



REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

4696 Yonge Street – Ontario Land Tribunal Hearing – Request for Directions

Date: June 12, 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 May 9, 2024, the applicant submitted applications to the City for an Official Plan Amendment and Zoning By-law Amendment to permit the development of a 40-storey mixed-use building containing 536 dwelling units at 4696 Yonge Street (the "Site").

At the November 13 and 14, 2024 meeting of City Council, Council adopted City Staff's recommendation to refuse the applications and to authorize City Staff to use mediation, conciliation or other dispute resolution techniques in an attempt to resolve the applications.

On December 4, 2024, the applicant appealed City Council's refusal of the applications to the Ontario Land Tribunal ("OLT").

The OLT held the first Case Management Conference ("CMC") on April 30, 2025. A two-week hearing has been scheduled to commence on November 18, 2025.

The City Solicitor requires further directions. For reasons set out in Confidential Attachment 1, this matter is urgent and 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

A Refusal Report was considered and adopted by City Council without amendment and without debate on November 13 and 14, 2024 following the item being considered by the North York Community Council at its meeting on October 29, 2024. The decision of City Council can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2024.NY18.14>

On December 4, 2024, the applicant appealed applications to the OLT (the "Appeal") on the basis of City Council's decision to refuse the applications.

On April 30, 2025, the OLT held the first CMC in respect of the Appeal. The parties to the Appeal are the applicant, High Tech Realty Inc., and the City. A two-week hearing has been scheduled to commence on November 18, 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