

**5800 Yonge Street – Official Plan and Zoning By-law  
Amendments and Draft Plan of Subdivision Applications –  
Request for Direction Report**

**Date:** June 8, 2022

**To:** City Council

**From:** City Solicitor

**Wards:** Ward 18 - Willowdale

**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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The owner submitted Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications to permit the development of 34 and 37 storey residential towers on individual base buildings, and 37 and 44 storey residential towers linked by a 2 and 4 storey base building containing residential, retail and office uses. The owner proposes to provide two new public streets: a portion of a north-south extension of Beecroft Road, and a new east-west street linking Yonge Street and the future Beecroft Road extension. The applications propose a total gross floor area of 117,826.9 square metres (111,188.0 square metres of residential, 4,601.7 square metres of office, 1,255.6 square metres of retail, and 781.5 square metres of not for profit daycare) with a Floor Space Index of 3.6 times the area of the lot. The applications were deemed complete on February 25, 2020.

On August 31, 2021, the owner filed an appeal with the Ontario Land Tribunal ("**OLT**") on the applications due to Council not making a decision within the 120-day time frame in the *Planning Act*.

## **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 in Confidential Attachment 1 and Confidential Appendix A, to this Report from the City Solicitor, if adopted by City Council.
3. City Council direct that the balance of Confidential Attachment 1 to this Report from the City Solicitor remain confidential as it contains advice, which is subject to solicitor-client privilege.

## **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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At its meeting of May 11 and 12, 2022, City Council referred Item NY30.8 to the City Solicitor for consideration and report directly to the June 15 and 16, 2022 meeting of “City Council. Council’s decision can be found at the following link:

[Agenda Item History - 2022.NY30.8 \(toronto.ca\)](#)

## **COMMENTS**

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This report is about litigation before the OLT 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 there are important deadlines that have to be met. 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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1. Confidential Attachment 1 - Confidential Information
2. Confidential Appendix A - Confidential Information