



## REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

### 80-82 Bloor Street West - Zoning By-law Amendment Application – Request for Directions Report

**Date:** July 29, 2020

**To:** City Council

**From:** City Solicitor

**Wards:** Ward 11 -- University-Rosedale

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

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This report is about litigation or potential litigation that affects the City or one of its agencies or corporations.

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

#### **SUMMARY**

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On August 3, 2017, the owner of the property at 80 Bloor Street West appealed its Zoning By-law Amendment application to the Local Planning Appeal Tribunal (“LPAT”) due to Council's failure to enact the requested amendment within the time allotted by the Planning Act.

On November 1, 2019 an expanded and revised Zoning By-law Amendment application was submitted for a site that included the properties at 82 Bloor Street West. A further set of revised plans were submitted on June 5, 2020.

This revised application proposes a new 78-storey (259.6 metres, including mechanical penthouse) mixed-use building at 80-82 Bloor Street West containing a total of 1,430 residential units and 6,695 square metres of retail space on the concourse level, ground, second, and third floors. The existing 18-storey commercial/office tower on the site would be demolished, including approximately 19,875 square metres of office space. There is no provision for office space replacement. A total of 215 resident vehicular parking spaces are to be provided in a 5-level underground parking garage accessible from Critchley Lane.

City Planning, Corporate Real Estate Management and Parks, Forestry and Recreation have provided input into the writing of this report.

## **RECOMMENDATIONS**

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The City Solicitor recommends that:

1. City Council adopt the confidential instructions to staff in Confidential Attachment 1 to this Report from the City Solicitor.
2. City Council authorize the public release of the confidential recommendations contained in Confidential Attachment 1 and Confidential Appendix A to the report (July 29 , 2020) of the City Solicitor, at the sole discretion of the City Solicitor.

## **FINANCIAL IMPACT**

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There are no financial impacts arising from the adoption of the Confidential Recommendations.

## **DECISION HISTORY**

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On August 3, 2017 the owner appealed the Zoning By-law Amendment application (file no. 13 248425 STE 27 OZ) for 80 Bloor Street West to LPAT.

On July 23, 2018 City Council considered City Planning staff report "80 Bloor Street West - Zoning By-law Amendment Application Request for Direction Report" (dated June 26, 2018), and adopted the recommendation to oppose the Zoning By-law amendment application (File No. 13 248425 STE 27 OZ) at the LPAT.

<https://www.toronto.ca/legdocs/mmis/2018/te/bgrd/backgroundfile-117711.pdf>

There is a City Planning staff report on this council agenda, being Item TE16.10

<https://www.toronto.ca/legdocs/mmis/2020/te/bgrd/backgroundfile-148540.pdf>

## **COMMENTS**

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This report is about litigation before 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. There is urgency in Council considering this matter at this time as the LPAT Hearing is scheduled to commence on August 17, 2020. The City Solicitor requires direction on this matter.

## **CONTACT**

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## **SIGNATURE**

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Wendy Walberg  
City Solicitor

## **ATTACHMENTS**

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Confidential Attachment 1 - Confidential Information  
Confidential Appendix A - Confidential Information