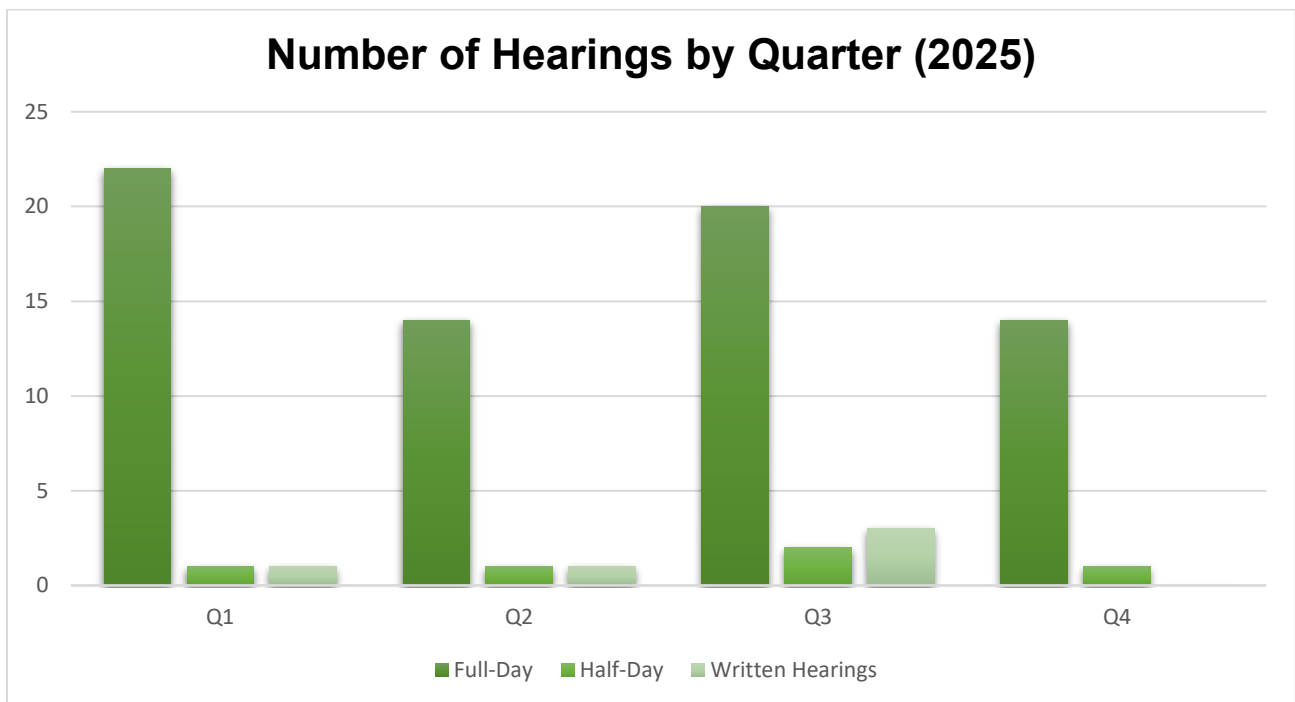


Appellant Type (2021-2025)					
	2021	2022	2023	2024	2025
Multiple Appellant Types	9	0	0	0	0
City of Toronto	9	21	14	15	15
Applicant/Appellant	239	139	102	82	95
Appellant (Not Applicant/Owner)	123	100	0	0	0
Total Cases	380	260	116	97	110



Application Outcomes (2021-2025)					
	2021	2022	2023	2024	2025
Appeal Allowed– Minor Variance Not Approved	4	0	9	0	4
Appeal Allowed – Minor Variance Approved without Conditions	6	3	6	5	4
Appeal Allowed – with Minor Variance Conditions	72	74	57	25	24
Appeal Allowed – with Consent and Minor Variance Conditions	13	3	13	12	5
Appeal Allowed on Consent to Sever with Conditions	5	2	1	1	0
Appeal Allowed on Consent to Sever	5	0	0	1	0
Refusal	18	16	30	21	13
Withdrawal	33	34	15	15	12
Total	156	132	131	80	62

Number of Hearings by Quarter (2025)			
Quarterly	Full-Day	Half-Day	Written Hearings
Q1	22	1	1
Q2	14	1	1
Q3	20	2	3
Q4	14	1	0
TOTAL	70	5	5



Average Hearing Length (Days) 2024-2025			
2024	2025	2024 vs. 2025	% Change in Duration
0.13	0.15	0.02	Increase of 15%

