



**STAFF REPORT
ACTION REQUIRED
with Confidential Attachment**

**100 Ranleigh Avenue - Zoning By-Law Amendment
Application – Supplemental Report**

Date:	July 11, 2016
To:	City Council
From:	City Solicitor
Wards:	Ward 25 – Don Valley West
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:	15 151991 NNY 25 OZ

SUMMARY

Further direction from City Council is required on matters that have been appealed to the Ontario Municipal Board ("OMB").

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 Confidential Recommendations, if adopted, with the balance of the Confidential Attachment 1 and Schedule "A" to 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

In September of 2012, City Council approved a development for this site in the form of a four-storey apartment building and 46 dwelling units that was intended to provide housing for seniors. The Council approval was appealed to the OMB by the Bedford-Wanless Ratepayers Association. After one pre-hearing before the Board, the appeal was subsequently withdrawn.

The property was subsequently sold to the current applicant. The church on site has been demolished and the lands remain vacant.

The current application was received by City Planning on May 5, 2015 and appealed to the OMB on March 3, 2016 on the basis that no decision was made in accordance with the statutory time frames.

At its meeting of June 14, 2016, North York Community Council considered Item NY15.46 Request for Directions report and recommended to City Council that the City Solicitor and appropriate staff to oppose the Official Plan Amendment and Zoning By-law Amendment appeals.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.NY15.46>

That Item will be considered at the July 12, 2016 meeting of City Council.

A hearing for these matters at the OMB is scheduled to commence September 14, 2016.

ISSUE BACKGROUND

This report is supplemental to the Request for Directions report prepared by City Planning and concerns matters that have been appealed to the OMB that require further direction from City Council.

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

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SIGNATURE

Brian Haley, Interim City Solicitor

ATTACHMENTS - Attachment 1 - Confidential Information