

2351 and 2355 Keele Street - Zoning By- Law Amendment Application - Request for Directions Report

Date: May 8, 2026

To: City Council

From: City Solicitor

Wards: Ward 5 - York South-Weston

REASON FOR CONFIDENTIAL INFORMATION

This report contains advice or communications that are subject to solicitor-client privilege. This report contains information regarding litigation or potential litigation.

SUMMARY

On September 23, 2022, the City received Zoning By-law Amendment and Site Plan Control applications for a 25-storey residential building proposed at 2351 and 2355 Keele Street with approximately 22,540 square metres of gross floor area and 311 residential units.

On June 30, 2023, the applicant appealed the applications to the Ontario Land Tribunal (OLT) citing City Council's failure to make a decision on the applications within the time period prescribed under the *Planning Act*. A Case Management Conference was held on September 26, 2023. The OLT hearing date has not been scheduled.

RECOMMENDATIONS

The City Solicitor recommends that:

1. City Council adopt the confidential instructions to staff contained in the Confidential Attachment 1 to this report from the City Solicitor.
2. City Council authorize the public release of the confidential instructions to staff contained in Confidential Attachment 1, along with the entirety of Confidential Appendix "A" 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 is about litigation before the Ontario Land Tribunal and contains advice or communications that are 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 March 13, 2026 City Council adopted an appeal report directing the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal in opposition to the application and to continue discussions with the applicant to resolve outstanding issues. The link to the appeal report can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2026.EY30.3>

The applicant subsequently filed an official plan amendment application which has since been withdrawn.

COMMENTS

The City Solicitor requires further instructions. This report 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