

2 Tippet Road – Ontario Land Tribunal Hearing – Request for Directions

Date: October 31, 2025

To: City Council

From: City Solicitor

Wards: Ward 6 - York Centre

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 August 20, 2024, the City received Official Plan Amendment and Zoning By-law Amendment applications for 2 Tippet Road (the "Site") to permit the construction of a 33-storey residential building (103.15 metres excluding mechanical penthouse) with 417 residential dwelling units.

The applicant appealed City Council's neglect or failure to make a decision on its applications for the Official Plan Amendment and Zoning By-law Amendment (the "Appeal"), to the Ontario Land Tribunal (the "OLT") on December 30, 2024, and a 5-day hearing has been scheduled commencing on November 24, 2025.

The City Solicitor requires further directions for an upcoming OLT hearing scheduled for November 24, 2025. 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, 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

An Appeal Report on the applications was adopted by City Council on May 23 and 24, 2025, directing the City Solicitor and appropriate City staff to attend the OLT hearing to oppose the Official Plan Amendment and Zoning By-law Amendment applications, and to continue discussions with the applicant in an attempt to resolve outstanding issues.

The Appeal Report can be found at:

<https://secure.toronto.ca/council/agenda-item.do?item=2025.NY22.5>

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