

**2461-2475 Dundas Street West – Ontario Land  
Tribunal Hearing – Request for Directions**

**Date:** April 8, 2026

**To:** City Council

**From:** City Solicitor

**Wards:** Ward 4 - Parkdale - High Park

**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 24, 2024, the City received a Zoning By-law Amendment application for 2461-2475 Dundas Street West (the "Site") to permit the construction of a 29-storey mixed-use building. The application proposed a total of 288 residential units, including nine replacement rental units, and an overall gross floor area of 19,645 square metres, with 360 square metres of ground-floor retail space.

At its meeting of November 13 and 14, 2024, City Council refused the application. The applicant appealed City Council's refusal of the Zoning By-law Amendment application (the "Appeal"), to the Ontario Land Tribunal (the "OLT") on December 4, 2024.

The City Solicitor requires further directions on this matter as it is under appeal at the OLT.

**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, along with the entirety of Confidential Appendix 2461 - 2475 Dundas Street West – Zoning By-law Amendment Application - Ontario Land Tribunal Hearing - Request for Directions

"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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On July 24, 2024, the City received a Zoning By-law Amendment application to permit a 29-storey (109.67 metres, including mechanical penthouse) mixed-use building on the Site. The application proposed a total of 288 residential units, including nine replacement rental units, and an overall gross floor area of 19,645 square metres, with 360 square metres of ground-floor retail space.

On November 13 and 14, 2024, City Council refused the Zoning By-law Amendment application and directed the City Solicitor to request, in the event of an appeal to the Ontario Land Tribunal, the Tribunal withhold its final order until certain conditions are met. The decision and the Refusal Report can be found at:

<https://secure.toronto.ca/council/agenda-item.do?item=2024.TE17.11>

On December 4, 2024, the applicant appealed City Council's refusal of the Zoning By-law Amendment application to the OLT. The OLT held the first Case Management Conference on March 6, 2025, and the second Case Management Conference on May 29, 2025. A 10-day hearing was scheduled to commence on April 13, 2026, but has been adjourned *sine die* to allow the parties time to engage in discussions.

## **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