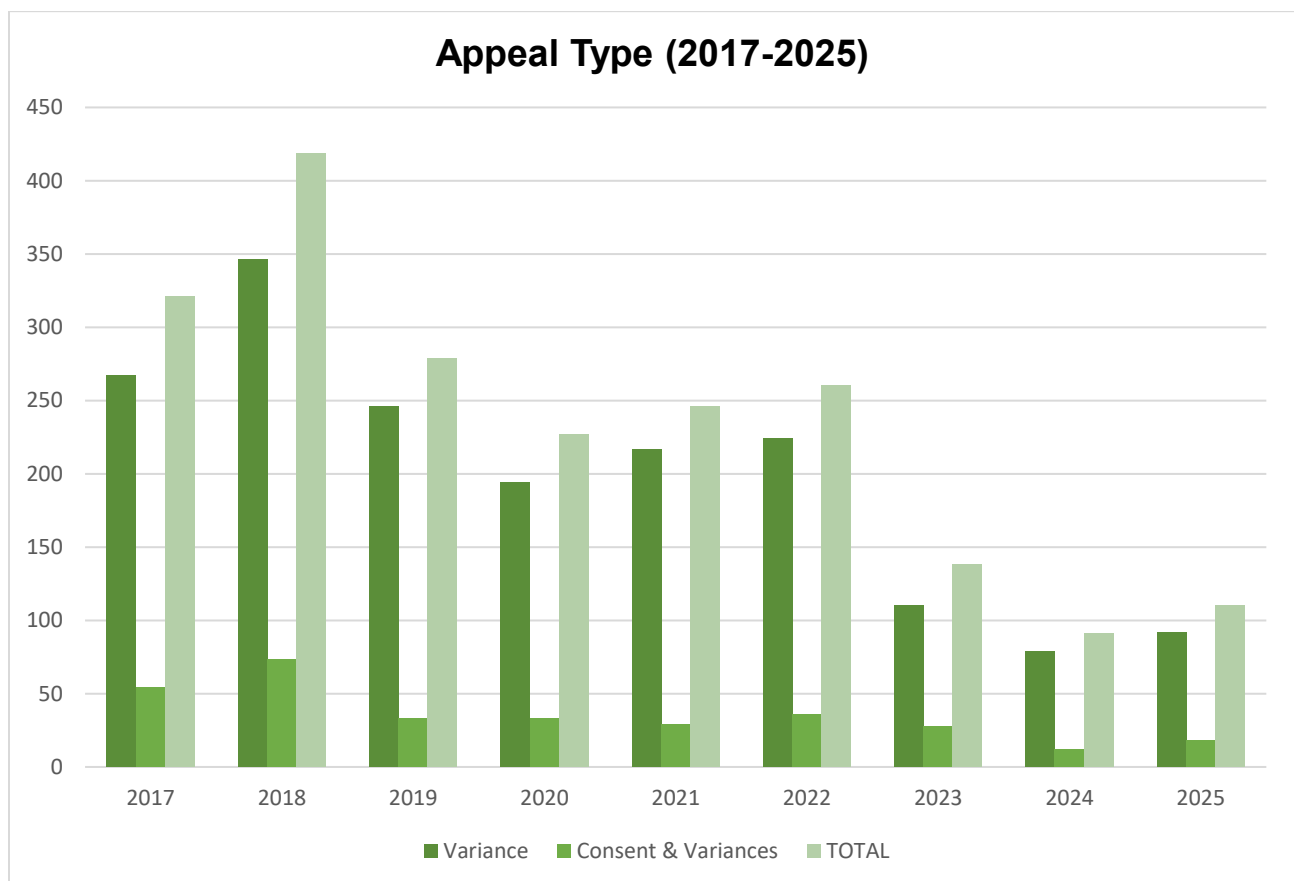
Decisions Issued by Type (2024-2025)						
Decision Type	2024	% of Total	2025	% of Total	% Change (2024 vs. 2025)	Increase/Decrease of (%)
Final	65	53.28%	50	48.54%	-23%	Decrease of 23%
Interim	16	13.11%	15	14.56%	-6%	Decrease of 6%
Mediation	2	1.64%	0	0.00%	-100%	Decrease of 100%
Motion	14	11.48%	7	6.80%	-50%	Decrease of 50%
Order	0	0.00%	5	4.85%	500%	Increase of 500%
Pre-Hearing	4	3.28%	4	3.88%	0%	No Change
Review Request	3	2.46%	6	5.83%	100%	Increase of 100%
Revision	3	2.46%	3	2.91%	0%	No Change
Settlement	0	0.00%	1	0.97%	100%	Increase of 100%
Withdrawal	15	12.30%	12	11.65%	-20%	Decrease of 20%
Total	122	100%	103	100%	-16%	Decrease of 16%

