

3.2 SRPI.21.107 – Request for Comments – Revised Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications – Baif Developments Limited – City Files D01-20001, D02-20006 and D03-93005 (19T-93027)

Leigh Ann Penner of the Planning and Infrastructure Department provided an overview of the proposed Official Plan, Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Baif Developments Limited to permit the construction of a medium density residential 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.

Emma West, Bousfields Inc, on behalf of the applicant, provided an overview of the site location, application history, current proposed applications, and described the development concept and surrounding area. She noted that the proposed townhouses fit within the broader context, and had a very similar lot pattern. She described the development proposal and advised of the reasons for the exclusion of the Yonge Street blocks from the current application. Ms. West compared the parkland approved within the 1997 Plan of Subdivision with the parkland proposed in the 2021 Plan of Subdivision, reviewed the proposed road network, and highlighted the open space in the plan. She concluded by sharing her opinion that the proposed applications were appropriate and desirable, and consistent with the Provincial Policy Statement, Growth Plan, and the Region and City's Official Plan.

Carol Davidson, 25 Green Meadow Crescent, shared her opinion that the proposed development was not needed as the City had enough active townhouse applications to cover half of the units that were required to be built as per York Region's 2041 Preferred Growth Scenario. She noted the large quantity of correspondence submitted, and shared her opinion that residents wanted Council and the developer to come up with something different for the area. Ms. Davidson noted the recent Council decision to request a Minister's Zoning Order to allow Baif Developments Ltd. (Baif) to construct residential units rather than use the land for industry. She also asked Baif, in exchange for that development, to consider not building townhomes in the Oak Ridge's Moraine and to voluntarily protect the area.

For Your Information and Any Action Deemed Necessary

She shared her opinion that the gesture would pay back when the next generation of homebuyers seek out environmentally responsible companies.

Deborah Thompson, 49 Blackforest Drive, outlined the ecological importance of the Oak Ridges Moraine, and provided a summary of former applications submitted by Baif Developments Ltd. (Baif) with respect to the subject lands. She outlined reasons why she believed the proposal was deceptive, and questioned if the apartment buildings would be brought forward at a future date after the current proposal was approved. Ms. Thompson shared concerns with the development encroaching on environmental protection areas, and indicated that the proposed development was within a Landform Conservation Area (Category 1), and that development would have implications on groundwater, wildlife, and remove designated greenspace, which she believed would permanently change the unique character of Oak Ridges. She shared concerns with the possibility that the environmental protections currently in the 2010 Official Plan, with respect to the Oak Ridges Moraine, will be removed in favour of higher density development, and asked that Baif, City planners and Council work together to develop a mutually agreeable plan for the settlement area.

Howard A. Doughty, 10 Cheval Court, outlined the purpose of the Ontario Planning Act, municipal Official Plans and amendments, and zoning by-laws, and shared his opinion that the documents deserved respect and not altered for transitory pecuniary interests. He provided an overview of the history of development proposals submitted by Baif Developments Ltd. (Baif), and expressed his opinion that Baif was putting forward a smaller project for approval in order to set a precedent for subsequent developments. Mr. Doughty noted the environmental significance of the Oak Ridges Moraine, shared his opinion that development should preserve what is valuable and irreplaceable, and that the proposal not be accepted. He also advised that existing community facilities, transportation network and school infrastructure could not accommodate the current population density, and urged Council for action in support of the natural environment.



Extract from
Council Public Meeting
C#45-21 held November 3, 2021

Moved by: Councillor Beros
Seconded by: Regional and Local Councillor Perrelli

a) That Staff Report SRPI.21.107 with respect to the revised Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Baif Developments Limited for lands known as Part of Lots 69 and 70, Concession 1, E.Y.S., Lots 7 to 15 and 1' Reserve, and Part of Lots 1 to 6 and 16, All of Collingwood Road, Plan 339 (Municipal Addresses: 13515 and 13715 Yonge Street, and 53 St. Laurent Drive), City Files D01-20001, D02-20006 and D03-93005 (19T-93027), be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

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