



## REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

### **363-391 Yonge Street & 3 Gerrard Street East - Official Plan Amendment, Zoning Amendment Applications- Request for Direction Report**

**Date:** June 18, 2018

**To:** City Council

**From:** City Solicitor

**Wards:** Ward 27 Toronto Centre-Rosedale

#### **REASON FOR CONFIDENTIAL INFORMATION**

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

#### **SUMMARY**

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This application proposes to redevelop the site at 363-391 Yonge Street and 3 Gerrard Street East with a 98 storey tower and 9-storey podium. The project is proposed to contain 957 dwelling units and 20,516 square metres of office and retail space. The total gross floor area would be 97,386 square metres. The proposal includes 5 levels of underground parking containing 340 parking spaces and 1 additional below grade level for retail/bicycle parking uses.

The purpose of this report is to seek further instructions for a Local Planning Appeal Tribunal ("LPAT") pre-hearing conference which is scheduled for August 20, 2018.

City Planning has been involved in the preparation of this report.

#### **RECOMMENDATIONS**

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The City Solicitor recommends that:

1. City Council adopt the confidential recommendations in Confidential Attachment 1.

2. City Council authorize the public release of the confidential recommendations in Confidential Attachment 1 and Appendices A, B and C, if adopted by City Council.
3. City Council direct that all other information contained in Confidential Attachment 1 is to remain confidential as it contains advice which is subject to solicitor-client privilege.

## **FINANCIAL IMPACT**

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There is no financial impact.

## **DECISION HISTORY**

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At its meeting of February 23, 2016, Toronto and East York Community Council considered a preliminary report, a copy of which is available on the City's website at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE14.29>

The owner appealed the official plan amendment and zoning by-law amendment applications to LPAT, citing City Council's failure to make a decision within the prescribed time frames set out in the Planning Act. A pre-hearing conference is scheduled to commence August 20, 2018.

## **COMMENTS**

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This report is about litigation before the 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.

Further Council instruction is required for the purpose of attendance at LPAT.

## **CONTACT**

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## **SIGNATURE**

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Wendy Walberg  
City Solicitor

## **ATTACHMENTS**

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1. Confidential Attachment 1 - Confidential Recommendations
2. Confidential Appendix B - On file with the City Clerk for the purpose of the City Council meeting commencing June 26, 27 and 28, 2018
3. Confidential Appendix C - On file with the City Clerk for the purpose of the City Council meeting commencing June 26, 27 and 28, 2018