

**EXTRACT FROM COUNCIL PUBLIC MEETING
C#18-16 HELD MAY 11, 2016**

3.3 Request for Comments – Official Plan and Zoning By-law Amendment Applications – 9861 Yonge Developments Inc. – 9861 Yonge Street and 240 Church Street South - File Nos. D01-12011 and D02-12032 - (SRPRS.16.077)

Gus Galanis of the Planning and Regulatory Services Department provided an overview of the proposed Official Plan and Zoning By-law amendment applications to facilitate the construction of a mixed-use mid-rise development on the subject lands. Mr. Galanis advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Murray Evans, Evans Planning Inc., representing the owner, reviewed the site location and the proposed mixed-use mid-rise development, comprised of a 5-storey commercial building, an 8-storey residential building and 4 townhouse units, and noted the proposed development was situated in the Civic District of the Downtown Local Centre District. He reviewed the underground and surface parking spaces, acknowledged 42 trees were presently on the subject lands, and that 17 trees were intended to be retained. He advised that at a community meeting hosted by the Local Councillor, a mature White Oak tree had been identified and he would be seeking Town staff's assistance for design concepts in order to retain the tree. Mr. Evans provided information relating to the existing parkette and the road allowance, and advised that he, along with a traffic analyst and architect, were in attendance to answer any questions.

Geoff Green, 297 Church Street South, expressed concerns with the proposed development related to density, single access onto Church Street, and reviewed the current and future traffic challenges for the area.

Vladimir Arkhangeliskiy, 237 Church Street South, advised that he lives adjacent to the proposed development and that he was in support of the comments raised by the previous speaker. Mr. Arkhangeliskiy expressed his concerns related to current and future traffic volume in the area as a result of developments and suggested that consideration be given to the installation of an all-way stop sign at the corner of Palmer Avenue and Church Street South.

(continued)

FOR YOUR INFORMATION AND ANY ACTION DEEMED NECESSARY

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Kenneth Chan, 35 Palmer Avenue, advised of his support for the proposed development related to height, density and land use, noting it was compatible with the Town's plan. He expressed concerns related to the use of the public right-of-way and removal of trees on public lands. Mr. Chan referred to the Yonge Street rapidway and advised that, in his opinion, there was excessive proposed public parking allocated to the development proposal. He advised that he would prefer to see space allocated to benefit the neighbourhood and a green active connection from Palmer Avenue to Yonge Street rather than a private driveway.

Moved by: Councillor Cilevitz
Seconded by: Regional and Local Councillor Spatafora

That SRPRS.16.077 with respect to the Official Plan and Zoning By-law Amendment applications submitted by 9861 Yonge Developments Inc. for lands known as Lot 24 and Part of Lots 22, 23 and 25, Registered Plan 2383 (Municipal Addresses: 9861 Yonge Street and 240 Church Street South), File Nos. D01-12011 and D02-12032, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously