



REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

2-20 Glazebrook Avenue - Zoning By-law Amendment Application– Ontario Land Tribunal Hearing – Request for Directions

Date: January 24, 2024
To: City Council
From: City Solicitor
Wards: Ward 15 - Don Valley West

REASON FOR CONFIDENTIAL INFORMATION

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

SUMMARY

On July 14, 2022, the City received a Zoning By-law Amendment application for 2-20 Glazebrook Avenue (the "Site") to permit the construction of a 34-storey (109 meters to the top of the roof) mixed-use building with 434 dwellings units and a total gross floor area of 29,600 square metres.

The applicant appealed City Council's neglect or failure to make a decision on its application to the Ontario Land Tribunal (the "OLT") on December 8, 2022 (the "Appeal").

At a Case Management Conference held on April 14, 2023, the abutting landowner, 1840 Bayview LP, as well as the Broadway Area Residents Association ("BARA") were granted party status, and several individuals obtained participant status. A nine-day hearing into the matter is scheduled to commence on March 18, 2024. The City Solicitor requires further directions for the upcoming OLT hearing urgently as the hearing is scheduled to commence two days before the next City Council meeting.

RECOMMENDATIONS

The City Solicitor recommends that:

1. City Council adopt the recommendations contained in the 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 the confidential recommendations in Confidential Attachment 1 are adopted by City Council.
3. City Council direct that all other information contained in Confidential Attachment 1 to this report from the City Solicitor is to remain confidential at the discretion of the City Solicitor, as it contains advice which is subject to solicitor-client privilege.

FINANCIAL IMPACT

There is no financial impact arising from the adoption of the Confidential Recommendations beyond what has already been approved in the current year's budget.

DECISION HISTORY

An Appeal Report on the applications was adopted by City Council on March 29, 2023 directing the City Solicitor and appropriate City staff to attend the OLT hearing to oppose the Official Plan and Zoning By-law Amendment applications, and to continue discussions with the applicant in an attempt to resolve outstanding issues. The Report can be found at:

<https://www.toronto.ca/legdocs/mmis/2023/ny/bqrd/backgroundfile-234303.pdf>

COMMENTS

The City Solicitor requires further instructions on this matter. This report is about ongoing litigation before the OLT and contains advice or communications that are subject to solicitor-client privilege.

CONTACT

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SIGNATURE

Wendy Walberg
City Solicitor

ATTACHMENTS

1. Confidential Attachment 1 - Confidential Information
2. Confidential Appendix "A" - Confidential Information