

## **110 Sheppard Avenue East – Ontario Land Tribunal Hearing – Request for Directions**

**Date:** April 8, 2026

**To:** City Council

**From:** City Solicitor

**Wards:** Ward 18 - Willowdale

### **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**

---

An application to amend the Official Plan and Zoning By-law to permit the construction of a 49-storey residential building and 53-storey mixed-use building at 110 Sheppard Avenue East was received. The proposal contains 1,313 residential market-based condominium units and has a total residential gross floor area of 77,968.55 square metres. A 362.16 square metre retail unit fronting Sheppard Avenue East is provided on the ground floor of the 53-storey building. The overall proposal results in a density of 16.88 times the area of the lot. A total of 169 residential parking spaces are provided including 15 visitor parking spaces.

The Applicant appealed City Council's neglect or failure to make a decision on its applications for the Official Plan Amendment and Zoning By-law Amendment and Draft Plan of Subdivision ("Appeal") to the Ontario Land Tribunal ("OLT"). The OLT has set this matter down for a hearing commencing July 20, 2026.

The City Solicitor requires further direction as the hearing will start in July 2026.

### **RECOMMENDATIONS**

---

The City Solicitor recommends that:

1. City Council adopt the recommendations contained in Confidential Attachment 1 to this report from the City Solicitor.

110 Sheppard Avenue East – Zoning By-law Amendment Application - Ontario Land Tribunal Hearing - Request for Directions

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**

---

An application to amend the Official Plan and Zoning By-law to permit the construction of a 49-storey residential building and 53-storey mixed-use building at 110 Sheppard Avenue East was received. The proposal contains 1,313 residential market-based condominium units and has a total residential gross floor area of 77,968.55 square metres. A 362.16 square metre retail unit fronting Sheppard Avenue East is provided on the ground floor of the 53-storey building. The overall proposal results in a density of 16.88 times the area of the lot. A total of 169 residential parking spaces are provided including 15 visitor parking spaces.

At its meeting of July 23 and 24, 2025, City Council authorized the City Solicitor, together with appropriate City Staff, to appear before the Ontario Land Tribunal in support of City Council's decision to refuse the application, in the event that the decision is appealed to the Ontario Land Tribunal. The link is set out below:

<https://secure.toronto.ca/council/agenda-item.do?item=2025.NY25.11>

## **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**

---

Ray Kallio, Solicitor, Planning & Administrative Law; Tel: (416) 397-4063; Email: [ray.kallio@toronto.ca](mailto:ray.kallio@toronto.ca)

## **SIGNATURE**

---

Wendy Walberg  
City Solicitor

## **ATTACHMENTS**

---

1. Confidential Attachment 1 - Confidential Information
2. Confidential Appendix "A" - Confidential Information
3. Confidential Appendix "B" - Confidential Information