

## **655-663 Queen Street West and 178 Bathurst Street - Zoning By-law Amendment Application - Request for Direction Report**

**Date:** April 28, 2021

**To:** City Council

**From:** City Solicitor

**Wards:** Ward 10 – Spadina-Fort York

### **REASON FOR CONFIDENTIAL INFORMATION**

---

This report concerns litigation or potential litigation that affects the City of Toronto.

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

### **SUMMARY**

---

The purpose of this report is to seek further instruction in relation to a development application for a property located at 655-663 Queen Street West and 178 Bathurst Street and a related ongoing development appeal at the Local Planning Appeal Tribunal ("LPAT"). An LPAT Case Management Conference has been scheduled for May 25.

### **RECOMMENDATIONS**

---

The City Solicitor recommends that:

1. City Council adopt the confidential recommendations contained in Confidential Attachment 1.
2. City Council authorize the public release of the instructions in Confidential Attachment 1 and Confidential Appendices "A" and "B" if adopted by City Council, with the balance of the Confidential Attachment 1 to remain confidential as it contains advice which is subject to solicitor-client privilege.

## FINANCIAL IMPACT

---

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

## DECISION HISTORY

---

An application was filed with the City in December 2019 to permit a zoning by-law amendment for 655-663 Queen Street West and 178 Bathurst Street to permit an 8-storey mixed use building with 919 square metres of ground floor commercial uses and 68 residential units on floors 2 through 8. A total of 80 bicycle parking spaces are proposed and no vehicle parking spaces are proposed.

At its meeting of March 12, 2020 Toronto and East York Community Council ("TEYCC") considered a Preliminary Report from the Director of Community Planning, Toronto and East York District setting out the reasons for the application. TEYCC directed staff to schedule a community consultation with respect to the application:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE14.29>

The owner appealed the Zoning By-law Amendment application to the Local Planning Appeal Tribunal (the "LPAT") due to City Council's failure to make a decision on the application within the time prescribed by the Planning Act.

## COMMENTS

---

This report is about ongoing 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 City Council *in camera*.

## CONTACT

---

Matthew Longo, Solicitor, Planning & Administrative Law; Tel: (416) 392-8109; Fax: (416) 397-5624; Email: [matthew.longo@toronto.ca](mailto:matthew.longo@toronto.ca)

## SIGNATURE

---

Wendy Walberg  
City Solicitor

## **ATTACHMENTS**

---

Confidential Attachment 1 – Confidential Report from City Solicitor

Confidential Appendix A – Confidential Information

Confidential Appendix B – Confidential Information