

**895 Lawrence Avenue East – Ontario Land Tribunal  
Hearing – Request for Directions**

**Date:** March 5, 2026

**To:** City Council

**From:** City Solicitor

**Wards:** 16 - Don Valley East

**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 July 27, 2022, an Official Plan Amendment and Zoning By-law Amendment application (the "Original Proposal") was submitted to permit the development of a mixed-use building comprised of two towers atop a shared podium. The towers were proposed to be 17 and 22 storeys tall and the shared podium was proposed to be 6 storeys tall. The Original Proposal provided 438 dwelling units throughout the building and 1,513 square metres of retail space within the base building.

Subsequent to the Original Proposal, the subject site was sold. On December 10, 2024, the new owners submitted revised materials for the City's consideration (the "Revised Proposal"). The Revised Proposal proposes to redevelop the site with three residential towers at 26, 32 and 34 storeys, of which one tower (the East Tower) would provide retail space on the ground floor. A privately owned publicly accessible space is proposed at the northeast corner of the site, abutting the intersection of Lawrence Avenue East and The Donway West.

On April 10, 2025, Staff submitted a report to North York Community recommending that Council refuse the Revised Proposal. On April 14, 2025, the applicant appealed their application to the Ontario Land Tribunal (the "OLT") due to Council not making a decision within the statutorily prescribed time frame in the Planning Act. City Council adopted City Staff's recommendations with respect to the Revised Proposal on May 21 and 22, 2025.

## **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 Appendices "A" and "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 May 21 and 22, 2025, directing the City Solicitor and appropriate City staff to attend the OLT hearing to oppose the Official Plan and Zoning By-law Amendment application, and to continue discussions with the applicant in an attempt to resolve outstanding issues. The Request for Direction Report can be found at:  
<https://secure.toronto.ca/council/agenda-item.do?item=2025.NY23.9>

The OLT held a Case Management conference for this matter on November 6th, 2025. At that time, the OLT member granted party status to the Don Mills Residents Inc.

## **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