



REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

2161 Yonge Street- Zoning Amendment Application- Request for Direction Report

Date: June 18, 2018

To: City Council

From: City Solicitor

Wards: Ward 22 St. Paul's

REASON FOR CONFIDENTIAL INFORMATION

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

SUMMARY

This zoning by-law amendment application proposes to permit a mixed use building with a maximum height of 36 storeys (118 metres plus a 6 metre mechanical penthouse). The proposal includes a 6-storey base building containing 600 square metres of ground floor retail uses and 8,267 square metres of office space on floors 2-6. The residential tower above is proposed to contain 288 new dwelling units. Parking would be provided in a 4-level underground parking garage with 155 spaces.

The purpose of this report is to seek further instructions for a Local Planning Appeal Tribunal ("LPAT") pre-hearing conference which is scheduled for July 19, 2018.

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

RECOMMENDATIONS

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 and B, 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

There is no financial impact.

DECISION HISTORY

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:

<https://www.toronto.ca/legdocs/mmis/2017/te/bgrd/backgroundfile-107524.pdf>

The owner appealed the zoning by-law amendment application 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

This report is about litigation before the OMB 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

Wendy Walberg
City Solicitor

ATTACHMENTS

Confidential Attachment 1 - Confidential Recommendations
Confidential Appendix A to Confidential Attachment 1
Confidential Appendix B to Confidential Attachment 1
Action report with confidential attachment 2161 Yonge Street