

2915, 2917, 2939, 2941 and 2943 Bloor Street West – Zoning By-law Amendment Application- Request for Directions Report

Date: July 15, 2026

To: City Council

From: City Solicitor

Wards: Ward 3 - Etobicoke-Lakeshore

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 October 1, 2025, the City received an application to amend the Zoning By-law to permit a 29-storey mixed-use building, containing 423 dwelling units, including 7 rental replacement units, and 1,024 square metres of non-residential space at 2915, 2917, 2939, 2941 and 2943 Bloor Street West.

On February 13, 2026, the applicant appealed the Zoning By-law Amendment application to the Ontario Land Tribunal ("OLT") citing City Council's failure to make a decision within the time frame in the *Planning Act*. A first case management conference was held on April 28, 2026. A 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, at the discretion of the City Solicitor.

3. City Council direct that all information contained and appendices 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.EY31.3>

COMMENTS

The City Solicitor requires further instructions. This report contains advice or communications that are subject to solicitor-client privilege.

CONTACT

Gabe Szobel, Solicitor, Planning & Administrative Tribunal Law; Tel: (416) 338-1889;
Email: Gabe.Szobel@toronto.ca

SIGNATURE

Wendy Walberg
City Solicitor

ATTACHMENTS

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