



## REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

# 11 Pleasant Boulevard - Zoning By-law Amendment Application - Ontario Land Tribunal Hearing – Request for Directions

**Date:** September 18, 2025

**To:** City Council

**From:** City Solicitor

**Wards:** Ward 12 - Toronto-St. Paul's

### 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 18, 2021, the City received a Zoning By-law Amendment application for 11 Pleasant Boulevard to permit the construction of a 53.40-metre (14-storeys including the mechanical penthouse) mixed-use building containing 72 dwelling units and 65 square metres of retail space on the ground floor. On July 4, 2024, the City received a revised Zoning By-law Amendment application to permit the construction of a 62.75-metre (17-storeys including the mechanical penthouse) residential building with 87 dwelling units.

The applicant appealed City Council's neglect or failure to make a decision on its revised application for the Zoning By-law Amendment to the Ontario Land Tribunal (the "OLT") on October 30, 2024.

The City Solicitor requires further directions for the upcoming OLT hearing scheduled to commence on December 8, 2025. 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 18, 2021, the City received a Zoning By-law Amendment application to permit the construction of a 53.40-metre (14-storeys including the mechanical penthouse) mixed-use building containing 72 dwelling units and 65 square metres of retail space on the ground floor. A Preliminary Report on the application was adopted by Toronto and East York Community Council on May 19, 2021, directing Staff to schedule a consultation meeting. The Preliminary Report can be found at: [Agenda Item History - 2021.TE25.17](#)

On July 4, 2024, the City received a revised Zoning By-law Amendment application to permit the construction of a 62.75-metre (17-storeys including the mechanical penthouse) residential building with 87 dwelling units.

On October 30, 2024, the applicant appealed City Council's neglect or failure to make a decision on its revised application for a Zoning By-law Amendment to the OLT (the "Appeal"). The OLT held a first Case Management Conference on March 12, 2025, and a second Case Management Conference on June 9, 2025.

An Appeal Report was adopted by City Council at its meeting on May 21 and 22, 2025, directing the City Solicitor and appropriate City staff to attend the OLT hearing to oppose the Appeal, and to continue discussions with the applicant in an attempt to resolve outstanding issues. The Appeal Report can be found at: [Agenda Item History - 2025.TE22.7](#)

The OLT has scheduled a hearing to commence on December 8, 2025.

## **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