



**STAFF REPORT
ACTION REQUIRED
with Confidential Attachment**

**158, 164, 181 and 200 Sterling Road – Official Plan
Amendment and Zoning By-law Amendment – Result of
OMB Mediation**

Date:	April 28, 2014
To:	City Council
From:	City Solicitor
Wards:	Ward 18 - Davenport
Reason for Confidential Information:	This report is about litigation that affects the City and contains advice or communications that are subject to solicitor-client privilege.
Reference Number:	

SUMMARY

The owner of the lands at 158, 164, 181 and 200 Sterling Road have appealed City Council's refusal to approve official plan and zoning by-law amendments to permit a mixed-use redevelopment of the subject lands. These appeals have been the subject of a lengthy mediation between the parties, including nearby land owners, at the Ontario Municipal Board (OMB).

Most of the subject lands are currently designated for employment uses in the City's Official Plan and therefore the owner also made a request to the City to convert these lands to non-employment uses pursuant to the City's Municipal Comprehensive Review.

At its meeting of December 16, 2013 City Council adopted, with amendments, the recommendations of the Chief Planner pertaining to over one hundred conversion requests made by landowners under the Municipal Comprehensive Review. But, upon the recommendations contained in a December 12, 2013 report from the City Solicitor, Council did not make a decision regarding the request to convert the lands at 158, 164, 181 and 200 Sterling.

The OMB mediation is now complete. A further hearing has been set for May 27, 2014 and the City Solicitor requires further instructions.

RECOMMENDATIONS

The City Solicitor recommends that:

1. Council authorize the public release of the confidential information and recommendations in Attachment 1, if adopted.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting of November 27, 2012, City Council adopted a report from the Chief Planner and Executive Director, recommending refusal of the Official Plan Amendment and Zoning By-law Amendments regarding this property. A copy of Council's decision can be found at

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG19.6>

At its meeting on December 16, 2013, City Council adopted, with amendments, a report from the Chief Planner and Executive Director, City Planning Division on the Official Plan Review and Municipal Comprehensive Review and a confidential report from the City Solicitor containing recommendations regarding this property.

In addition, City Council adopted a confidential motion providing additional instructions to the City Solicitor regarding the outstanding OMB appeals and on-going mediation.

The public portion of City Council's decision can be found at

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.PG28.2>

COMMENTS

The results of the mediation and recommendations flowing from the proceedings are further discussed in the confidential attachment to this report.

CONTACT

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SIGNATURE

Anna Kinastowski, City Solicitor

ATTACHMENTS

Attachment No. 1: Confidential Information