



REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

6212-6600 Yonge Street - Ontario Land Tribunal Hearing – Request for Directions

Date: March 10, 2025
To: City Council
From: City Solicitor
Wards: Ward 18 - Willowdale

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 December 9, 2021, an application to amend the Official Plan was submitted to facilitate the redevelopment of the Centerpoint Mall site (the "Site") with buildings ranging in height from 4 - 50 storeys, with a total residential gross floor area of 635,766 square metres (the "Centerpoint SASP"). The Centerpoint SASP envisions the eventual demolition of the mall, incrementally over several years. A network of new public and private streets and development blocks containing a mix of residential, retail, office, a central public park, and privately-owned publicly accessible spaces are proposed.

On February 2, 2023, the Applicant appealed the Centerpoint SASP to the Ontario Land Tribunal ("OLT") due to Council not making a decision within the 120-day time frame specified in the *Planning Act*.

On October 11, 2023, City Council adopted an Appeal Report in respect of the Centerpoint SASP. The Appeal Report recommended that the City Solicitor and appropriate City staff attend the OLT in opposition to the application and continue discussions with the Applicant in an attempt to resolve outstanding issues.

The Site is located within the Yonge Street North Secondary Plan (OPA 615). OPA 615 was enacted by City Council in July 2022. The Site is located at the south-west corner of the OPA 615 lands, at the intersection of Yonge Street and Steeles Avenue West and is approximately 14.6 hectares in size. The Applicant was one of 18 appellants to OPA 615. On January 15, 2024, with the consent of the City, the Applicant was granted a motion to have the Centerpoint SASP heard together with OPA 615. A settlement hearing on OPA 615 was heard by the OLT in October 2024 and the OPA was

approved in principle. The second arm of the hearing, focussing directly on the Centerpoint SASP is scheduled to commence on April 14, 2025 for 10 days.

The City Solicitor urgently requires further direction in advance of the upcoming hearing. This matter should not be deferred.

RECOMMENDATIONS

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

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

The Appeal Report adopted by City Council in October 2023 can be found here:
<https://www.toronto.ca/legdocs/mmis/2023/ny/bgrd/backgroundfile-238694.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

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

Ray Kallio, Solicitor, Planning & Administrative Tribunal Law; Tel: (416) 394-2799;
Email: ray.kallio@toronto.ca

SIGNATURE

Wendy Walberg
City Solicitor

ATTACHMENTS

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