



REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

253-263 Viewmount Avenue and 12-18 Romar Crescent – Ontario Land Tribunal Hearing – Request for Directions

Date: September 26, 2025

To: City Council

From: City Solicitor

Wards: Ward 8 - Eglinton-Lawrence

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 July 5, 2024, the City received Zoning By-law Amendment and Official Plan Amendment applications for 253-263 Viewmount Avenue and 12-18 Romar Crescent (the "Site") to permit the construction of two residential towers of 35 and 39 storeys in height (the "Applications"). A related Rental Housing Demolition application was also submitted because the Applications entail the demolition of eight residential dwelling units, three of which are rental.

On February 20, 2025, the applicant appealed City Council's neglect or failure to make a decision on the Applications to the Ontario Land Tribunal (the "OLT").

The City Solicitor requires further directions for an upcoming OLT hearing scheduled for February 23, 2026.

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" and Confidential Appendix "B" 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

On May 21 and 22, 2025, an Appeal Report in respect of the Applications from the Director, Community Planning, North York District was adopted by City Council directing the City Solicitor and appropriate City staff to attend the OLT hearing to oppose the Applications and to continue discussions with the applicant to resolve outstanding issues. The Appeal Report can be found here:

<https://www.toronto.ca/legdocs/mmis/2025/ny/bgrd/backgroundfile-254488.pdf>

The OLT held the first Case Management Conference on May 2, 2025. A nine-day hearing is scheduled to commence on February 23, 2026.

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
3. Confidential Appendix "B" - Confidential Information