
3. Scheduled Business:

3.1 SRPI.21.036 - Request for Comments - Official Plan and Zoning By-law Amendment Applications - 607919 Ontario Limited - 8905 Bathurst Street - City Files D01-20012 and D02-20024

Katherine Faria of the Planning and Infrastructure Department provided an overview of the proposed Official Plan and Zoning By-law Amendment applications to permit a high-density residential development on a portion of the subject lands.

Jason Shendale, Manager of Development Planning, Tridel, acknowledged that Mike Mestyan, VP of Development Planning, Tridel; Tony Volpentesta, Planning Consultant, Bousfields Inc., and Brad Rogers, Groundswell Urban Planners, were also in attendance. Mr. Shendale provided an overview of the existing site conditions; addressed the newly proposed parking structure; and reviewed the landscape plan, including access points on the subject lands, noting the road widening along Bathurst Street had been incorporated into the plan. Mr. Shendale displayed a rendering of the site looking south-west towards Bathurst Street, highlighting the successive stepping of the apartment buildings and 2 level indoor and outdoor amenity space, as well as renderings showing additional views of the proposed development.

Michael Glassman and Irv Harendorf, on behalf of York Region Condominium Corporation No. 893, addressed Council regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by 607919 Ontario Limited for 8905 Bathurst Street. Mr. Glassman expressed his concerns with the proposed 20 and 16 storey apartment buildings as the height was incompatible with the existing low density community that neighboured the subject lands, would impact existing parkland and conservation areas, was not within the boundaries of a major transit station, and would cause shadowing. He referenced a development proposal on Bathurst Street in Vaughan that after community consultation, modified the proposed height of the apartment buildings to 8 and 6 storeys and suggested that would be a more appropriate height for the proposed development. Mr. Glassman acknowledged that Tridel had been in contact with them to learn more about the project and address their queries and looked forward to meeting

For Your Information and Any Action Deemed Necessary

with them again, but advised that the proposed development was unreasonable because of its close proximity to existing homes, as further detailed in their correspondence distributed as part of Item 3.1.2.

Mr. Harendorf reiterated the comments made by Mr. Glassman and stressed the traffic issues that would arise from the proposed development in an already congested area. He advised that he was not opposed to the proposed development but that further consideration of the proposal was required to address resident's concerns related to traffic and environmental issues, as further detailed in their correspondence distributed as part of Item 3.1.2.

Amber Stewart, Amber Stewart Law, counsel for Mr. Elly Reisman and 1106897 Ontario Inc., owners of 21 Pebblelane Court and 19 Pebblelane Court, displayed a map to show the Reisman family property in relation to the subject lands and expressed their concerns with the appropriateness of the site for high density residential development. She noted that in their opinion, the proposal was premature and would set a precedent for high-rise development along Bathurst Street, the proposed height and massing did not provide for appropriate transition to the existing communities, and would impact the surrounding environmental lands. Ms. Stewart advised that the intensification proposal for 8905 Bathurst Street was more appropriate for Yonge Street, a Key Development Area or Centre because of the proposed height and density, and requested that they be included in future consultations, as further described in her correspondence distributed as part of Item 3.1.2.

Moved by: Councillor Cilevitz

Seconded by: Councillor West

a) That Staff Report SRPI.21.036 with respect to the Official Plan and Zoning By-law Amendment applications submitted by 607919 Ontario Limited for lands known as Part of Lot 38, Concession 1, W.Y.S. (Municipal Address: 8905 Bathurst Street), City Files D01-20012 and D02-20024, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously