

3. Scheduled Business:

3.2 SRPRS.20.032 - Request for Comments - Official Plan and Zoning By-law Amendment Applications - 2706379 Ontario Limited - 12600 Bayview Avenue - City Files D01-19004 and D02-19021

Leigh Ann Penner of the Planning and Regulatory Services Department provided an overview of the proposed Official Plan amendment and Zoning By-law amendment applications to permit the construction of a medium density residential development comprised of 19 townhouse dwelling units fronting on a private condominium lane on the subject lands.

Joanna Fast, Evans Planning Inc., representing the applicant, provided background information on past commercial applications for the subject lands, and reviewed the development proposal, noting it was consistent with the neighbourhood permissions for a medium density development adjacent to an arterial road. She displayed renderings of the proposed 3-storey development and explained how the height and elevation was an appropriate transition to the surrounding area. She advised that the subject lands had been regraded and did not have significant landforms; a Commercial Needs Study was submitted and was peer reviewed and highlighted the findings stating that in their opinion, the proposed development was appropriate for the area and would allow for the final piece of the subdivision to be developed in the community.

Shabir Mandan, 19 Barnwood Drive, advised that he was opposed to the proposed residential development and noted his preference for a proposal that would include a combination of residential and commercial development on the subject lands. He reviewed the distance to the nearest stores in the area and noted the need for local amenities for the neighbourhood. Mr. Mandan expressed concerns with the proposed development as it would add pressures to the neighbourhood school, advised that the proposed height was not compatible with the existing neighbourhood, and that the proposed development could depreciate the property values in the neighbourhood.

Jane Jawantie, 23 Barnwood Drive, advised that she was not opposed to the proposed residential development, but had concerns with the number of proposed units and height, safety issues with narrow lane access and emergency services access, and the effect the proposed development would have on property values in the area.

**Extract from
Council Public Meeting
C#07-20 held March 4, 2020**

Moved by: Councillor Beros

Seconded by: Regional and Local Councillor DiPaola

a) That staff report SRPRS.20.032 with respect to the Official Plan Amendment and Zoning By-law Amendment applications submitted by 2706379 Ontario Limited for lands known as Block 226, Plan 65M-3802 (municipal address: 12600 Bayview Avenue), City Files D01-19004 and D02-19021, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously