



Agenda: December 13, 2024

Toronto Local Appeal Body Business Meeting No. 48

Meeting Date: Friday, December 13, 2024, 9:30 a.m.

Location: Scarborough Civic Centre, Council Chambers

Link to Join:

Q4 - TLAB Public Business Meeting – December 13, 2024

Hosted by Toronto Local Appeal Body

Friday, December 13, 2024 9:30 AM | 7 hours | (UTC-04:00) Eastern Time (US & Canada)

Link to join:

<https://toronto.webex.com/toronto/j.php?MTID=m0d92c709e813a184ee5a78a3c3a0bc86>

Meeting number: 2868 038 5044

Password: nuPuhk7HQ35

Join by video system

Dial [28680385044@toronto.webex.com](tel:28680385044)

You can also dial 173.243.2.68 and enter your meeting number.

Join by phone

+1-416-915-6530 Canada Toll

+1-613-714-9906 Canada Toll (Ottawa)

Access code: 2868 038 5044

Toronto Local Appeal Body - Public Business Meeting – December 13, 2024

Chair: Dino Lombardi

Contact: Angelina Grkavac, Supervisor, Tribunal Operations

Phone: 416-392-4370

Toronto Local Appeal Body Panel Members

Dino Lombardi (Chair)
Ana Bassios (Vice-Chair)
Stanley Makuch
John Tassiopoulos
Ted Yao
Carissa Wong
Gerald Swinkin
Ron Kanter
Trevor Kezwer
Anthony Brown
Brian Gallagher
Yeta Herscher
Bruce Mullock

This meeting of the Toronto Local Appeal Body will be held ‘in-person’ and the proceedings of the Tribunal will be conducted publicly.

A link has also been provided for the public to attend the meeting ‘virtually’ for those who wish to do so.

Members of the Toronto Local Appeal Body and Staff: Please keep this agenda and the accompanying material until the Panel Meeting dealing with these matters have ended.

Special assistance for members of the public: Toronto Local Appeal Body staff can arrange for special assistance with some advance notice. If you need special assistance, please call 416-392-7909, or email tribunalaccess@toronto.ca.

Closed Meeting Requirements: If the Toronto Local Appeal Body wants to meet in closed session (privately), a member of the panel must make a motion to do so and give the reason why the Toronto Local Appeal Body has to meet privately.

Public Deputations by Oral Presentation: A notice of intention to make a public deputation by oral presentation on a Business Meeting agenda item must be registered with the Secretary at least one (1) business day prior to the meeting by 12 p.m. (noon). Email requests can be submitted to tlab@toronto.ca. The date of the TLAB Business Meeting and the agenda item to be spoken to must be indicated in the subject line of the email. (Toronto Local Appeal Body By-law No.1-2017, Section 16(2))

Public Deputations by Written Submissions: Public deputations by written submission must be registered with the Toronto Local Appeal Body at least five (5) business days prior to the Business Meeting by 4:30 p.m. Written submissions can be submitted by email to tlab@toronto.ca. The date of the TLAB Business Meeting and the agenda item to be spoken to must be indicated in the subject line of the email. (Toronto Local Appeal Body By-law No.1-2017, Section 18(2))

Notice to People Writing to the Toronto Local Appeal Body: The City of Toronto Act, 2006 and the City of Toronto Municipal Code authorize the City of Toronto to collect any personal information in your communication or presentation to City Council or its committees.

The Toronto Local Appeal Body collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, faxes, emails, presentations or other communications to the Toronto Local Appeal Body, you should be aware that your name and the fact that you communicated with the Toronto Local Appeal Body will become part of the public record and will appear on the Toronto Local Appeal Body's website. The Toronto Local Appeal Body will also make your communication and any personal information in it – such as your postal address, telephone number or email address – available to the public, unless you expressly request the Toronto Local Appeal Body to remove it.

This agenda and any supplementary materials submitted to the Toronto Local Appeal Body can be found online at www.toronto.ca/tlab. Visit the web page for access to all agendas, decisions, and minutes of the Toronto Local Appeal Body.

Land Acknowledgement for Toronto

"We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit."

Confirmation of Minutes – Business Meeting, September 26, 2024.

Declaration of Interest under the *Municipal Conflict of Interest Act*

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48.1 – INFORMATION

CONSIDERATION TO RETURN TO 'IN-PERSON' HEARINGS AT THE TLAB

Summary

At its Meeting on July 24/25, 2024, City Council considered the Toronto Local Appeal Body Chair's 2023 Annual Report and adopted a three-part Motion. Part 2 of that Motion reads as follows:

"2. City Council request the Chair of the Toronto Local Appeal Body to hold in-person hearings as standard, despite the current Rules and Practice Direction."

The Toronto Local Appeal Body (TLAB) will consider input received from the public, including oral and/or written deputations, regarding the request by City Council to the TLAB to return to "in-person" Hearings as the default for all Proceedings before the TLAB, going forward.

The Toronto Local Appeal Body intends to gather stakeholder input at this Business Meeting and then bring forward a Motion at the next Business Meeting.

Deputations from the Public:

1. **C. Mercado, Long Branch Neighbourhood Association**

Supporting Document(s):

1. **Circulated Notice/Advisory Attachment**
2. **Motion Adopted by City Council on July 24, 2024**
3. **Correspondence received from the public**

48.2 – ACTION

DEFERRED – 47.3 (B) AGENDA ITEM FROM SEPTEMBER 26, 2024, BUSINESS MEETING – AMEND LANGUAGE OF RULE 14.1 OF THE TORONTO LOCAL APPEAL BODY’S RULES OF PRACTICE AND PROCEDURE

Summary

The Toronto Local Appeal Body (TLAB) proposes to amend the language of Rule 14.1 of the TLAB’s Rules of Practice and Procedure (Rules) to be more definitive in the wording of the Rule as it relates to the responsibilities of an Authorized Representative.

