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**3. Scheduled Business:**

**3.1 SRPI.21.057 – Request for Comments – Official Plan and Zoning By-law Amendment Applications – 2705785 Ontario Ltd. c/o Dilawri Real Estate Group Inc. - 9675, 9697, 9699 Yonge Street – City Files D01-18003 and D02-18013**

Leigh Ann Penner of the Planning and Infrastructure Department provided an overview of the proposed Official Plan Amendment and Zoning By-law Amendment applications submitted by 2705785 Ontario Ltd. c/o Dilawri Real Estate Group Inc. to permit a high density mixed use residential/commercial development on the subject lands. Ms. Penner advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Lauren Capilongo, Malone Given Parsons, on behalf of the applicant, advised that the original owners had submitted an Official Plan and Zoning By-law Amendment application and indicated that a resident's information meeting and a statutory Council Public Meeting were held in March 2019. She advised that her clients acquired the subject lands in August 2019 and submitted a revised application for two residential towers of 19 and 16 storeys in height. Ms. Capilongo highlighted the fundamental change in the proposal that included an attached two storey retail/commercial podium along Yonge Street that would contain an Audi automobile sales dealership, reviewed the building height and FSI, and noted that the proposal complied with all other policies in the City's Official Plan. Ms. Capilongo provided a side-by-side concept plan comparison of the original and revised proposal, reviewed the proposed ground floor plan, conceptual building renderings, angular plane, and shadow studies for the proposed development.

Tahir Mohammed, President, Board of York Region Condominium Corporation 688, representing the owners and residents of 22 Clarissa Drive advised of their objection to the proposed development. He noted their previous submission and petition containing approximately 100 signatures that opposed the original development applications at the March 20, 2019 Council Public Meeting. Mr. Mohammed expressed their opposition to the revised development application and highlighted concerns related to the proposed building heights, maximum floor area

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For Your Information and Any Action Deemed Necessary



Extract from  
Council Public Meeting  
C#26-21 held May 19, 2021

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ratio, impact on traffic in the area, including traffic volumes exiting the site, a reduction of minimum distances from the property lines, angular plane, and questioned whether an automobile dealership was suitable on the lands, as further detailed in their correspondence included as Agenda Item 3.1.3 b).

Moved by: Councillor Cilevitz

Seconded by: Councillor West

a) That Staff Report SRPI.21.057 with respect to the Official Plan and Zoning By-law Amendment applications submitted by 2705785 Ontario Ltd. c/o Dilawri Real Estate Group Inc. for lands known as Part of Lots 1, 2 and 3, Registered Plan 2260 (Municipal Addresses: 9675, 9697 and 9699 Yonge Street), City Files D01-18003 and D02-18013, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

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