

**EXTRACT FROM COUNCIL PUBLIC MEETING
C#10-16 HELD MARCH 30, 2016**

Appendix	"A"
SRPRS	19197
File(s)	D02-14037" D03-18015

3.2 Request for Comments – Zoning By-law Amendment, Draft Plan of Condominium (Standard) and Site Plan Applications – Althea Clare Anne Poulos – 8905 Bayview Avenue – File Nos. D02-14037, D05-14010 and D06-14104 – (SRPRS.16.048)

Shelly Cham of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment, draft Plan of Condominium (Standard) and Site Plan applications to permit a mixed use development comprised of twenty-two (22) townhouse units and a day nursery building on the subject lands. Ms. Cham advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Jim Kotsopolous, 27 Fieldflower Crescent, on behalf of the owners, advised he reviewed the staff report and there were issues that required further discussion between the applicant and staff, including the concerns outlined in the correspondence submitted from the owner of 8929 Bayview Avenue, located directly north of the subject lands, distributed as Agenda Item No. 3.2 1. Mr. Kotsopoulos advised he was in attendance to assist the owners and answer any questions.

Steve Poulos, member of the collaborative design team and representing the owner, reviewed the site location and the current use of the subject lands. He reviewed the proposed development to construct 22 townhomes and a day nursery facility, noting the day nursery facility was safely located at the rear of the subject lands abutting the Anjuman-e-Burhani (Toronto) Mosque. Mr. Poulos advised he was in attendance to receive comments and answer any questions.

Stephen Waqué, Borden Ladner Gervais LLP, representing the owner of Anjuman-e-Burhani (Toronto) Mosque, reviewed the location of his client's property in relation to the subject lands and provided details regarding the Mosque's operations and membership. He provided an aerial rendering to display the surrounding lands, buildings and parking arrangements that exist with neighbouring properties. He advised of outstanding concerns with the applications including incompatibility of the proposed use with the existing character of the area, appropriateness under the Official Plan designation, policy to provide noise and vibration analysis, staff's proposed location of the day nursery, additional information on buffering, and traffic and access issues as detailed in his written submissions dated November 17, 2015 and March 30, 2016, distributed as Correspondence Item No. 3.2 1. Mr. Waqué advised that he was in attendance to receive comments and looked forward to working with staff and the applicant regarding the applications.

(continued)

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Elmer Ting, 118 Genuine Lane, President, Condominium Board of Directors, noted the proposed day nursery borders the existing townhouse development to the eastern edge of the property and advised of concerns related to the location of the proposed playground area, fence height, landscape buffer, noise arising from the outdoor playground, access to the neighbourhood parkette, and the significant loss of trees.

Ramneek Minhas, 112 Genuine Lane, advised she was in agreement with the comments made by the previous speaker and reiterated concerns related to the proposed location of the day nursery, significant tree loss, landscape buffer, excessive noise, and inquired about the distance between the fence and day nursery.

Moved by: Councillor Chan
Seconded by: Councillor Cilevitz

That SRPRS.16.048 with respect to the Zoning By-law Amendment, draft Plan of Condominium (Standard) and Site Plan applications submitted by Althea Clare Anne Poulos for lands known as Part of Lot 13, Concession 2, E.Y.S. (municipal address: 8905 Bayview Avenue), File Nos. D02-14037, D05-14010, D06-14104, be received for information purposes only and that all comments be referred back to staff.

Carried

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