

**Extract from  
Council Public Meeting  
C#05-20 held February 19, 2020**

**Appendix A  
Staff Report SRPI.21.009  
Files D01-18004 and D02-18029**

**3. Scheduled Business:**

**3.4 SRPRS.20.022 - Request for Comments - Revised Official Plan Amendment and Zoning By-law Amendment Applications - Metroview (Elmwood) Developments Inc. - 9929, 9935, 9939 Yonge Street and 186 and 188 Church Street South - City Files D01-18004 and D02-18029**

Jeff Healey of the Planning and Regulatory Services Department provided an overview of the revised Official Plan Amendment and Zoning By-law Amendment applications to permit the construction of a 20 storey mixed use residential/commercial building on the subject lands.

Moiz Behar, M. Behar Planning and Design Inc., agent for the applicant, provided a brief history of the development application, noting that Council had provided direction at the April 17, 2019 Council Public Meeting for staff to work with the applicant towards a revised proposal regarding greater height and density, and lower parking standards. He shared his belief that the revised development concept achieved Council's direction and was an appropriate response from a land use planning perspective.

Mr. Behar advised that the revised application removed all parking entrances along Church Street and provided for underground parking for all units. He displayed a rendering of the building, highlighted its contemporary design, and shared his opinion that the improved architectural design would serve as a focal point within the Civic District. Mr. Behar also shared his belief that the application was consistent with the Provincial Policy Statement and current Provincial legislation as a compact, efficient and transit-supportive development, further noting that it contributed an appropriate amount of residential density required to sustain the current and future transit infrastructure in the area.

Geoff Green, 297 Church Street South, expressed concern with the proposed height and density of the development. He displayed renderings of two other developments to demonstrate the significance of the density being proposed and urged Council to seek the best talent available to defend the City and its residents at the Local Planning Appeal Tribunal hearing. Mr. Green noted the increase in the proposed FSI from the applicant's original submission and highlighted a section of the Official Plan that prescribed the maximum density of a development within the Civic District.

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Norman McMullen, on behalf of Joan and Keith Connolly, 37 Elmwood Avenue, expressed concerns with the lack of proposed parking, and possible overflow of cars parking on Elmwood Avenue and Church Street. He advised of safety concerns due to increased traffic, questioned if electric charging stations would be provided and whether short-term rentals would be permitted. He also shared concerns regarding the proposed height and density of the development, overshadowing, infrastructure capacity, flooding and with the lack of greenspace.

Ken Chan, 35 Palmer Avenue, shared concerns regarding the reduction of visitor parking being proposed and the impact it will have on on-street parking in the neighbouring streets. He expressed concerns with traffic on Church Street, and traffic infiltration through the neighbourhood, and suggested that a parking restriction on one side of Church Street could improve traffic flow. Mr. Chan also noted concerns with shadowing on a nearby park, and questioned how the proposed development will affect park space in the area.

Martha Forge, 297 Church Street, shared concerns with the impact the proposed development will have on traffic on Church Street, and noted difficulty in exiting her driveway and concerns regarding pedestrian safety due to increased traffic volumes and speeding vehicles.

George, 189 Church Street, expressed concerns with the major change the development could have on the community due to its proposed density.

Roosbeh Charkhtabian, 161 Church Street South, expressed concerns with the impact the proposed development could have on traffic and parking in the neighbourhood.

Moved by: Councillor Cilevitz  
Seconded by: Councillor Muench

a) That Staff Report SRPRS.20.022 with respect to revised Official Plan Amendment and Zoning By-law Amendment applications submitted by Metroview (Elmwood) Developments Inc. for lands known as Part of Lots 11 and 12 and Lots 35 and 36, Registered Plan 2383 (Municipal Addresses: 9929, 9935, 9939 Yonge Street and 186 and 188 Church Street South), City Files D01-18004 and D02-18029, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously