



## REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

### 464 Royal York Road – Ontario Land Tribunal Hearing – Request for Directions

**Date:** July 11, 2025

**To:** City Council

**From:** City Solicitor

**Wards:** Ward 3 - Etobicoke-Lakeshore

#### REASON FOR CONFIDENTIAL INFORMATION

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This report contains advice or communications that are subject to solicitor-client privilege. This report contains information regarding potential litigation.

#### SUMMARY

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On February 9, 2024, the City received an Official Plan and Zoning By-law Amendment application for 464 Royal York Road (the "Site") to permit the construction of a 12-storey purpose-built rental residential building with 112 dwelling units.

The applicant appealed City Council's neglect or failure to make a decision on its application for the Official Plan and Zoning By-law Amendment (the "Appeal"), to the Ontario Land Tribunal (the "OLT") on November 28, 2024.

The City Solicitor requires further directions for upcoming OLT hearings scheduled for February 2-13, 2026. For reasons set out in Confidential Attachment 1 this matter is urgent and cannot be deferred.

#### RECOMMENDATIONS

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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**

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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**

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On February 9, 2024, the City received an Official Plan and Zoning By-law Amendment application to permit a 12-storey purpose-built rental residential building.

On November 28, 2024, the applicant appealed City Council's neglect or failure to make a decision on the Official Plan and Zoning By-law Amendments to the OLT. The OLT held the first Case Management Conference on April 11, 2025. A hearing is scheduled for February 2 to 13, 2026.

A Request for Direction Report on the application was adopted by City Council on March 26 and 27, 2025 directing the City Solicitor and appropriate City staff to attend the OLT hearing to oppose the Official Plan and Zoning By-law Amendment application, and to continue discussions with the applicant in an attempt to resolve outstanding issues. The Request for Direction Report can be found at:

<https://secure.toronto.ca/council/agenda-item.do?item=2025.EY20.1>

## **COMMENTS**

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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**

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Wendy Walberg  
City Solicitor

## **ATTACHMENTS**

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