

506-516 Church Street – Official Plan and Zoning By-law Amendment Application – Ontario Land Tribunal Hearing – Request for Directions

Date: March 13, 2026

To: City Council

From: City Solicitor

Wards: Ward 13 - Toronto 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 November 14, 2024, the City received an Official Plan and Zoning By-law Amendment application for 506-516 Church Street (the "Site") to permit the construction of a 48-storey mixed-use building. The Site also includes heritage resources at 508 and 510 Church Street designated under Part IV of the Ontario Heritage Act.

At its meeting of February 5, 2025, City Council refused the application. The applicant subsequently appealed City Council's refusal of the application to the Ontario Land Tribunal (the "OLT") on February 19, 2025.

The City Solicitor requires further directions for an upcoming OLT hearing scheduled for June 16, 2026, including procedural dates leading up to that hearing.

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, along with 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

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 July 19, 2022, City Council approved a previous application for the Site to amend the Official Plan and Zoning By-law for the properties at 506-516 Church Street and enter into an Agreement pursuant to Section 37 of the Planning Act. The application proposed a 14-storey mixed-use building containing 165 dwelling units. The decision document can be found at: <https://secure.toronto.ca/council/agenda-item.do?item=2022.TE34.47>

The current Official Plan and Zoning By-law Amendment application was deemed complete on November 14, 2024, and proposed a 48-storey mixed-use building with approximately 390 square metres of ground floor non-residential space, 611 square metres of community space, and 574 residential units.

On February 5, 2025, City Council refused the Official Plan and Zoning By-law Amendment application and directed the City Solicitor and appropriate City staff to attend the OLT hearing to oppose the application. That decision and the Refusal Report can be found at: <https://secure.toronto.ca/council/agenda-item.do?item=2025.TE19.11>

At that same meeting of City Council, alterations to the on-site designated heritage resources were approved, and authority was granted to amend the existing heritage easement agreement on title. That decision of City Council can be found at: <https://secure.toronto.ca/council/agenda-item.do?item=2025.TE19.12>

On February 19, 2025, the applicant appealed City Council's refusal to the OLT. The OLT held the first Case Management Conference on June 18, 2025. A 9-day hearing is scheduled to begin on June 16, 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