

3.3 SRPI.20.008 - Request for Comments - Official Plan Amendment and Zoning By-law Amendment Applications - 2573163 Ontario Inc., 2668860 Ontario Inc., Khosrow Rangchi and Shahnaz Ebrahimi - 122, 124 and 126 Cartier Crescent - City Files D01-20008 and D02-20014

Amanda Dunn of the Planning and Infrastructure Services Department provided an overview of the proposed Official Plan and Zoning By-law Amendment applications to permit an eight storey residential apartment building on the subject lands.

Joanna Fast, Evans Planning Inc., agent for the applicant, presented aerial photographs to display additional information related to the site location and adjacent uses, advised of other similar developments on Bayview Avenue at Elgin Mills Road, and noted that the size of the property was slightly larger than depicted in the staff report as a severance added some land to the rear of the subject lands. She provided an overview of the proposed development and Site Plan that would include an eight storey apartment building comprised of 165 units with access off of Cartier Crescent, highlighted the proposed surface and underground parking, and listed the amenities that would be included on the property. She presented various conceptual renderings of the building's elevations, and advised that the proposed development met the goals of Provincial policies while diversifying the housing choices in the area. Ms. Fast acknowledged the written correspondence that was received from area residents and advised that they would continue to work with staff and the local Councillor to work towards a design that would address all of the concerns identified.



Extract from
Council Public Meeting
C#46-20 held November 4, 2020

Michael W. Ostroff, Licensed Paralegal, representing the owner of 118 Cartier Crescent, advised that they objected to the proposed development to permit an 8-storey apartment building on the subject lands as it was out of character for the current residential neighbourhood, and would set a precedent for the area. He expressed concerns with road and traffic safety for students at the local schools and for parishioners that attended the local church, and noted that a sun and shadow study was not conducted for the proposed development and his client had specific concerns with solar access and shadowing. Mr. Ostroff advised that the proposed density was too much for the area and was better suited on major arterial roads, noted that the infrastructure was inadequate to support this type of development, and requested that the proposal in its current form needed to be turned down, as further detailed in his correspondence distributed as part of Item 3.3.1.

Moved by: Councillor Muench

Seconded by: Regional and Local Councillor Perrelli

a) That staff report SRPI.20.008 with respect to the Official Plan Amendment and Zoning By-law Amendment applications submitted by 2573163 Ontario Inc., 2668860 Ontario Inc., Khosrow Rangchi and Shahnaz Ebrahimi for lands known as Lots 1, 2 and 3, Plan 4644 and Part of Lots 9 and 10, Plan 4839 (municipal addresses: 122, 124 and 126 Cartier Crescent), City Files D01-20008 and D02-20014, be received for information purposes only and that all comments be referred back to staff.

Carried

For Your Information and Any Action Deemed Necessary