



REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

1175-1181 Weston Road and 7-17 Locust Street – Ontario Land Tribunal Hearing – Request for Directions

Date: April 11, 2025
To: City Council
From: City Solicitor
Wards: Ward 5 - York South-Weston

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

The Applicant submitted Official Plan amendment and Zoning Bylaw amendment applications for the sites located at 1175-1181 Weston Road and 7-17 Locust Street (the "Applications").

City Council refused the Applications at its meeting on July 24 and 25, 2024. The applicant appealed City Council's decision to the Ontario Land Tribunal on August 22, 2024 (the "Appeal").

The City Solicitor requires further directions regarding the Appeal at the Ontario Land Tribunal. The first Case Management Conference for this matter is scheduled on May 20, 2025. This matter is urgent and cannot 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 direct that Confidential Attachment 1 and Confidential Appendix A to this report from the City Solicitor are to remain confidential at the discretion

of the City Solicitor, as they contain advice which is subject to solicitor-client privilege.

3. 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, at the discretion of the City Solicitor.

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

On January 25, 2024, the applicant submitted an Official Plan and Zoning By-law amendment application to permit a 38-storey mixed-use building containing 382 dwelling units at 1175-1181 Weston Road. City Council refused the applications at its meeting on July 24 and 25, 2024. The Refusal Report can be found at: <https://secure.toronto.ca/council/agenda-item.do?item=2024.EY15.4>

On January 25, 2024, the applicant also submitted an Official Plan and Zoning By-law amendment application to permit a 48-storey residential building containing 517 dwelling units at 7-17 Locust Street. City Council refused the applications at its meeting on July 24 and 25, 2024. The Refusal Report can be found at: <https://secure.toronto.ca/council/agenda-item.do?item=2024.EY15.5>

On August 22, 2024, the applicant appealed City Council's refusal of the Official Plan and Zoning By-law amendment applications for 1175-1181 Weston Road and 7-17 Locust Street to the Ontario Land Tribunal (the "OLT"). The first Case Management Conference for both matters is scheduled on May 20, 2025.

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