

Brownridge Ratepayers Association
Centre St. – Sorbara Proposal
Zoning By-law Amendment File Z.21.028
CW – Tuesday 5/10/2021 at 7 PM
Zoom & [REDACTED]

Deputation

Good evening ... Chair & Members of the Committee of the Whole.

My name is Mario G. Racco, and I am a member of the Law Society of Ontario (LSO # P08297) & I represent Rudy & Gilda Bucciol, residing at [REDACTED] Lawrie Road – Thornhill and the Brownridge Ratepayers Association covering the area south of the property in question. I am providing pro bono legal services, therefore Councillor Racco, my wife, does not have a pecuniary interest in this matter.

We oppose Zoning By-law Amendment Z.21.028 because:

1. Approximately 10 years ago, a community meeting took place & the community was asked to support a restricted commercial zoning change to allow a private school, for the local community, with a height like the existing homes in the area.
This is NOT what the applicant is asking today.
2. The applicant is asking for:
 - a. 375 Condo Units
 - b. 28 Townhomes
 - c. 820 Square Metres of Commercial & Retail spaces.That is not a minor change, but something completely different than what is presently allowed and what the community has been consulted on.
3. The FSI seems to be higher than what is presently at the Promenade Mall.
4. The area has many high-density residential condos, therefore there is no need to add more condos next to an existing low density residential community.
5. The community has not been consulted, on this application, by the applicant nor by the city.
6. The applicant is asking too many amendments to existing requirements for parking, landscaping, buffer, and more.

Therefore, we ask that:

1. Staff prepares a technical report addressing all the issues raised by everyone & more.
2. Staff take the position that the new traffic must go in and out, only, from the existing driveway to the East of this property.
3. Council, at a future Council meeting, refuse this application.
4. The City & the applicant organize a community meeting in cooperation with the affected taxpayers to discuss what is reasonable & good planning for the property.
5. The city notifies, of any future meeting, the Brownridge Ratepayers Association, the Beverley Glen Ratepayers Association & any affected or interested taxpayer.

Thank you for the opportunity to present our concerns.

I will be happy to take any questions.