



REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

111 Pacific Avenue, 255 Glenlake Avenue and 66 Oakmount Road - Zoning By-law Amendment Application –Request for Direction

Date: December 10, 2019

To: City Council

From: City Solicitor

Wards: Ward 4 Parkdale - High Park

REASON FOR CONFIDENTIAL INFORMATION

This report is about litigation or potential litigation that affects the City or one of its agencies or corporations.

This report contains advice or communications that are subject to solicitor-client privilege.

SUMMARY

This application proposes to develop purpose-built rental dwelling units in two blocks of townhouses and two apartment buildings. The proposed townhouse blocks include 3-storey townhouses. One apartment building has a proposed tower height of 33-storeys including a 3-storey base and the other apartment building has a proposed tower height of 29 storeys including an 8 storey base ("**Development**") on the lands municipally known as 111 Pacific Avenue, 255 Glenlake Avenue and 66 Oakmount Road ("**Subject Lands**").

The lands are currently developed with three rental apartment buildings ranging in height from 12 storeys to 23 storeys. The proposal would add 768 new rental units to the existing 750 rental units for a total of 1,518 dwelling units. The proposed development would maintain all existing on-site rental dwelling units. The proposal also includes 450 square metres of retail floor space, which would result in a total floor area of approximately 113,100 square metres.

The owner appealed the Zoning By-law Amendment application to the Ontario Municipal Board ("**OMB**") (now the Local Planning Appeal Tribunal ("**LPAT**")) citing City Council's failure to make a decision within the prescribed time frames set out in the Planning Act.

RECOMMENDATIONS

The City Solicitor recommends that:

1. City Council adopt the confidential instructions to staff in Confidential Attachment 1 to this Report from the City Solicitor.
2. City Council authorize the public release of the confidential recommendations in Confidential Attachment 1 and Confidential Appendix A, to this Report from the City Solicitor, if adopted by City Council.
3. City Council direct that the balance of Confidential Attachment 1 to this Report from the City Solicitor remain confidential as it contains advice, which is subject to solicitor-client privilege.

FINANCIAL IMPACT

There are no financial impacts arising from the adoption of the Confidential Recommendations.

DECISION HISTORY

A Request for Direction Report was considered by City Council on July 23, 2018 in council decision Item EY32.17. Council's decision can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EY32.17>

COMMENTS

This report is about litigation before LPAT and contains advice or communications that are subject to solicitor-client privilege. The attachment to this report contains confidential information and should be considered by Council in camera. There is some urgency in Council considering this matter at this time as the LPAT Hearing is scheduled to commence on January 27, 2020. The City Solicitor requires direction on this matter.

CONTACT

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SIGNATURE

Wendy Walberg
City Solicitor

ATTACHMENTS

1. Confidential Attachment 1 - Confidential Information
2. Confidential Appendix A - Confidential Information