



## REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

### 110-112 Adelaide Street East and 85 Lombard Street – Ontario Land Tribunal Hearing – Request for Directions

**Date:** December 2, 2025

**To:** City Council

**From:** City Solicitor

**Wards:** Ward 13 - Toronto-Centre

#### 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 28, 2020, a Zoning By-law Amendment application ("the Application") was submitted to the City for the properties at 110-112 Adelaide Street East and 85 Lombard Street (the "Site") to permit the construction of a 42-storey mixed-use building containing 287 dwelling units, 3288 square metres of office space and 482 square metres of retail space.

On April 12, 2024, the applicant submitted a revised Application to permit the construction of a 65-storey mixed-use building containing 600 dwelling units, 330 square metres of office space, and 400 square metres of retail space.

On November 7, 2024, the applicant appealed City Council's neglect or failure to make a decision on its Application within the prescribed timelines in the *Planning Act* to the Ontario Land Tribunal (the "OLT").

The City Solicitor requires further directions for the upcoming 9-day OLT hearing scheduled to commence from March 16 to 20 and March 23 to 26, 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 the entirety of 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**

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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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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 Application in its current form, and to continue discussions with the applicant in an attempt to resolve outstanding issues. The Request for Direction Report can be found at:  
[Agenda Item History - 2025.TE20.13](#)

## **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
3. Confidential Appendix "B" - Confidential Information