

## **Real Estate Impacts of Adjacent Development Applications on City-Owned Property**

**Date:** April 22, 2025

**To:** City Council

**From:** Executive Director, Corporate Real Estate Management

**Wards:** Ward 5 - York South-Weston

### **REASON FOR CONFIDENTIAL INFORMATION**

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The attachment to this report contains information regarding a proposed or pending acquisition or disposition of land by the City of Toronto.

### **SUMMARY**

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This supplementary report provides City Council with information on a strategic opportunity to leverage the City-owned land described in Confidential Attachment 1 (the "City Site"). Development applications have been received on the lands abutting at the City Site. The report from the City Solicitor "1175-1181 Weston Road and 7-17 Locust Street – Ontario Land Tribunal Hearing – Request for Directions" will be considered by City Council in April 2025 concurrently with this report. Details can be found in Confidential Attachment 1.

### **RECOMMENDATIONS**

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The Executive Director, Corporate Real Estate Management recommends that:

1. City Council adopt the confidential instructions to staff in Confidential Attachment 1.
2. City Council authorize the public release of Confidential Attachment 1 to this report following the closing of the transactions contemplated in Confidential Attachment 1, at the discretion of the Executive Director, Corporate Real Estate Management.

## FINANCIAL IMPACT

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The financial implications of the strategic opportunity are outlined in Confidential Attachment 1.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial implications as identified in the Financial Impact section.

## DECISION HISTORY

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On July 24, 2024, City Council adopted item EY15.4 - "1175-1181 Weston Road - Official Plan Amendment and Zoning By-law Amendment Application - Decision Report - Refusal" & item EY15.5 - "7-17 Locust Street - Official Plan Amendment and Zoning By-law Amendment Application - Decision Report - Refusal" to refuse the applications for Official Plan Amendment and Zoning By-law Amendment for the sites abutting 1169 Weston Road and in the event an Ontario Land Tribunal appeal is submitted requested the City Solicitor work to resolve the identified concerns.

<https://www.toronto.ca/legdocs/mmis/2024/ey/bgrd/backgroundfile-247244.pdf>

<https://www.toronto.ca/legdocs/mmis/2024/ey/bgrd/backgroundfile-247237.pdf>

On January 5, 2022, Etobicoke York Community Council adopted item EY29.2 - "Picture Mount Dennis Planning Framework Study - Consultant's Final Report" and directed City Planning staff to advance a Secondary Plan (including an Official Plan and Zoning Bylaw Amendment) for the Picture Mount Dennis Planning Framework Study area.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.EY29.2>

## COMMENTS

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Development applications have been received and subsequently refused by City Council at 1175-1181 Weston Road and 7-17 Locust Street. The recommendations in this report are interrelated with the settlement offer presented by the applicant.

## CONTACT

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## SIGNATURE

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Patrick Matozzo  
Executive Director, Corporate Real Estate Management

## **ATTACHMENTS**

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Confidential Attachment 1