



## REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

### 12, 16 and 20 Cordova Avenue - Official Plan and Zoning By-law Amendment Application – Request for Direction

**Date:** December 9, 2020  
**To:** City Council  
**From:** City Solicitor  
**Wards:** 3 - Etobicoke-Lakeshore

#### REASON FOR CONFIDENTIAL INFORMATION

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This report contains advice or communications that are subject to solicitor-client privilege. This report contains information regarding potential litigation.

#### SUMMARY

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Minto Cordova LP (the "Applicant") is the owner of the property municipally known as 12, 16 and 20 Cordova Avenue (the "Subject Site"). The Applicant applied for Official Plan and zoning by-law amendments (the "Applications") in order to facilitate a proposed 27-storey residential apartment building on the Subject Site (the "Original Application").

On July 16, 2019, City Council adopted the recommendations of Community Planning staff to refuse the Applications. The Applicant appealed City Council's decision to the Local Planning Appeal Tribunal (the "LPAT"). The appeal was assigned Case No. PL190405. In its decision dated January 28, 2020, the LPAT set a 10-day hearing of the appeal to commence Monday, January 11, 2021.

City Planning staff have been involved in the preparation of this report.

## **RECOMMENDATIONS**

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The City Solicitor recommends that:

1. City Council adopt the recommendations contained in the Confidential Attachment 1 to this report.
2. If the confidential recommendations in Confidential Attachment 1 are adopted by City Council, City Council authorize the public release of:
  - a. the confidential recommendations in Confidential Attachment 1, but that the remainder of Confidential Attachment 1 remain confidential as it contains advice which is subject to solicitor-client privilege; and
  - b. Confidential Attachments 2 and 3.

## **FINANCIAL IMPACT**

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

## **DECISION HISTORY**

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On March 19, 2019, Etobicoke York Community Council considered a preliminary report on the Applications for 12, 16 and 20 Cordova Avenue. Community Council's decision and the Preliminary Report can be accessed at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EY4.1>

On July 16, 2019, City Council adopted the recommendations of Community Planning staff to refuse the Applications. City Council's decision and the refusal report can be accessed at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EY7.4>

On August 15, 2019, the Applicant appealed the Applications to the LPAT pursuant to subsections 22(7) and 34(11) of the Planning Act.

## **COMMENTS**

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This report is about litigation before the Local Planning Appeal Tribunal and contains advice or communications that are subject to solicitor-client privilege. Confidential Attachment 1, Confidential Attachment 2, and Confidential Attachment 3 to this report contain confidential information.

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## **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 and Confidential Information
2. Confidential Attachment 2 - Confidential Information
3. Confidential Attachment 3 - Confidential Information