



REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

1410 to 1416 Eglinton Avenue West – Zoning By-law Amendment Application – Ontario Land Tribunal Hearing – Request for Directions

Date: July 16, 2026

To: City Council

From: City Solicitor

Wards: Ward 8 - Eglinton-Lawrence

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 January 24, 2025, the City received a Zoning By-law Amendment application for 1410 to 1416 Eglinton Avenue West (the "Site") to permit the construction of a 43-storey building with 442 dwelling units and 184.4 square metres of retail space on the ground floor (the "Application").

The applicant appealed City Council's neglect or failure to make a decision on its application for the Zoning By-law Amendment (the "Appeal"), to the Ontario Land Tribunal (the "OLT") on May 12, 2025.

The City Solicitor requires further directions for upcoming OLT hearing scheduled for October 20 to November 6, 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 January 24, 2025, the City received a Zoning By-law Amendment application to permit construction of a 43-storey building with 442 dwelling units and 184.4 square metres of retail space on the ground floor.

On May 12, 2025, the applicant appealed City Council's neglect or failure to make a decision on the Zoning By-law Amendment to the OLT. The OLT held the first Case Management Conference on August 26, 2025. A hearing is scheduled for October 20 to November 6, 2026.

On July 23 and 24, 2025, an Appeal Report on the Application was adopted by City Council directing the City Solicitor and 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 Appeal Report can be found at the following link: <https://secure.toronto.ca/council/agenda-item.do?item=2025.NY25.8>

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