

City Council

Motion without Notice

MM24.34	ACTION			Ward: 12
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Re-opening and Amending Item 2024.CC23.8 - 2079-2111 Yonge Street, 9-11, 21, 31, 35 and part of 37 Hillsdale Avenue East, and 12-18 and part of 20 Manor Road East - Ontario Land Tribunal Hearing - Request for Directions - by Councillor Josh Matlow, seconded by Councillor Chris Moise

** This Motion has been deemed urgent by the Chair.
* This Motion is not subject to a vote to waive referral.
*This Motion is subject to a re-opening of Item 2024.CC23.8.
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 Josh Matlow, seconded by Councillor Chris Moise, recommends that:

1. City Council amend its previous decision on Item CC23.8 by adding the following Part to the instructions to staff:

City Council authorize the City Solicitor to retain outside consultants as necessary to support the City's position at the Ontario Land Tribunal respecting the number of retail units referred to in Part 2.

Summary

On September 15, 2023, the City received a Zoning By-law Amendment and Official Plan Amendment application for 2079-2111 Yonge Street, 9-11, 21, 31, 35 and part of 37 Hillsdale Avenue East, and 12-18 and part of 20 Manor Road East to permit the construction of a 98.0 metre (29-storey excluding mechanical penthouse) mixed-use building. The application proposed a total of 486 residential units, including 31 replacement rental units, and 2,000 square metres of non-residential gross floor area. The application also proposed to partially retain an existing heritage building at 2111 Yonge Street.

The applicant appealed City Council's neglect or failure to make a decision on its application for the Zoning By-law Amendment and Official Plan Amendment, to the Ontario Land Tribunal on April 22, 2024.

At its meeting on November 13th, 2024, City Council was presented with a Settlement Offer that failed to secure an adequate number of replacement retail units at grade, which would have significant detrimental impact on the surrounding community and local economy. To address this, Councillor Matlow moved a motion which instructed that City Council authorize the City Solicitor to present a counter offer consistent with the Settlement Offer, but contingent on the

applicant providing a minimum of 6 retail units at grade along the Yonge Street frontage in accordance with Part 2.

As the Applicant was not willing to provide a minimum of 6 retail units, this motion seeks to hire an external planner to support City Council's position on the retail units at the Ontario Land Tribunal hearing commencing April 28th, 2025. This motion is urgent due to imminent procedural deadlines for a contested hearing at the Ontario Land Tribunal.

Requires Re-opening

Item 2024.CC23.8 (November 13 and 14, 2024, City Council Meeting).

Background Information (City Council)

Member Motion MM24.34