



REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

Legal Advice Regarding City of Vaughan v. 7553 Islington Holding Inc.

Date: March 11, 2026

To: City Council

From: City Solicitor

Wards: Ward 16 - Don Valley East

REASON FOR CONFIDENTIAL INFORMATION

This report is about litigation or potential litigation that affects the City of Toronto.

The attachment to this report contains advice or communications that are subject to solicitor-client privilege.

SUMMARY

At its meeting of November 12 and 13, 2025 City Council instructed the City Solicitor to bring an application for judicial review, motion for leave to appeal, and if granted, to appeal to Divisional Court, from the October 10, 2025, decision of the Ontario Land Tribunal ("OLT") regarding the property at 155 St. Dennis Drive (the "155 St. Dennis Decision").

Following the 155 St. Dennis Decision, the OLT also rendered a decision on related issues concerning a separate development at 7553 Islington Avenue in the City of Vaughan (the "7553 Islington Decision"). The City of Vaughan and Toronto Region Conservation Authority have sought leave to appeal to the Divisional Court from the 7553 Islington Decision.

The City Solicitor requires further directions on related time sensitive litigation matters.

RECOMMENDATIONS

The City Solicitor recommends that:

1. City Council adopt the confidential instruction to staff in Confidential Attachment 1.

2. City Council direct that Confidential Attachment 1 remain confidential in its entirety as it contains advice or communications that are subject to solicitor-client privilege and relates to litigation or potential litigation.
3. City Council authorize the public release of the confidential recommendations contained in Confidential Attachment 1, at the discretion of the City Solicitor.

FINANCIAL IMPACT

The financial implications are discussed in Confidential Attachment 1.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information discussed in Confidential Attachment 1.

DECISION HISTORY

The November 12 and 13, 2025 decision of City Council authorized the City Solicitor, with retroactive authority, to bring an application for judicial review, motion for leave to appeal, and if granted, to appeal to Divisional Court from the decision of the Ontario Land Tribunal. That decision of Council can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2025.CC34.3>

COMMENTS

On October 29, 2025, 19 days after release of the 155 St. Dennis Decision, the Ontario Land Tribunal ("OLT") issued the 7553 Islington Decision ([2025 CanLII 113860](#)).

The 7553 Islington Decision concerned an application to permit a 21-storey, 520-unit residential tower with 7 storeys of parking within the Humber River Valley, on lands designated "open space" and "Natural Areas and Core Features" under the Vaughan Official Plan. The lands were also identified as containing natural features and natural hazards, as defined in the Provincial Planning Statement ("PPS 2024").

As in the 155 St. Dennis Decision, the Toronto Region Conservation Authority ("TRCA") was a party to the hearing and called evidence in opposition to the application.

The OLT's 7553 Islington Decision found in favour of the applicant and approved the proposed development, despite the positions and submissions of the City of Vaughan and the TRCA.

Both the City of Vaughan and the TRCA have sought leave to appeal to Divisional Court on the grounds that the decision contains legal errors in relation to the application of the

PPS 2024 relating to hazardous lands, and failure to apply the Vaughan Official Plan. There are other alleged errors in relation to ecological tests in the PPS 2024.

The City Solicitor requires further instructions on these matters.

CONTACT

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SIGNATURE

Wendy Walberg
City Solicitor

ATTACHMENTS

1. Confidential Attachment 1 - Confidential Instructions to Staff