

City Council

Notice of Motion

MM20.14	ACTION			Ward: 13
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Re-Opening and Amending Item 2024.CC16.25 - 619-637 Yonge Street and 1-9 Isabella Street - Ontario Land Tribunal Hearing - Request for Directions - by Councillor Chris Moise, seconded by Deputy Mayor Ausma Malik

** Notice of this Motion has been given.*

** This Motion is subject to a re-opening of Item 2024.CC16.25. A two-thirds vote is required to re-open that Item. If re-opened, the previous Council decision remains in force unless Council decides otherwise.*

Recommendations

Councillor Chris Moise, seconded by Deputy Mayor Ausma Malik, recommends that:

1. City Council amend its previous decision on Item 2024.CC16.25 by deleting Part 1 of the instructions to staff:

Part to be deleted:

1. City Council accept the Settlement Offer dated March 5, 2024, set out in Public Attachment 2 to the report (March 6, 2024) from the City Solicitor, and City Council direct the City Solicitor to attend at the Ontario Land Tribunal in support of the Settlement Offer and Revised Plans.

and adopting instead the following new Parts:

1. City Council accept the Settlement Offer dated March 5, 2024, set out in Public Attachment 1 to the report (March 6, 2024) from the City Solicitor.

2. City Council direct the City Solicitor to attend at the Ontario Land Tribunal in support of the Settlement Offer and the Settlement Plans attached to this motion.

Summary

On March 20, 2024, City Council accepted the applicant's Settlement Offer dated March 5, 2024 in respect of the proposed development at 619-637 Yonge Street and 1-9 Isabella Street, and directed the City Solicitor to attend the Ontario Land Tribunal in support of the Settlement Offer and Revised Plans. The applicant has since proposed further revised plans dated July 2, 2024 (the "Settlement Plans") in an attempt to resolve outstanding issues with the other parties to the matter. City Planning staff have reviewed the Settlement Plans and are of the opinion that the proposed development reflected therein remains appropriate for the site.

The Settlement Plans propose a 5.5-metre setback from the building immediately to the south of the subject site at the third level, such that within this 5.5-meter setback, the proposed development will only be two storeys in height. The applicant made this change to their proposal to address the concerns of the owner of the neighbouring site immediately to the south.

City Planning staff are of the opinion that the revised design of the base building is appropriate, as it provides a generally consistent and continuous streetwall along Yonge Street, and fits within the existing and planned context. The Settlement Plans result in a modest decrease in the amount of outdoor amenity space previously proposed, but the amount of outdoor amenity space currently proposed remains acceptable.

This matter is urgent because the City Solicitor requires further direction in respect of the Settlement Plans for the upcoming Ontario Land Tribunal hearing, which is scheduled to commence on August 12, 2024.

Requires Re-opening

Item 2024.CC16.25 (March 20 and 21, 2024 City Council Meeting) only as it pertains to Part 1 of the instructions to staff.

Background Information (City Council)

Member Motion MM20.14

Attachment 1