



**STAFF REPORT
ACTION REQUIRED
with Confidential Attachment**

Appeal of City Council's passage of By-law No. 277-2015 with respect to the properties municipally known as 1, 9 & 11 Bloor Street West and 768, 770, 774, 774 ½, 776, 780, 782 & 784 Yonge Street, Request for Directions

Date:	April 1, 2015
To:	City Council
From:	City Solicitor
Wards:	Ward 27, Toronto Centre-Rosedale
Reason for Confidential Information:	This report is about litigation or potential litigation that affects the City or one of its agencies, boards, and commissions and this report contains advice or communications that are subject to solicitor-client privilege.
Reference Number:	

SUMMARY

On February 10 and 11, 2015, City Council designated a heritage conservation district study by adopting By-law No. 277-2015 "To designate Historic Yonge Street between Davenport Road and College Street as a Heritage Conservation District Study Area". Further direction from City Council is required.

RECOMMENDATIONS

The City Solicitor recommends that:

1. Council adopt the confidential recommendations to staff in Attachment 1; and
2. Council authorize the public release of the recommendations in Confidential Attachment 1 and Appendix A and B, if adopted and the balance of Confidential Attachment 1 one remain confidential.

Financial Impact

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

DECISION HISTORY

At its meeting on October 2, 3 and 4, 2012, City Council authorized Historic Yonge Street for a Heritage Conservation District Study. The Historic Yonge Street area had been nominated for study as a heritage conservation district through the City's nomination process in January 2012:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE18.18>

On February 10 and 11, 2015 City Council considered Item MM3.38. This was a By-law to designate a heritage conservation district study area pursuant to Section 40.1 of the *Ontario Heritage Act*. City Council enacted By-law No. 277-2015 and the full text of this By-law can be found at the following link:

<http://www.toronto.ca/legdocs/bylaws/2015/law0277.pdf>

For more detailed history, please see the February 11, 2015 report from the Chief Planner and Executive Director, City Planning entitled "Historic Yonge Street – Study Area Designation By-law" at the following link:

<http://www.toronto.ca/legdocs/mmis/2015/mm/bgrd/backgroundfile-76310.pdf>

ISSUE BACKGROUND

By-law No. 277-2015 was adopted by City Council on February 10 and 11, 2015. It has been appealed to the Ontario Municipal Board, including an appeal dated February 26, 2015 from the properties municipally known as 1, 9 & 11 Bloor Street West and 768, 770, 774, 774 ½, 776, 780, 782 & 784 Yonge Street.

COMMENTS

This report is about litigation 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

CONTACT

Amanda S. Hill, Solicitor, Planning & Administrative Law, Tel: (416) 338-5790
Fax: (416) 397-5624, Email: ahill@toronto.ca

SIGNATURE

Anna Kinastowski, City Solicitor

ATTACHMENT

Confidential Attachment 1 - Confidential Information