

## Committee Meeting on March 19, 2008

### Attendees:

- Councillor Mike Del Grande
- Paul Zuliani, Manager of Community Planning
- 18 Members of the Bridlewood Mall Committee
- Councillor Del Grande's Office Staff

Mike opened the meeting with the background of the previous meetings and informed the group of the revised plans. There were no revisions in the heights of the buildings and the density.

The new lawyer is Adam J. Brown – he has replaced David Tang who was the lawyer in attendance at the June 5, 2007 meeting.

Mike then spoke about the July 10, 2007 meeting in which the members of the Bridlewood Mall Committee met with Galia Feiler from Fishman Holdings, the Mall's owners. Mike reminded individuals to contact the mall management and owners regarding their concerns.

Paul Zuliani indicated that Malibu Investments met with City staff on March 3<sup>rd</sup>. He noted that Malibu showed exactly the same plans that were presented to our office on February 28<sup>th</sup>. Paul mentioned that nothing really has changed from the original proposal of last year.

Paul noted that the Official Plan designated the Bridlewood Mall lands as Mixed Use Zoning. Malibu designed their residential application on that basis. They are completing studies for this application to validate their proposal. Paul noted that he has raised concerns over the height of the buildings (38 stories versus 23 stories). Paul noted that Malibu has claimed that their slim building will not cast large shadows.

He would also prefer that the application does not involve the severing of property for residential purposes. Furthermore, Paul noted that he is happy to see some investment in the mall noting that an expansion of the commercial component will protect the mall for long-term purchase and development.

Mike noted that Malibu was told that their development would be subject to providing an Affordable Housing component. Noah mentioned that under The Official Plan, a project that is over 5 hectares in size is subject to provide an affordable housing component of up to 20% of the residential units.

The meeting progressed into a Question and Answer segment:

### **Q.1: "What Studies are required for a development application?"**

Paul went through the process of a Rezoning Application, which the Malibu proposal falls under. If a property is being considered for rezoning since their desired type of development, (residential housing on commercial lands) is not permitted; an application is submitted to City Staff. All rezoning applications are taken regardless of how ludicrous the application is.

A **Planning Rationale** is required to explain why this development would fit with the neighbourhood and where the required rezoning is needed.

A **Community Services Study** would accompany this application which stipulates what services can be met with this development, (Hospitals, Social Services).

A **Housing Issues Report** would be next which stipulates the affordability of these residential units.

Are these homes rental units or market-driven homes?

The builder would also need to provide City Planning a **Mass Model on Computer** to give Planning Staff a rendering of what the buildings will look like from all sides and angles.

Another study required by Planning is the **Pedestrian Level Wind Study** which examines the wind tunneling effect caused by multiple high-rise towers.

A **Sun Shadow Study** is an additional requirement which looks at the shadows cast by these buildings in the spring and fall to evaluate the shadowing concerns from high towers.

A new requirement from Planning is the **Green Development Standard** in which Malibu would have to provide a checklist for Environmentally Friendly construction work and practices. This can be done with the construction of Green Roofs or making the development energy efficient.

Another requirement is the Engineering Reports which include **Parking, Loading and Transportation Impact Studies**.

Malibu would also need to provide a **Servicing Report**, which addresses if a development can be constructed with the existing water/waste water infrastructure. Paul noted that their report would have to take the City's Environmental Assessment Study on basement flooding in the Beverly Glen Community into consideration.

A **Storm Water Management Report** is required to address water run off from a development of this size.

An **Archeological Study** may be required for this development as there is a historical cemetery at the Bridlewood Mall.

An **Arborist Report** is needed to address any city or private trees that would be cut or saved during a construction development.

A **Parkland Dedication** requirement is needed in addition, where the builder may have to provide cash in lieu of parkland for such a development. Paul noted that the dedication requirement is much higher for the Bridlewood Mall.

Once the development application has been submitted and deemed complete, Planning Staff would circulate this application to the various City Department along with the Toronto Public Library, Toronto Hydro, the Toronto Police Service, the TTC, Toronto Community Housing, the Public and Catholic School Boards, Bell Canada along with Enbridge for comments and concerns. A Committee Member asked if hospitals are circulated this information. Paul said no as they are not able to respond to such requests and the builder has to incorporate their services within the Community Services Report to address that concern.

## **Q. 2: "What happens when an Application for Development is submitted to the City?"**

Paul noted that City Planning accepts the application.

Signage from the City is posted around the property advising that a formal Application for Rezoning or Development has been received.

A preliminary report would be drafted for Community Council requesting a Community Meeting to be held by Planning Staff and the local councillor which, under the Planning Act, requires that notification be sent to residents and businesses that live 120 metres away from the development site.

After having the Community Meeting, a formal Public Meeting is held at the Scarborough Civic Centre in which the Final Report for this development would be tabled for consideration by Scarborough Community Council for approval or rejection.

**Q. 3: “How can the community voice their concerns about this development to the City?”**

Mike reminded the Committee that they can attend public meetings being held regarding this application. Mike indicated that the public is free to contact any other councillor, particularly the Scarborough ones, to voice their concerns. He reminded the group how he was contacted by out of ward residents when there were City issues that people felt strongly about.

**Q. 4: Could the City re-design the plans so that the project is one that would be supported by the City or the community?**

Paul noted that Planning Staff can advise and comment about their proposal. Paul noted that a Working Group can be established between the Committee Members and the Builder.

**Q. 5: What is the timeline for an application process?**

Paul noted that within 30 days of receipt of this application, Staff has to determine if all the studies are submitted to be deemed a complete application following which there is a 180 day deadline. After 181 days, the builder could take this to the OMB for their decision.

Pending no hitches (which is rare), an application to rezone a property could take a minimum of 9 months. Paul stated that these projects are a year-long process and the Final Report to Council would take a year’s time for a project of this size.

Mike mentioned that he would gladly meet with the Condo Board or their residents to discuss this matter.