The TLAB is also proposing to introduce a new ‘Change in Authorized Representative Form (Form 5A)’ that must be filed when a change in authorization occurs.

Motion for Consideration:

THAT the Toronto Local Appeal Body adopt the following two-part Motion:

- A. Adopt the proposed new ‘Change in Authorized Representative Form 5A’ attached as part of Agenda Item 48.2 at the December 13, 2024, TLAB Business Meeting; and
- B. Amend the wording of Rule 14.1 of the Toronto Local Appeal Body’s *Rules of Practice and Procedure (Rules)* as follows and amend the *Rules* accordingly:

“Parties and Participants may be Represented

14.1 A Party or Participant may be represented by a Representative. Representatives must confirm authorization to act for a Party or Participant by having the Party or Participant indicate on the Notice of Appeal Form 1 that they are duly authorized or by the Representative Serving and Filing an Authorized Representative Form 5. If authorization changes, the Party, Participant or newly authorized Representative shall immediately notify the TLAB and all other Parties of such changes in representation by Serving and Filing a Change in Authorized Representative Form 5A.

Supporting Documents:

1. **The Current 14.1 of the TLAB’s Rules of Practice and Procedure**
2. **Proposed New Form 5A – Change in Authorized Representative**

48.3 – ADOPTION

DRAFT PRACTICE DIRECTION NO. 8 – PROTOCOL FOR REVISED PLANS AND OTHER REQUIREMENTS

Summary

The Toronto Local Appeal Body is proposing to adopt a new Practice Direction No. 8 which provides a protocol for the submission of supplemental documents after a Hearing has been completed.

Motion for Consideration:

THAT the Toronto Local Appeal Body adopt Practice Direction No. 8 attached as Item 48.3 to the December 13, 2024, Business Meeting Agenda and upload the Practice Direction to the Toronto Local Appeal Body website.

Supporting Documents:

1. Draft Practice Direction No. 8.

48.4 – ADOPTION

AMENDED WORDING IN DECISION WRITING TEMPLATE RE S.3 – PROVINCIAL POLICY – NEW PROVINCIAL PLANNING STATEMENT 2024

Summary

On October 20, 2024, the new Provincial Planning Statement (PPS), 2024, came into force and effect in Ontario. The new PPS is a streamlined province-wide land use planning policy framework that replaces both the [Provincial Policy Statement, 2020](#) and [A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019](#).

The Toronto Local Appeal Body's decision writing template, under the subheading "Provincial Policy – S. 3" in the section of the template entitled 'The Legislative and Policy Framework', contains a reference to the previous PPS and Growth Plan. The Toronto Local Appeal Body is proposing to amend this section to reflect an acknowledgement of the new PPS.

Motion for Consideration:

THAT the Toronto Local Appeal Body amend the wording of the section 'Provincial Policy – S. 3' in its decision writing template as follows:

"Provincial Policy – S. 3

A Decision of the Toronto Local Appeal Body (TLAB) must be consistent with the 2024 Provincial Planning Statement for the subject area."

Supporting Documents:

1. The TLAB's decision-writing template
2. [Masters v. Claremont Development Corporation \(Ontario Superior Court of Justice, Judgement issued May 5, 2021, LPAT Case # PL171210\)](#)
3. [Bahardoust v. Toronto \(City\), OLT Decision dated October 12, 2021 \(OLT Case 3 PL130592\)](#)

48.5 – INFORMATION CHAIR'S UPDATE

Summary

The Toronto Local Appeal Body Chair will provide Members with an update regarding matters of interest to the Tribunal and relevant to the Tribunal's business.

1. Proposed Amendments to Ontario Regulation 299/19 – Status Update
2. 2024 Fall Red Tape Reduction Package/ Bill 227 – Cutting Red Tape, Building Ontario Act, 2024 – Status Update
3. The New Provincial Planning Statement (PPS) (2024)

Motion for Consideration:

“THAT the Toronto Local Appeal Body receive the Chair's updates.”

Supporting Documents:

[The New Provincial Planning Statement \(PPS\) \(2024\)](#)

48.6 – ELECTION OF THE TLAB VICE-CHAIR

Summary

The Toronto Local Appeal Body will consider candidates and elect a Vice Chair for 2025. Appendix A to the Procedure Bylaw 1-2017, passed by TLAB will govern the election of the Vice Chair.

Supporting Documents:

Procedure By-law 1-2017, To govern the meetings of the Toronto Local Appeal Body – Appendix A.

48.8 – INFORMATION

TORONTO LOCAL APPEAL BODY - SCHEDULE OF BUSINESS MEETINGS, 2025

Summary

The Toronto Local Appeal Body will set the dates of their 2025 Public Business Meetings. Subsection 8(1) of the Toronto Local Appeal Body's Procedure By-law 1-2017 requires that the Tribunal hold at least two (2) Business Meetings per year. The Toronto Local Appeal Body will consider tentative dates for four (4) Business Meetings in 2025, inclusive of a Business Meeting devoted to the Professional Development and training of its Members.

48.9 – CLOSING BUSINESS AND REMARKS

Summary

Toronto Local Appeal Body Chair's Closing Remarks

Adjournment