

**EXTRACT FROM COUNCIL PUBLIC MEETING
C#04-13 HELD February 6, 2013**

3.3 Request for Comments - Official Plan Amendment, Zoning By-law Amendment and Site Plan Applications – Two Z Incorporated - Lot 24 and Part of Lots 22, 23 and 25, Plan 2383 –File Nos. D01-12011, D02-12032 and D06-12100 – (SRPRS.13.019)

Denis Beaulieu of the Planning and Regulatory Services Department provided an overview of the proposed Official Plan Amendment, Zoning By-law Amendment and Site Plan applications to facilitate the construction of a mid-rise, mixed-use development on the subject lands. He noted that the subject lands were located on the east side of Yonge Street and on the west side of Church Street South, north of Palmer Avenue and that the site has a total lot area of approximately 0.52 acres and the abutting uses include single detached dwellings to the north and the Town-owned Palmer Avenue road allowance to the south. Mr. Beaulieu advised that the main issues of the proposed development were the density of the development, the built form and massing of the adjacent Church Street, and interfacing with the development of the future Town's park. He noted that some comments were outstanding from the Town's departments and external agencies and that the staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Andrew Ferencik, Walker, Nott, Dragicevic Associates Limited, agent for the applicant, advised that the proposed development was located within the Downtown Local Centre and presented renderings to show the design of the proposed development in relation to the existing neighbourhood. He noted that the project speaks to what the new Official Plan proposes and represents a new kind of urban design. Mr. Ferencik described the features of the site and advised that the proposed development was pedestrian and transit friendly, and oriented to the future park to the south. He advised that the approach was to use urban design guidelines given that there was no secondary plan in place. Mr. Ferencik advised that they were present to listen to all comments and answer any questions raised.

Geoff Green, 297 Church Street South, outlined his concerns related to the lot size, lack of green space within the proposed development and requested that Council follow the Town's Official Plan.

Karen Cilevitz, 40 Birch Avenue, outlined her concerns related to the floor space index, height of the building, number of units proposed per hectare, density, increased traffic, neighbours safety, and the use of the Town-owned property for the parkland. She noted that the mature trees should be protected through the Tree Preservation By-law and urged the applicant to work with Planning staff to have conformity of the proposed development with the policies in place for this area.

Martha Forge, 297 Church Street South, advised of her concerns related to the impact of the amount of development in the area including increased traffic, shadowing, increased wind and the unfriendly environment created for pedestrians.

(continued)

FOR YOUR INFORMATION AND ANY ACTION DEEMED NECESSARY

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Ken Chan, 35 Palmer Avenue, advised that he supports the proposed building in part; however, he noted his concerns related to massing of the building on Church Street and the construction of a private driveway into the development on Palmer Avenue. Mr. Chan referred to the proposed site plan and advised that there was not a sidewalk on the south side of Palmer Avenue, and west side of Church Street, and therefore there was no pedestrian connection for existing residents to gain access to the future park and Yonge Street.

A resident of 219 Church Street South advised of his concerns related to the loss of privacy and overcrowding in the area.

Moved by: Councillor Papa
Seconded by: Regional and Local Councillor Hogg

That SRPRS.013.019 regarding the Official Plan Amendment, Zoning By-law Amendment and Site Plan applications submitted by Two Z Incorporated for lands known as Lot 24 and Part of Lots 22, 23 and 25, Plan 2383 (Municipal Addresses: 9861 Yonge Street and 240 Church Street South), File Nos. D01-12011, D02-12032 and D06-12100, be received and all comments be referred back to staff.

Carried