

**3.2 Request for Comments – Official Plan Amendment and Zoning By-law Amendment Applications - T-York 7 Holding Ltd. - Part of Block 2, Registered Plan 65M-2287 - 161 York Boulevard - File Numbers D01-16004 and D02-16031 – (Staff Report SRPRS.17.045)**

Deborah Giannetta of the Planning and Regulatory Services Department provided an overview of the proposed Official Plan Amendment and Zoning By-law amendment applications to facilitate the construction of an additional 502m<sup>2</sup> (5,403ft<sup>2</sup>) stand-alone restaurant on the subject lands. Ms. Giannetta advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Michael Goldberg, Goldberg Group, planning consultant for the applicant, provided an overview of the site location, surrounding area and the proposed development. He noted the requirement for an Official Plan amendment to construct a stand-alone restaurant, advised the application represented 4% of the total campus land area for a permitted use, and in his opinion, the site would be intensified over time which would be utilized for the same existing purpose. Mr. Goldberg reviewed the Zoning By-law amendment, setback, landscaping, and parking spaces and explained the current onsite shared parking formula for daytime and night-time use. Mr. Goldberg advised a parking study had been submitted by WSP and MMM Group and would be reviewed by staff.

Andrew Baker, Borden Ladner Gervais LLP, representing 2232767 Ontario Inc., advised of concerns related to a short supply of parking spaces and explained the Shared Rights Agreement currently in place for the subject lands. He agreed that an Official Plan amendment was required but challenged consideration of an amendment for a stand-alone application that should be considered as an employment land conversion for review in 2022 through the Municipal Comprehensive Review. Mr. Baker advised his clients were opposed to the proposed application, as further detailed in the correspondence distributed as Agenda Item 3.2 6.

Kim Mercier, Colonnade BridgePort, representing the owners of 100, 115, 125, 135, 140 York Boulevard, advised that her clients were opposed to the Official Plan amendment and Zoning By-law amendment, and expressed concerns related to significant parking challenges on site, as further detailed in the correspondence distributed as Agenda Item 3.2 7.

Derrek Habraken, Scaddabush Italian Kitchen and Bar, expressed concerns related to significant parking challenges and indicated that while he welcomed restaurant competition, the loss of parking spaces would further congest the area.

**Extract from Council Public Meeting  
C#09-17 held March 22, 2017**

Moved by: Councillor Chan  
Seconded by: Councillor West

That staff report SRPRS.17.045 with respect to the Official Plan and Zoning By-law Amendment applications submitted by T-York 7 Holding Ltd. for lands known as Part of Block 2, Registered Plan 65M-2287 (municipal address: 161 York Boulevard), File Numbers D01-16004 and D02-16031, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously