



## REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

# Official Plan Amendment 615 - Yonge Street North Secondary Plan – Ontario Land Tribunal Hearing – Request for Directions

**Date:** July 10, 2024  
**To:** City Council  
**From:** City Solicitor  
**Wards:** Ward 18 - Willowdale

### 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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In July 2022, City Council enacted Official Plan Amendment 615, the Yonge Street North Secondary Plan ("OPA 615"). Eighteen appeals of OPA 615 were made to the Ontario Land Tribunal ("OLT"). After a series of OLT Case Management Conferences, a six-week hearing is scheduled to commence on October 16, 2024.

Although the hearing into this matter does not start until October, procedural deadlines are approaching quickly and the City Solicitor urgently requires further direction. This report cannot be deferred.

### RECOMMENDATIONS

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The City Solicitor recommends that:

1. City Council adopt the recommendations contained in Confidential Attachment 1 to this report from the City Solicitor.
2. City Council authorize the public release of the confidential recommendations contained 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 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**

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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**

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On June 22, 2011 North York Community Council received a report from the Director of Community Planning, North York District, summarizing and initiating the Yonge Street North Planning Study "in the context of increasing development pressures and the appropriateness of current and potential future amendments to Official Plan policies and designations". The staff report and Community Council's direction may be found on the City's website:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.NY8.28>

At its meeting of June 18, 2013, North York Community Council considered a Final Report from the Director, Community Planning which summarized the consultant's work on the study and sought direction on the next steps to take. Community Council deferred consideration of the report and at its meeting of October 17, 2013 it received the consultant's report for information and directed staff to conduct further consultation. Community Council (and City Council's) decision and the staff report may be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.NY27.28>

At its meeting of July 19, 20, 21 and 22, 2022, City Council adopted a report from City Planning recommending approval of the Yonge Street North Secondary Plan. The Secondary Plan came out of a study which looked at the extension of the Toronto Transit Commission's Line 1 into York Region and the resulting development pressures which provided an opportunity and need to study Yonge Street North and the surrounding area. The resulting OPA anticipates significant growth in the area in the coming years and ensures it will occur in a well-planned manner. OPA 615 also deals with parks, road networks, the need for non residential GFA and protects for certain areas that are not suitable for tall buildings. The report from City Planning and OPA 615 as adopted can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2022.NY34.5>

Eighteen appeals of OPA 615 were made to the OLT by landowners both within and surrounding the OPA 615 boundaries. Six parties in opposition to the OPA were added by the OLT. After a series of OLT Case Management Conferences, a six-week hearing is scheduled to commence on October 16, 2024.

## **COMMENTS**

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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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Jessica Braun, Solicitor, Planning & Administrative Tribunal Law; Tel: (416) 392-7237; Fax: (416) 397-5624; Email: [jessica.braun@toronto.ca](mailto:jessica.braun@toronto.ca)

Ray Kallio, Solicitor, Planning & Administrative Tribunal Law; Tel: (416) 397-4063; Fax: (416) 397-5624; Email: [ray.kallio@toronto.ca](mailto:ray.kallio@toronto.ca)

## **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