



Agenda: September 4, 2026

Toronto Local Appeal Body Business Meeting No. 53

Meeting Date: **Friday, September 4, 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=me6584f65c5008e690b4ae7d8d9f95088>

Q3 TLAB Public Business Meeting

Hosted by Toronto Local Appeal Body

Date: **Friday, September 04, 2026 10:00 AM | 7 hours | (UTC-04:00) Eastern Time (US & Canada)**

Meeting number: **2332 940 5753**

Password: **Toronto**

<https://toronto.webex.com/toronto/j.php?MTID=me6584f65c5008e690b4ae7d8d9f95088>

Join by video system

Dial 23329405753@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: 233 294 05753

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)

Anthony Brown

Brian Gallagher

Yeta Herscher

Trevor Kezwer
Bruce Mullock
Gerald Swinkin
John Tassiopoulos

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 No. 52, April 17, 2026.

Motion for Consideration:

"THAT the Toronto Local Appeal Body adopt minutes of the April 17, 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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53.01 – OPENING REMARKS

Summary

Toronto Local Appeal Body Chair's Opening Remarks.

Staffing Announcement: Welcome message for the new Manager, Tribunal Operations, Court Services and Permanent Support Assistant/A Team Lead

53.02 – Toronto Local Appeal Body – Chair's 2025 Annual Report

Summary

The Toronto Local Appeal Body (TLAB) Chair presented and submitted to City Council, through the Director of Court Services, a report of the operations of the TLAB on an annual basis, which provides a summary of the Tribunal's activities over the past year, 2025. The Planning and Housing Committee considered it on June 11, 2026. City Council adopted the TLAB Chair's 2025 Annual Report (Item – 2026.PH31.7) on June 24 and 25, 2026, without amendment.

Supporting Document(s):

Toronto Local Appeal Body -Chair's 2025 Annual Report

<https://www.toronto.ca/legdocs/mmis/2026/ph/bgrd/backgroundfile-287431.pdf>

Toronto Local Appeal Body- Chair's 2025 Annual Report for Action from Executive Director of Court Services:

<https://www.toronto.ca/legdocs/mmis/2026/ph/bgrd/backgroundfile-287430.pdf>

Item – 2026.PH31.7

<https://secure.toronto.ca/council/agenda-item.do?item=2026.PH31.7>

53.03 – PROPOSAL TO AMEND NOTICE OF APPEAL FORM 1

ACTION

Summary

The current Appeal Form 1, Part 4 (Appellant Information), asks only for the appellant's name and contact details; there is no checkbox distinguishing the appellant's basis for appealing from the property owner.

The categories of appellant under subsection 45(12) state that as of November 28, 2022, only the applicant, the Minister of Municipal Affairs and Housing, specified persons and public bodies with an interest in the matter (as those terms are defined in the *Planning Act*) are permitted to appeal decisions of the Committee of Adjustment, meaning the appellant does not strictly have to be the property owner.

Supporting Document(s):

Toronto Local Appeal Body Forms

<https://www.toronto.ca/city-government/planning-development/committee-of-adjustment/appeals/toronto-local-appeal-body-forms/>

Toronto Local Appeal Body – Notice of Appeal Form 1 (October 22, 2021)

<https://www.toronto.ca/wp-content/uploads/2021/11/8f5b-22-Oct-2021Postal-Code-EditedForm-102-0048-2021-05-TLAB-Notice-of-AppealFillable-FINAL.pdf>

Toronto Local Appeal Body – Public Guide

<https://www.toronto.ca/city-government/planning-development/committee-of-adjustment/appeals/public-guide/>

Motion for Consideration:

“THAT the Toronto Local Appeal Body direct Court Services to amend the TLAB's Notice of Appeal (Form 1) to ensure that different options are available for all types of appellant, including the property owner, the Minister of Municipal Affairs and Housing, specified persons and public bodies, as those terms are defined in subsection 45(12) of the *Planning Act*.”

53.04 – EDUCATION AND TRAINING SESSION FOR TORONTO LOCAL APPEAL BODY MEMBERS (In-Camera)

Summary

The professional development of Toronto Local Appeal Body Members is an integral part of the Tribunal's operations and for its Members, ensuring its Members maintain the ongoing knowledge and support needed to meet their mandated responsibilities. The education/training of its Members occurs from time to time at its business meetings but typically once each year or when deemed necessary by the TLAB Chair. Therefore, the Toronto Local Appeal Body will recess its Public Meeting and move into a closed session to receive a

presentation for Member education and training purposes as permitted by Section 11(1)(f) of the Toronto Local Appeal Body's Procedure By-law 1-2017.

Motion for Consideration:

"THAT the Toronto Local Appeal Body move into a closed session to receive a presentation for Member education and training purposes as permitted by Section 11(1)(f) of the Toronto Local Appeal Body's Procedure By-law 1-2017."

53.05 – CHAIR'S UPDATE– INFORMATION ON CURRENT OR ONGOING MATTERS (In-Camera)

Summary

The Toronto Local Appeal Body will maintain a recess of its Public Meeting and continue with a closed session for the purpose of keeping Members informed of the confidential developments, decisions, or ongoing issues relating to litigation matters, as permitted by Section 11(1)(e) of the Toronto Local Appeal Body's Procedure By-law 1-2017.

53.06 – INFORMATION

SUPERVISOR'S AND MANAGER'S UPDATE

Summary

Manager, Tribunal Operations Court Services and Supervisor to provide administrative updates.

53.07 – 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.