

**59-81 Lawton Boulevard – Ontario Land Tribunal
Hearing – Request for Directions**

Date: April 10, 2026

To: City Council

From: City Solicitor

Wards: Ward 12 - Toronto - St. Paul's

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 February 14, 2025, an application to amend the Zoning By-law to permit the construction of a 38-storey residential building and 43-storey residential building at 59-81 Lawton Boulevard was received.

On July 14, 2025, the applicant appealed the Zoning By-law Amendment application to the Ontario Land Tribunal ("OLT") due to City Council's neglect or failure to make a decision on the application for the Zoning By-law Amendment ("Appeal"). The OLT has set this matter down for a hearing commencing June 8, 2026.

The City Solicitor requires further direction as the hearing will start in June, 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.
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 February 15, 2025, an application to amend the Zoning By-law to permit the construction of a 38-storey residential building and 43-storey residential building at 59-81 Lawton Boulevard was received.

On July 2, 2025, the applicant appealed City Council's neglect or failure to make a decision on its application for the Zoning By-law Amendment to the OLT. The OLT held its first Case Management Conference ("CMC") on December 10, 2025 and a second CMC on January 13, 2026. The OLT has set this matter down for a hearing commencing June 8, 2026.

At its meeting of December 16 and 17, 2025, City Council adopted a Request for Direction Report directing the City Solicitor, together with appropriate City Staff, to attend the OLT hearing to oppose the 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.TE27.28>

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

SIGNATURE

Wendy Walberg
City Solicitor

ATTACHMENTS

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