Average Decision Page Count (2021-2025)					
Type	2021	2022	2023	2024	2025
Final	11.7	11	14	13.5	14.9
Review Request	15	14	18	26.5	17.6

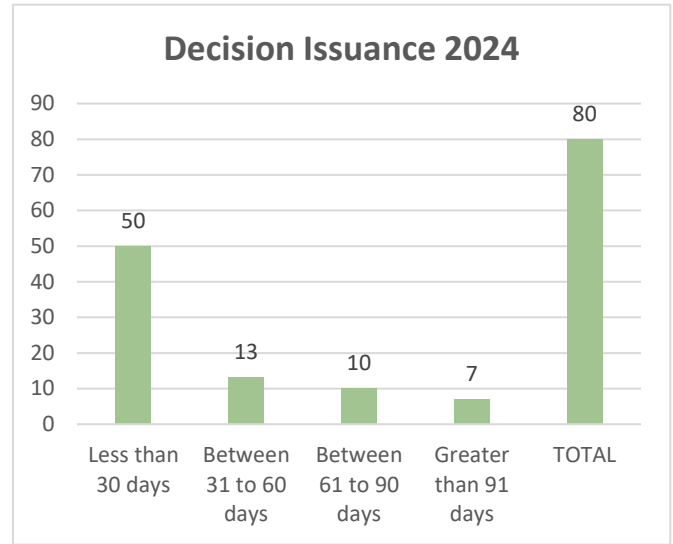
Average Filing Time from TLAB in Date to Final Decision Issuance (2017-2025)	
Year	Calendar Days
2017	142
2018	137
2019	191
2020	236
2021	305
2022	224
2023	175
2024	73
2025	198
AVERAGE	187

Review Request Disposition (2024-2025)			
	2024	2025	Change in Volume (%)
Dismissed - Decision Confirmed	5	5	No Change
Granted - New Hearing	0	0	No Change
Decision Varied	0	0	No Change
TOTALS	5	5	

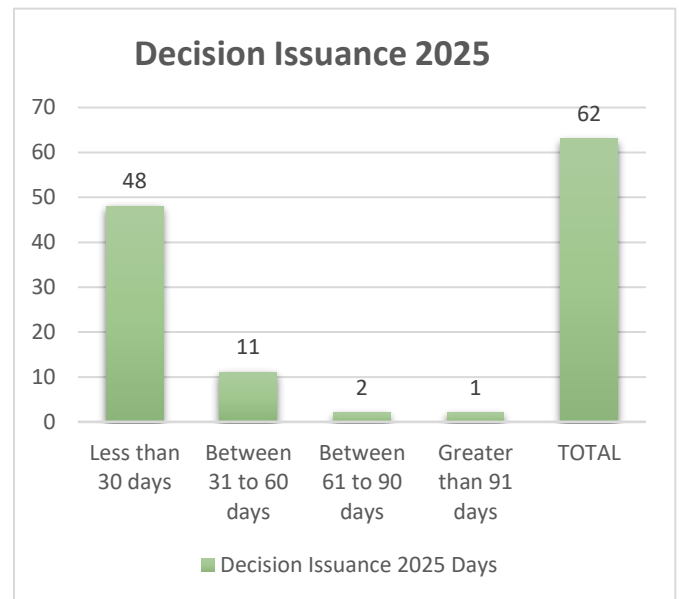
Appeal Type (2017-2025)										
	2017	2018	2019	2020	2021	2022	2023	2024	2025	% Change (2024 vs. 2025)
Minor Variance	267	346	246	194	217	224	110	84	92	+ 9.52%
Consent and Minor Variance	54	73	33	33	29	36	28	13	18	+ 38.46%
TOTAL	321	419	279	227	246	260	138	97	110	



Decision Issuance 2024		
	Days	%
Less than 30 days	50	62.50%
Between 31 to 60 days	13	16.25%
Between 61 to 90 days	10	12.50%
Greater than 91 days	7	8.75%
TOTAL	80	100%



Decision Issuance 2025		
	Days	%
Less than 30 days	48	77.42%
Between 31 to 60 days	11	17.74%
Between 61 to 90 days	2	3.23%
Greater than 91 days	1	1.61%
TOTAL	62	100%



VI. Contact Information

General Inquiries:

Email: tlab@toronto.ca

Tel: (416) 392-4697

Fax: (416) 696-4307

ALL OF WHICH IS RESPECTFULLY SUBMITTED

20 May 2025