



Extract from  
Council Public Meeting  
C#28-21 held June 2, 2021

**3. Scheduled Business:**

**3.2 SRPI.21.063 - Request for Comments - Official Plan Amendment and Zoning By-law Amendment Applications - J-G Cordone Investments Ltd. - 12030 Yonge Street - City Files D01-20017 and D02-20032**

Amanda Dunn of the Planning and Infrastructure Department provided an overview of the proposed Official Plan Amendment and Zoning By-law Amendment applications to permit the construction of a mid-rise, mixed-use development on the subject lands.

Joshua Butcher, Bousfields Inc., agent for the applicant, provided additional information related to the site location and proposal to permit the construction of a mid-rise, mixed-use development within the Harris Beech Neighbourhood Infill Study Area, noting the area was soon undergoing urbanization. He addressed the site context and advised they had submitted a Natural Heritage Evaluation (NHE) and an Oak Ridges Moraine Conformity Statement as part of their submission. He reviewed the proposed lot patterning, transit connectivity, Official Plan Land Use Plan, and guiding principles for the proposal, and displayed artist renderings to display transitions from the south elevation, west elevation, setbacks, site circulation and public realm that would include various landscaping features and outdoor amenity space. J. Butcher advised that in their opinion, the proposal was appropriate for the area, represented good planning and design principles, and he would be happy to answer any questions.

Allen Zhang, 90 Settlement Crescent, advised of his concerns with the proposed development as it would not benefit the community and would pose a number of safety issues for area residents including a higher volume of traffic, noting that a number of requests had been made for a speed display board to address fast driving in the community. He expressed his concern with the impact on surrounding facilities as they were already busy resulting in residents not being able to enjoy them, and having the additional density from the proposed apartment building would add to this issue. Mr. Zhang acknowledged the impact of the proposed development on local schools and the quiet environment and open space



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that local residents currently enjoyed, making it a less attractive neighbourhood if approved.

Jane Zhang, 27 Germani Court, advised of her concerns with the increased density in the community as a result of approved developments and the proposed apartment building with only one small park for local residents to enjoy, and concerns related to noise in the area and safety issues as a result of an increase in the volume of traffic. J. Zhang advised that in her opinion, the proposed development would bring too many additional residents to the area and requested that the health and safety of the existing residents be considered.

Wayne Sheng, 15 Yuan Drive, advised that he was in agreement with the comments made by the previous two delegates and shared similar concerns that the proposed development would increase area traffic, impact local schools that were already over-crowded, and affect the safety of the neighbourhood. W. Sheng further advised of his concerns with the density of the proposed apartment building, noting there was only one small park for local residents to enjoy, and that he preferred a low density residential environment be maintained as the area was already crowded.

Ying Li (Nancy), 22 Germani Court, acknowledged that they lived in a quiet neighbourhood but since the addition of the new park, there had been an increase in the number of people that came to the area. She advised of her concerns with the increased density in the community as a result of approved developments and the proposed apartment building, and the effect it would have on noise and volume of traffic, and the impact on local schools. Ms. Li advised that she was opposed to the proposed development in this area and hoped the safety of the existing residents would be taken into consideration.

Jim Kotsopoulos, JKO Planning Services Inc., representing Metropole Developments Inc., advised that they owned two sites in the area, and that both sites had applications currently being processed by City staff. He noted that Metropole Developments Inc. would soon begin construction to urbanize the remaining portion of Harris Avenue to Yonge Street, and highlighted that this urbanization would benefit the subject lands, as well as the abutting lands to the north and the southwest corner, primarily for

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municipal servicing and access along the north side of Harris Avenue. J. Kotsopoulos requested that when the appropriate mechanisms were in place, specifically Site Plan approval and draft Plan of Subdivision, the applicable conditions be imposed upon those approvals and Metropole Developments Inc. be provided with the proportionate share through the reconstruction.

Eric Chen, 76 Settlement Crescent, advised that he was in agreement with the comments made by the previous delegates and shared similar concerns that the proposed development would affect the safety of the neighbourhood, increase area traffic, and impact the local park and schools. E. Chen advised that in his opinion, the proposed development would be an overdevelopment of the site as it was located in a low density area, the community did not need the proposed commercial uses, and it would impact the quality of life of the existing residents.

Jacky Tang, 89 Settlement Crescent, submitted an application to appear as an electronic delegation to address Council on this matter but was not in attendance.

Jessie Ling, 96 Settlement Crescent, advised that she was opposed to the proposed development as it was out of character for the existing neighbourhood and would compromise the integrity of the area. She noted that the proposed height and density were in contrast to the low density residential use in the neighbourhood, and advised that a number of issues would arise from the proposed development including an increase in traffic, noise and pollution; safety issues; would negatively impact the ecological system and wildlife; and would have a negative impact on the privacy of the existing residents. J. Ling advised that many residents in the area of the subject lands were opposed to the proposed development but were unable to attend the meeting.

Moved by: Councillor West  
Seconded by: Councillor Beros

a) That staff report SRPI.21.063 with respect to the Official Plan Amendment and Zoning By-law Amendment applications submitted by J-G Cordone Investments Ltd. for lands known as Part of Lot G, Plan 1916 (municipal address: 12030 Yonge Street), City Files D01-20017 and D02-

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20032, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

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