

**2650 Lawrence Avenue East – Ontario Land Tribunal
Hearing – Request for Directions**

Date: June 10, 2026

To: City Council

From: City Solicitor

Wards: Ward 21- Scarborough 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 August 13, 2025, a revised Zoning By-law Amendment was submitted to permit a 33-storey residential building and 43-storey mixed-use building. A separate Official Plan Amendment application was submitted on August 13, 2025, concurrently with the revised Zoning By-law Amendment application.

On August 20, 2025, the Applicant appealed the Zoning By-law Amendment application to the Ontario Land Tribunal ("OLT") due to City Council failing to make a decision within the prescribed time frames in the *Planning Act*. On January 13, 2026, the applicant appealed the Official Plan Amendment application to the OLT due to City Council failing to make a decision within the prescribed time frames in the *Planning Act*.

The City Solicitor requires further direction as the hearing will start in November, 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", Confidential Appendix "B" and Confidential Appendix "C" 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 November 30, 2022, a Zoning By-law Amendment application was submitted to permit the development of a 25-storey residential building and a 35-storey mixed-use building, each with an 8-storey podium, together with a shared 3-level underground parking garage as well as a public park for the site municipally known as 2650 Lawrence Avenue East. On August 13, 2025, a revised Zoning By-law Amendment was submitted to permit a 33-storey residential building and 43-storey mixed-use building.

A separate Official Plan Amendment application was submitted on August 13, 2025, concurrently with the revised Zoning By-law Amendment application.

On August 20, 2025, the Applicant appealed the Zoning By-law Amendment application to the OLT due to City Council failing to make a decision within the prescribed time frames in the *Planning Act*. On January 13, 2026, the applicant appealed the Official Plan Amendment application to the OLT due to City Council failing to make a decision within the prescribed time frames in the *Planning Act*. Both applications were ordered to be heard together.

<https://www.toronto.ca/legdocs/mmis/2026/sc/bgrd/backgroundfile-284289.pdf>

The first Case Management Conference ("CMC") took place on December 11, 2025. The second CMC took place on April 2, 2026. The hearing will commence on November 17, 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
4. Confidential Appendix "C" - Confidential Information

