



## Municipal & Land Use

With expertise in Montréal, Toronto, Calgary, and Vancouver, Stikeman Elliott's Municipal & Land Use Group delivers strategic advice on a broad range of land development, planning, and municipal law matters. Clients include municipalities, large-scale residential developers, commercial landowners and developers, institutional clients, industrial clients, infrastructure, and transit authorities.

The Municipal & Land Use Group facilitates the delivery of development permissions, permits, licenses, and regulatory approvals. We work closely with clients to identify key issues and strategic approaches to “get the shovel in the ground.”

Strong relationships fostered with senior municipal staff and politicians allow us to secure approvals and permits for a variety of complex and politically sensitive development proposals. When disputes arise, governments, corporations, landowners, and developers rely on our skill and versatility to advocate at each step of an approvals process, from pursuing minor variances at Committees of Adjustment, to arguing before the Supreme Court of Canada. Clients count on us to bring complex and challenging matters to successful resolution.

### Our Expertise

- Brownfields redevelopment
- Condominium agreements
- Cost sharing agreements
- Demolition
- Development charges and levies
- Due diligence
- Environmental assessments
- Governance structures
- Heritage easements
- Independent power production facilities
- Industrial and sensitive land use compatibility
- Industrial approvals
- Institutional developments
- Land use approvals
- Mines and quarries
- Minor variances
- Municipal financing
- Municipal undertakings
- Office replacement strategies
- Official plan amendments
- Opinions
- Parkland dedication
- Pre-development and development agreements
- Privatization and outsourcing
- Project management
- Property tax assessment appeals
- Public and media relations
- Public-private partnerships (P3)
- Rental housing replacement
- Residential and mixed use developments
- Rezoning
- Site plan approvals
- Shopping centres and power centres
- Sports facilities
- Subdivision approvals
- Urban renewal projects
- Warehousing and self-storage
- Water and wastewater facilities
- Zoning by-law amendments

## Recent Work

- Tridel group of companies, in securing land use approvals at 10 York Street, Toronto (Ten York) for a 62-storey, 59,000 square metre, 725 unit residential tower.
- Elad Canada in securing land use approvals at 1245 Dupont Street and 1260 Dufferin Street for a multi-phased 242,800 square metre 2,846 unit, 8 tower mixed-use development ranging in height from 18 – 35 storeys.
- Redpath Sugar Ltd. in a variety of matters including changes to the Redpath facility, and the impact of the redevelopment of the City's Waterfront in its vicinity.
- Tridel group of companies, in securing land use approvals at 1 and 2 Old Mill Road, Toronto for two residential towers of 10 and 12-storeys for a total of 47,565 square metres and 408 residential units.
- Terracap Management Inc. in securing land use approvals at 401-415 King Street West, Toronto for a 41,300 sq. m, 600 unit, 44-storey mixed-use tower.
- Storey Living Inc. in securing land use approvals at 263-267 Adelaide Street West, Toronto for a 353 unit, 47-storey mixed-use tower.
- Tridel group of companies, in securing land use approvals at 1075-1095 Leslie Street, Toronto (Auberge On the Park) for a phased development of three residential towers of 29, 39, and 45-storeys and a total of 99,170 square metres and 1,180 residential units.
- State Building Group & Stanford Homes in securing land use approvals at 55 Eglinton Avenue East, Toronto for a 50-storey mixed-use building.
- Alterra Properties Inc. in securing land use approvals at 49-51 Camden Street, Toronto for a 14-storey boutique hotel.
- Terracap Management Inc. in securing land use approvals at 1417-1431 Yonge Street, Toronto for a 26,596 sq. m, 220 unit, 34-storey mixed-use tower.
- Zinc Development in securing land use approvals as part of an infill at 35 Wabash Avenue, Toronto for a 60 unit, four storey high-end residential building.
- Talus Capital Corp. in securing land use approvals at 1120 Dupont Street, Toronto for a 6-storey self-storage warehouse building and securing an expansion of self-storage units at 356 Eastern Avenue (Spaces Self Storage).
- Tridel group of companies, in securing land use approvals at 36-60 McCaul Street, Toronto (Form) for a 2,952.9 square metres, 190 unit, 14-storey residential tower.
- House of Praise in securing land use approvals at 40 Reading Court, Toronto for a 6-storey place of worship and office building.
- Toronto Industry Network (an association representing more than 100 major industries) in protecting industrial interests related to land use compatibility by monitoring and appealing relevant City initiated Zoning and Official Plan Amendments such as OPA 231 (employment policies of the City of Toronto Official Plan).
- Canadian Propane Association in protecting industrial land use compatibility interests by monitoring adjacent development approvals and appealing City initiated Zoning and Official Plan Amendments.

- Wakefield Canada Inc. (Castrol Oil) in protecting industrial interests related to land use compatibility by monitoring and appealing nearby development approvals of institutional and residential sensitive land uses.
- Nordion (Canada) Inc. / Best Theratronics, Ltd. in protecting industrial interests related to land use compatibility by appealing the development approvals for a proposed elementary school in proximity.
- Women's College Hospital, in connection with its capital redevelopment project, including all real estate, construction, land ownership, land transfer and land-use planning issues, municipal approvals and requirements, demolition of rental housing issues, heritage property matters, and negotiations and communications with stakeholders.
- Sisters of St. Joseph in securing approvals for a modern 70-room private hospital/assisted living facility at 2 O'Connor Drive and 2, 6 and 12 Fernwood Gardens in Toronto.