

# Beach condo project on hold

## FACES OPPOSITION

'This would have transformed our waterfront'

BY REBECCA PENTY

The man behind a Beach condo proposal has gone back to the drawing board, because of opposition from residents and the local city councillor.

"This would have transformed our waterfront," said Beaches-East York Councillor Sandra Bussin, an opponent of the five-storey luxury project. "If he succeeds here, it will draw attention to the community for the all-time luxury building."

Developer/architect Dermot Sweeney said the arguments of nearby residents at a recent public meeting prompted him to rethink his plan. While he has not yet drafted a new project, Mr. Sweeney — who plans to live in the condo — said he is considering changes to the overall size and number of units.

"I'm not building a nuclear power plant here. I'm being treated as the devil incarnate," he said.

Opponents of the development proposed along the waterfront at 2 and 4 Neville Park Blvd. and at 438 and 440 Lakefront Lane — which includes a separate townhouse — say it would require changes to the city's official plan and zoning for the properties. The building, as planned, is almost 18 metres high, six metres more than allowed, while the 16 units are twice the allowed number. The size of the project is more than twice the allowed density, raising fears it would set a precedent.

Ms. Bussin said she worries waterfront homeowners will be tempted to sell their

I'm being treated  
as the devil  
incarnate

homes to developers, while she said the official plan is about "protecting and preserving neighbourhoods and the character of the neighbourhoods."

As part of Mr. Sweeney's revised proposal, he will argue his development does not conflict with the official plan.

"We have not been convinced from the outset that this requires an official plan amendment," he said. Mr. Sweeney has argued a nearby four-storey apartment at 2 Nursewood Rd. already sets a precedent.

Mr. Sweeney said he is working on a new proposal, but worries he will never find common ground with all residents.

"I'm not asking for a 20-storey building, we're asking for a reasonable project that would fit within the bylaw," he said. "I'll never appease everyone."

Mr. Sweeney will treat the revisions to his plan as a new proposal, which gives the city 180 days to respond before he can take them to the Ontario Municipal Board, which he said he does not plan to do.

"I don't think that's the right thing to do," he said. "What we should be focusing on, rather than the politics, is good urban design."

*National Post*