

**3374 Keele Street - Zoning Amendment Application –
Request for Direction**

Date: November 1, 2024
To: City Council
From: City Solicitor
Wards: Ward 6 – York Centre

REASON FOR CONFIDENTIAL INFORMATION

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

On December 10, 2020, an application to amend the Zoning By-law was submitted to permit the construction of a 12-storey residential building containing 158 dwelling units with condominium tenure. The application was deemed complete on December 15, 2020.

On March 21, 2023, a revised Zoning By-law Amendment application was received. This application proposes to redevelop the lands with a 29-storey residential building containing 296 dwelling units and an approximate gross floor area of 20,761 square metres and 8.2 FSI.

On August 14, 2023, the applicant appealed the Zoning By-law Amendment application to the Ontario Land Tribunal ("OLT") due to City Council not making a decision within the 90-day time frame specified in the *Planning Act*.

The City Solicitor requires further direction for the upcoming OLT hearing.

RECOMMENDATIONS

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" and Confidential Appendix "B" 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

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

At its meetings of February 6 and 7, 2024, City Council dealt with this file. City Council's decisions are set out below at the following link:

<https://secure.toronto.ca/council/agenda-item.do?item=2024.NY10.4>

COMMENTS

This report is about litigation and contains advice or communications that are subject to solicitor-client privilege. Confidential Attachment 1 to this report contains confidential information and should be considered by City Council *in camera*. There is urgency in City Council considering this matter at this time as a hearing at the OLT has been scheduled for early 2025. The City Solicitor requires direction on this matter.

CONTACT

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SIGNATURE

Wendy Walberg
City Solicitor

ATTACHMENTS

1. Confidential Attachment 1 – Confidential Information
2. Confidential Appendix "A" – Confidential Information
3. Confidential Appendix "B" – Confidential Information