

---

### 3. Scheduled Business:

#### 3.1 SRPI.21.073 – Request for Comments – Revised Official Plan and Zoning By-law Amendment Applications – 9861 Yonge Development Inc. – 9861 Yonge Street and 236 and 240 Church Street South - City Files D01-12011 and D02-12032 (Related City File: D06-12100)

Katherine Faria of the Planning and Infrastructure Department provided an overview of the proposed Official Plan and Zoning By-law Amendment applications submitted by 9861 Yonge Development Inc. to permit a 10-storey, mixed-use residential/commercial development on the subject lands. Ms. Faria advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

David Neligan, Aird & Berlis LLP, solicitor on behalf of 9861 Development Inc., noted that the applications were first filed in 2012 and that his client acquired the properties in 2015 and subsequently made revisions. He noted that the applications were appealed and currently before the Ontario Land Tribunal. Mr. Neligan advised that in 2019 the City and his client mutually agreed to adjourn the hearing of the matter to allow the City, his client, and consultants to work toward a settlement of the hearing. He noted that the settlement discussions were productive and that what was before Council represented a with prejudice settlement proposal on behalf of his client.

Mr. Neligan advised of the reason for the additional public meeting, noting that the proposal now included 236 Church Street. He advised of the improvements to the proposed development resulting from the acquired property, provided details on the proposal, and highlighted that it complied with the 45-degree angular plane requirement. Mr. Neligan noted that the proposal reflected changes in the area that had been ongoing with respect to the neighbouring properties to the south and west, and that the proposal was consistent with the Provincial Policy Statement, and conformed to the Growth Plan, Regional Official Plan, the City's Official Plan, and was consistent with the Downtown Urban Design Guidelines. Mr. Neligan concluded by sharing his hope that the matter come before Council in the fall for approval, in order to return to the OLT for a settlement hearing shortly thereafter.



Extract from  
Council Public Meeting  
C#31-21 held June 16, 2021

---

Moved by: Councillor West  
Seconded by: Councillor Chan

a) That Staff Report SRPI.20.073 with respect to the revised Official Plan and Zoning By-law Amendment applications submitted by 9861 Yonge Development Inc. for lands known as Part of Lots 22, 23 and 26 and Lots 24 and 25, Registered Plan 2383 (Municipal Addresses: 9861 Yonge Street and 236 and 240 Church Street South), City Files D01-12011 and D02-12032, be received for information purposes only and that all comments be referred back to staff.

Carried

---

For Your Information and Any Action Deemed Necessary