

3. Scheduled Business:

3.1 SRPI.21.044 - Request for Comments - Official Plan Amendment and Zoning By-law Amendment Applications - First Baymac Developments Limited and Canadian Property Holdings (Ontario) Inc. - 1070 Major Mackenzie Drive East - City Files D01-21001 and D02-21002

Jeff Healey of the Planning and Infrastructure Department provided an overview of the proposed Official Plan Amendment and Zoning By-law Amendment applications submitted by First Baymac Developments Limited and Canadian Property Holdings (Ontario) Inc. to permit the construction of a 10 storey retirement residence on the subject lands. Mr. Healey advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Michael Goldberg, Goldberg Group, on behalf of the applicant, provided an overview of the subject property, noting that the proposal did not exceed the maximum permitted density, as in his opinion, density should be calculated on a development block basis and not on a net site basis. Mr. Goldberg described the adjacent land uses, noted it was surrounded by public roads, and that the closest neighbourhoods were located extremely remote from the subject property. He shared his hope that the City would recognize the development as an appropriate use given that Major Mackenzie Drive was a future rapid transit corridor, and that a GO Station was located nearby. Mr. Goldberg highlighted pertinent statistics of the applicant's proposal, displayed conceptual renderings, and provided an overview of the site plan concept, first floor building amenities, and illustrations to show traffic and pedestrian circulation within the site. He provided traffic trip data, and shared his belief that there would be no noticeable increased traffic impact resulting from the proposed development. Mr. Goldberg concluded by advising that they were requesting four additional floors above the permitted six storeys, and that it was a minor incremental increase over the permitted LDA.

Patton Su, 52 Remington Drive, shared his belief that the proposed development was in the wrong location. He noted concerns with traffic,



parking, building height, density and safety of students due to the proximity of the proposed development to Bayview Secondary School. Mr. Su expressed concerns with the small business owners that would be displaced should the development be approved, and concluded by sharing his opinion that the area was not seniors-friendly due to the noise, pollution, traffic and lack of greenspace.

Moved by: Councillor Liu

Seconded by: Regional and Local Councillor Perrelli

a) That Staff Report SRPI.21.044 with respect to the Official Plan Amendment and Zoning By-law Amendment applications submitted by First Baymac Developments Limited and Canadian Property Holdings (Ontario) Inc. for lands known as Part of Lot 21, Concession 2 E.Y.S. (Municipal Address: 1070 Major Mackenzie Drive East), City Files D01-21001 and D02-21002, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously