



Agenda: April 17, 2026

Toronto Local Appeal Body Business Meeting No. 52

Meeting Date: Friday, April 17, 2026, 10:00 a.m.

Location: East York Civic Centre (850 Coxwell Avenue), Council Chambers (and Remote via WebEx)

Link to Join: <https://toronto.webex.com/toronto/j.php?MTID=m152860de9216c6e93114c1812b2f8016>

Q2 TLAB Public Business Meeting

Hosted by Toronto Local Appeal Body

Date: **Friday, April 17, 2026 10:00 AM | 6 hours 30 minutes | (UTC-04:00) Eastern Time (US & Canada)**

Meeting number: 2349 337 0484

Password: Toronto

<https://toronto.webex.com/toronto/j.php?MTID=m152860de9216c6e93114c1812b2f8016>

Join by video system

Dial 23493370484@toronto.webex.com

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: 234 933 70484

Toronto Local Appeal Body - Public Business Meeting – Friday, April 17, 2026

Chair: Nazila Atarodi-West

Contact: Angelina Grkavac, Supervisor, Tribunal Operations

Phone: 416-392-4370

Toronto Local Appeal Body Panel Members

Nazila Atarodi-West (Chair)

Ana Bassios (Vice-Chair)

John Tassiopoulos

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 by electronic means and the proceedings of the Tribunal will be conducted publicly.

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 – Public Business Meeting, February 5, 2026.

Motion for Consideration:

THAT the Toronto Local Appeal Body adopt minutes of the February 5, 2026, Public Business Meeting, and post the minutes on Toronto Local Appeal Body's website.

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

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52.01 – OPENING REMARKS

Summary

Toronto Local Appeal Body Chair's Opening Remarks

52.02 – ACTION/INFORMATION

Summary

Toronto Local Appeal Body Chair to provide an update on City Council's November 12-13, 2025 Decision (Item - 2025.PH25.9))

This item responds to City Council's decision (Item – 2025.PH 25.9), adopted November 12–13, 2025, which requested the TLAB Chair to 1) review the TLAB's rules and practice directions around document disclosure and consider amendments where necessary to ensure fair hearings; and 2) include certain data regarding TLAB appeal and decisions in Chair's Annual Report, in order to assist in understanding the effects of the Province's unilateral action.

Several documents are attached to this item for reference. Those attachments are:

- 1) Attachment 1: Council's decision in Item PH25.9 making requests to the TLAB Chair
- 2) Attachment 2: TLAB Practice Direction 7
- 3) Attachment 3: Excerpts from TLAB Rule 16

The above materials have been identified as relevant to the request made by Council as they pertain to TLAB rules and practice directions on document disclosure. All TLAB rules and practice directions pertain to hearing fairness, however, and other rules including but not limited to the below may also be relevant to a broader consideration of fairness:

- Rules 2.2
- Rules 2.12
- Rules 16.11 & 16.12
- Rules 24.4 & 24.6
- Rules 28.6
- Rules 31.17

The Chair has considered Council's request and invites all TLAB members to provide input on Council's request. The Chair welcomes any discussion from members on this topic along with any suggestions for amendments or commentary in the Chair's annual report which may pertain to Council's request.

Motion for Consideration:

The TLAB receive City Council Item PH25.9 for information and authorize the Chair to consider member input provided on this item 52.02 in drafting the Chair's annual report to Council.

ATTACHMENTS TO ITEM 52.02

ATTACHMENT 1 – City Council's Decision

[\(Item - 2025.PH25.9\)](#)

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

Decision Type: ACTION

Status: Amended

Wards: All

City Council Decision

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

1. City Council request the Chair, Toronto Local Appeal Body to review the Toronto Local Appeal Body's rules and practice directions around document disclosure and respecting the independence of the tribunal, consider amendments where necessary to ensure fair hearings.
2. City Council request 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, in order to assist in understanding the effects of the Province's unilateral action.

Background Information (Committee)

(October 15, 2025) Report from the Executive Director, Court Services on Toronto Local Appeal Body - Chair's 2024 Annual Report

<https://www.toronto.ca/legdocs/mmis/2025/ph/bgrd/backgroundfile-259426.pdf>

Attachment 1: Toronto Local Appeal Body Chair's 2024 Annual Report

<https://www.toronto.ca/legdocs/mmis/2025/ph/bgrd/backgroundfile-259427.pdf>

Communications (Committee)

(October 29, 2025) Letter from Geoff Kettel, Co-Chair, Federation of North Toronto Residents' Association (PH.New)

<https://www.toronto.ca/legdocs/mmis/2025/ph/comm/communicationfile-197452.pdf>

(October 30, 2025) E-mail from Nicole Corrado (PH.New)

Motions (City Council)

1 - Motion to Amend Item (Additional) moved by Councillor Paula Fletcher (Carried)

That:

1. City Council request the Chair, Toronto Local Appeal Body to review the Toronto Local Appeal Body's rules and practice directions around document disclosure and respecting the independence of the tribunal, consider amendments where necessary to ensure fair hearings.
2. City Council request 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, in order to assist in understanding the effects of the Province's unilateral action.

Motion to Adopt Item as Amended (Carried)

Supporting Document(s):

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

ATTACHMENT 2 – Practice Direction: Late Filings - Number: 7

Practice Direction: Late Filings - Number: 7

Effective Date: June 15, 2022

Direction:

The TLAB's Rules and the filing deadlines set out in Notices of Hearing are firm. However, materials are sometimes filed after a deadline set out in a Notice of Hearing has passed but before the start of the hearing.

The Late filing may compromise TLAB procedures of fairness and are to be discouraged, and will only be permitted under justifiable circumstances.

Any materials filed after the deadline set out in a Notice of Hearing must be served on all Parties and Participants. Any filing made after the deadline set out in a Notice of Hearing will be posted with all other evidentiary submissions but will be marked "LATE" by TLAB staff.

Applicant's Disclosure filed after the deadline set out in a Notice of Hearing may be admitted into the record with the consent of all Parties.

If the Party files the Applicant's Disclosure after the deadline set out in a Notice of Hearing without the consent of all Parties, the Party must advise the presiding Member at the start of the hearing and request that the late filed Applicant's Disclosure be admitted into the record.

In general, save for extenuating circumstances, minimal non-prejudicial delay or where consented to by other Parties, the late filed Applicant's Disclosure will not be admitted into the record.

The presiding Member has the discretion under the TLAB's Rules and under the *Statutory Powers Procedure Act*, R.S.O. 1990, c. S.22, to admit or refuse to admit late filed materials.

The presiding Member also has the discretion to order or to hear a motion to determine whether the Applicant's Disclosure that was filed after a deadline shall be admitted into the record.

A request to admit into the record materials that were filed after a deadline shall not be made outside the hearing. A Party or Participant can request the opportunity to file additional materials in response to materials that were filed after a deadline and have been admitted into the record by the presiding Member.

Supporting Document(s):

Practice Direction 7: Late Filings [Toronto Local Appeal Body – Practice Directions and Announcements – City of Toronto](#)

ATTACHMENT 3 - Excerpt from TLAB Rules of Practice and Procedure – Rule 16

Disclosure of Documents:

16.2 Parties and Participants shall Serve on all Parties a copy of every Document they intend to rely on or produce in the Hearing, except:

- a) any Document previously Filed with the Committee of Adjustment;
- b) any Public Document listed on the TLAB's List of Public Documents; and,
- c) any Document previously Filed by a Party or Participant,

and File same with the TLAB not later than 60 Days after a Notice of Hearing is Served.

16.3 Where a Party or Participant fails to disclose Documents in accordance with Rule 16.2 the TLAB may on objection disallow the Document to be entered as evidence and may make such other orders as it deems appropriate in the circumstances.

Supporting Document(s):

Rules of Practice and procedure: Disclosure Documents

[96b0-Toronto-Local-Appeal-BodyRules-of-Practice-and-ProcedureMarch-28-2025.pdf](#)

52.03 – INFORMATION

SUPERVISOR’S AND MANAGER’S UPDATE

INFORMATION

Summary

Tribunal, Local Appeal Body Supervisor and Court Operations, Tribunals, Manager to provide administrative operational housekeeping and updates.

52.04 – CLOSING BUSINESS AND REMARKS

Summary

Toronto Local Appeal Body Chair’s Closing Remarks

Motion to Adjourn Meeting

This meeting is open to the public pursuant to the *Statutory Powers Procedure Act*, R.S.O. 1990, c. S.22, s. 9(1), and in accordance with *The City of Toronto Act*, 2006, as amended, Toronto Municipal Code, Chapter 545, 545-3 and Chapter 546.