

**3. Scheduled Business:**

**3.3 SRPRS.20.047 - Request for Comments - Zoning By-law Amendment Application - Yeda Major Mackenzie Inc. - 58 Major Mackenzie Drive West - City File D02-20001**

Simone Fiore of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to permit a five storey residential apartment building comprised of 33 dwelling units on the subject lands.

Joanna Fast, Evans Planning Inc., agent for the applicant, provided additional information related to the location of the proposed residential apartment building advising that the subject property was located off a City owned laneway shared with four other property owners, and that the site was currently vacant. She noted the subject lands were designated Downtown Local Centre within the Village District and that the proposed development conformed with the provisions of the City's Official Plan but required a Zoning By-law Amendment. Ms. Fast provided an overview of the Laurier Homes Site Plan, followed by an overview of the proposed Site Plan and Development Proposal for 58 Major Mackenzie Drive West highlighting the number of dwelling units, access to the building and two level underground parking garage, number of parking spaces, indoor and outdoor amenity space, and urbanization of the existing laneway. Ms. Fast addressed the southerly extension of Elizabeth Street, acknowledged the concerns identified in the correspondence received by area residents, advised that a Transportation Study had been submitted, and displayed conceptual renderings of the proposed building.

Harry Harakh, 66 Major Mackenzie Drive West, was not in attendance but submitted correspondence identifying his concerns regarding the proposed Zoning By-law Amendment application submitted by Yeda Major Mackenzie Inc. for 58 Major Mackenzie Drive West, distributed as Item 3.3.1 e) in lieu of participating as an electronic delegation.

Pamela Harakh, 66 Major Mackenzie Drive West, submitted an application to appear as an electronic delegation to address Council on this matter but was not in attendance.

(continued)

**Extract from  
Council Public Meeting  
C#18-20 held May 20, 2020**

Martin Abramian, 76 Major Mackenzie Drive West, advised of his concerns with the proposed residential apartment building because of the additional noise, impact on personal privacy, added traffic in an already congested area, and overall lack of practicality of the development. Mr. Abramian further advised of concerns regarding the private laneway, specifically related to access for emergency services into the development, and requested that a plan be considered for the entire area rather than just for the subject lands to create a unified look for the neighbourhood.

Mona and David Lancaster, 74 Major Mackenzie Drive West, advised that they were in agreement with the comments made by the previous delegate and expressed their concerns regarding the height of the proposed residential apartment building and the impact it would have on the ambiance of the area. They further advised of concerns with the proposed underground parking garage and roundabout; impact of the increased number of cars using the private laneway; and access to the development for emergency services, particularly in the winter months. Mr. and Mrs. Lancaster inquired about when the Laurier Homes development would be finished, and noted that they would prefer the proposed street extension be completed in advance of the proposed development at 58 Major Mackenzie Drive West.

Alice Chik, 52 Major Mackenzie Drive West, submitted an application to appear as an electronic delegation to address Council on this matter but was not in attendance.

Moved by: Councillor West

Seconded by: Regional and Local Councillor Perrelli

a) That staff report SRPRS.20.047 with respect to the Zoning By-law Amendment application submitted by Yeda Major Mackenzie Inc. for lands known as Part of Lot 46, Concession 1, W.Y.S. (municipal address: 58 Major Mackenzie Drive West), City File D02-20001, be received for information purposes only and that all comments be referred back to staff.

Carried