



**STAFF REPORT  
ACTION REQUIRED  
with Confidential Attachment**

**484 Spadina Avenue: Zoning By-law and Site Plan Appeals**

<b>Date:</b>	May 4, 2015
<b>To:</b>	City Council
<b>From:</b>	City Solicitor
<b>Wards:</b>	Ward 20 – Trinity-Spadina
<b>Reason for Confidential Information:</b>	This report contains advice or communications that are subject to solicitor-client privilege and pertains to litigation or potential litigation that affects the City
<b>Reference Number:</b>	13 165361 STE 20 OZ

**SUMMARY**

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This Report supplements the Report of the City Solicitor dated April 28, 2015 by proposing replacement confidential recommendations with respect to this matter. The matter relates to zoning by-law and site plan appeals for the property at 484 Spadina Avenue that are now before the Ontario Municipal Board. The application proposes to redevelop the lands with a 22-storey mixed use building consisting of non-residential uses within the first two storeys of the building, with residential units above. The Municipal Board has scheduled May 8, 2015 for submission of closing arguments relating to this matter.

**RECOMMENDATIONS**

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The City Solicitor recommends that:

1. City Council replace the confidential recommendations in Confidential Attachment 1 contained in the report dated April 28, 2015 from the City Solicitor with the confidential recommendations contained in Confidential Attachment 1 attached to this report and authorize the public release of those recommendations, if adopted by City Council, with the balance of Confidential Attachment 1 to remain confidential.

## **Financial Impact**

The recommendations of this report will have no financial impact beyond what has already been approved in the current year's budget.

## **CONTACT**

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## **SIGNATURE**

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Anna Kinastowski, City Solicitor

## **ATTACHMENTS**

Attachment 1 - Confidential Information