

**Extract from
Council Public Meeting
C#37-20 held September 9, 2020**

3. Scheduled Business:

3.1 SRPRS.20.112 – Request for Comments – Zoning By-law Amendment Application - Vomano Valley Developments Inc. - 12955A and 12955B Bathurst Street - City File D02-20012

Doris Cheng of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to add additional office and commercial uses with site specific parking standards on the subject lands. Ms. Cheng advised that staff's recommendation was that the staff report be received for information purposes only and that all comments be referred back to staff.

Claudio Brutto, Brutto Consulting, agent for the applicant, advised that the site plan was recently approved for a development consisting of two buildings and that minor variances were sought and approved at the Committee of Adjustment. Mr. Brutto advised that the purpose of the application was to seek approval to add a dental practice as a permitted use within the zoning by-law. He noted that a parking analysis determined that the quantity of parking spaces approved in the site plan were adequate to facilitate the dental practice, and that a reduction in the capacity of the daycare would help the parking situation.

Sheena Bassari, 69 Betony Drive, and Alex Papaevangela, 20 Betony Drive, shared their opposition to the proposal to add additional commercial uses to the development, and noted that a petition was submitted with approximately 80 signatures from the community in opposition. They advised of concerns regarding the building height and location, speeding vehicles, narrow streets, and on-street parking causing access issues for emergency and snow removal vehicles. Ms. Bassari and Mr. Papaevangela noted that they did not support the entrance of the commercial building on Betony Drive due to the impact it could have on traffic and the safety of children playing in the neighbourhood. They also advised that allowing private clubs as a permitted use was concerning, and shared their belief that the proposed commercial building would not enhance the community.

Joseph Petranker, 75 Betony Drive, advised that he was in full support of the previous speakers arguments and asked Council to pay close attention to the concerns raised by Ms. Bassari and Mr. Papaevangela.

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Moved by: Councillor Beros
Seconded by: Regional and Local Councillor Perrelli

a) That Staff Report SRPRS.20.112 with respect to Zoning By-law Amendment Application submitted by Vomano Valley Developments Inc. for the lands known as Block 1 on Plan 65M-4416 (Municipal Addresses: 12955A and 12955B Bathurst Street), City File D02-20012, be received for information purposes only and that all comments be referred back to staff.

Carried