

11, 13, 15, and 19 Altamont Road - Zoning By-law Amendment Application - Request for Direction Report

Date: April 28, 2021
To: City Council
From: City Solicitor
Wards: Ward 18 – Willowdale

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 11-19 Altamont. This application is subject to an LPAT Order approving the zoning by-law amendment for the site, but the applicant is in continued discussion with the City with respect to how to implement the Tribunal's decision.

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 Appendix "A", 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

At its meeting held on October 5, 2016 City Council considered a rezoning and Official Plan amendment application filed to permit the construction of 82 back-to-back stacked townhouse units on lands known as 11, 13, 15, and 19 Altamont Road. The matter had been appealed to the Local Planning Appeal Tribunal ("LPAT"). City Council directed the City Solicitor to attend the LPAT in opposition to the appeal.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.NY16.42> and <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.CC24.7>

At the LPAT hearing the owner presented a modified 32 unit townhouse proposal, which eliminated the stacked units. Ultimately the LPAT directed further changes to the application and approved 26 units in two townhouse blocks. Following that LPAT approval and Order the City Solicitor and City Clerk assigned the approved instruments municipal by-law numbers 259-2020 and 260-2020 (the "Zoning By-law Amendments") and the LPAT closed its file.

<https://www.omb.gov.on.ca/e-decisions/pl160390-May-17-2017.pdf>

The owner and the City have continued discussions with respect to the development application, refining the site layout and finalizing site plan approval.

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

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SIGNATURE

Wendy Walberg
City Solicitor

ATTACHMENTS

Confidential Attachment 1 – Confidential Report from City Solicitor

Confidential Appendix A – Confidential Information