

2485 Eglinton Avenue West – Ontario Land Tribunal Hearing – Request for Direction

Date: July 14, 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 litigation.

SUMMARY

The purpose of this report is to request further instructions regarding a matter that has been appealed to the Ontario Land Tribunal ("Tribunal"). No hearing has been scheduled. On June 11, 2024, an Official Plan and Zoning By-law Amendment application was submitted to permit a 45-storey mixed-use building containing 500 dwelling units at 2485 Eglinton Avenue West. The owner appealed due to Council's failure to make a decision on the application within the time prescribed by the *Planning Act*.

On February 5, 2025 City Council directed the City Solicitor, along with appropriate staff, to oppose the Tribunal appeal but continue discussions with the applicant to resolve issues.

RECOMMENDATIONS

The City Solicitor recommends that:

1. City Council adopt the recommendations contained in the Confidential Attachment 1 to this City Solicitor report.
2. City Council authorize the public release of the confidential recommendations in Confidential Attachment 1 and Confidential Appendix "A", "B", and "C" of the report, if adopted by City Council.

3. City Council direct that all other information contained in Confidential Attachment 1 to the report remain confidential at the discretion of the City Solicitor, as it contains advice and information 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

An Appeal Report, from the Director, Community Planning, Etobicoke-York District, was considered by City Council at its meeting of February 5, 2025. City Council directed the City Solicitor and Planning staff to attend the Tribunal in opposition to the appeals. The report can be found at the following link:

<https://www.toronto.ca/legdocs/mmis/2025/ey/bgrd/backgroundfile-251689.pdf>

COMMENTS

The City Solicitor requires further instructions on this matter.

CONTACT

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SIGNATURE

Wendy Walberg
City Solicitor

ATTACHMENTS

1. Confidential Attachment 1 - Confidential Information
2. Confidential Appendix "A" – Confidential Information
3. Confidential Appendix "B" – Confidential Information
4. Confidential Appendix "C" – Confidential Information