

3. Scheduled Business:

3.1 SRPI.21.114 - Request for Comments - Official Plan Amendment and Zoning By-law Amendment Applications - Leslie Elgin Developments Inc. - 0 John Birchall Road - City Files D01-21008 and D02-21016

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

Lincoln Lo, Principal, Malone Given Parsons Ltd., agent for the applicant, addressed Council regarding the proposed Official Plan Amendment and Zoning By-law Amendment applications to permit a high density residential development at 0 John Birchall Road. He provided additional details related to the proposed development, noting the focus of the project was to increase housing choice and accessibility in the community, and provided an overview of the substantial amenities that would be included in the development. L. Lo reviewed the application process and addressed the comments received at the resident's meeting hosted by the local Councillor specific to height, traffic and pedestrian safety, and advised that the Project Architect and Transportation Consultant were in attendance to answer any questions from Council or members of the public. He advised the subject lands were within the North Leslie Secondary Plan area and discussed the proposed development within that context; and described the surrounding area and its variety of land uses that included transit access. He concluded his delegation by noting it was an exciting project and they looked forward to working with staff and the community to move it forward.

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George Dang, 72 Gerden Drive, addressed Council regarding the proposed Official Plan Amendment and Zoning By-law Amendment applications to permit a high density residential development at 0 John Birchall Road. He expressed his concern with the proposed height of the development, advising that he and others who purchased their homes were attracted to the community because of the low density neighbourhood, and they were concerned that the apartment buildings would lower the value of their properties. He further advised of his concerns with the proposed development because of the increased traffic that would result with the additional density, and noted that when he moved to the area, he was not aware that a high density residential development would be proposed for the subject lands, as detailed in his correspondence distributed as part of Item 3.1.2.

Saeid Bokharaie, 107 Gerden Drive, addressed Council regarding the proposed Official Plan Amendment and Zoning By-law Amendment applications to permit a high density residential development at 0 John Birchall Road. He advised of his concerns with the proposed development because of increased traffic, increased noise, and the health and safety of the children and families who live in the neighbourhood because of the increased density. He further advised that the area did not have the necessary infrastructure to support the proposed development, and he had concerns that the apartment dwelling units would be purchased by investors which would negatively impact the quality of the neighbourhood. S. Bokharaie requested that Council take into consideration the comments by the residents who live in the area and not approve the proposed development as in his opinion, the site would be more suitable for townhouse dwelling units or a commercial plaza, as detailed in his correspondence distributed as part of Item 3.1.3.

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KJ Chen, 26 Hartney Drive, addressed Council regarding the proposed Official Plan Amendment and Zoning By-law Amendment applications to permit a high density residential development at 0 John Birchall Road. She noted that she attended the meeting held by the local Councillor and echoed the comments made by the previous delegate. She advised that she was not aware that a high density residential development consisting of two apartment buildings 27 and 31 storeys in height would be proposed for the subject lands when she purchased her home, and noted she was strongly opposed to the proposed development as it was not be a good fit for the neighbourhood and would devalue the homes in the area.

Moyez Lalani, 42 Hilts Drive, addressed Council regarding the proposed Official Plan Amendment and Zoning By-law Amendment applications to permit a high density residential development at 0 John Birchall Road. He advised of his concerns with the proposed development because of the proposed height of the two apartment buildings that would create shadowing on his property; increased noise, traffic and potentially crime; a lengthy construction period and dust; light pollution; impact on the environment and wildlife; and negative effect on property values. He noted that he and others paid a lot premium when they purchased their homes to back onto greenspace, and that the subject lands at the time were zoned medium to high density with a maximum 10 storey building height. M. Lalani further noted the number of individuals concerned with the proposed development and participated in the residents meeting held by the local Councillor, and requested that Council represent the interests of those living in the neighbourhood when considering the applications, as detailed in his correspondence distributed as part of Item 3.1.2.

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Appendix "A" – SRPI.23.001
Extract from
Council Public Meeting
C#49-21 held December 1, 2021

Su Eng Tan, 18 Bawden Drive, addressed Council regarding the proposed Official Plan Amendment and Zoning By-law Amendment applications to permit a high density residential development at 0 John Birchall Road. She advised of her concerns with the proposed development because it would not fit with the character of the neighbourhood, requesting that a Heritage Impact Assessment be performed; the proposed height of the two apartment buildings would create shadowing on her property; there would be an increase in traffic; and there was a lack of infrastructure in the area to support the additional density. She further advised of her concerns regarding increased crime in the area, and regarding the proposed height of the two apartment buildings, noting it was her understanding that the subject lands were zoned for a much lower density development. S. Tan informed Council that she was opposed to the proposed development and requested Council consider the impact it would have on area residents when considering the applications, as detailed in her correspondence distributed as part of Item 3.1.3.

Moved by: Councillor Liu

Seconded by: Regional and Local Councillor Perrelli

a) That staff report SRPI.21.114 with respect to the Official Plan Amendment and Zoning By-law Amendment applications submitted by Leslie Elgin Developments Inc. for lands known as Block 51, Plan 65M-4668 (municipal address: 0 John Birchall Road), City Files D01-21008 and D02-21016, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

For Your Information and Any Action Deemed Necessary