

**EXTRACT FROM COUNCIL PUBLIC MEETING
C#32-16 HELD OCTOBER 5, 2016**

Appendix A
SRPRS.18.109
Town Files D01-16002,
D02-16012 and D03-16006

3.2 Request for Comments – Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications – Yonge MCD Inc. – Part of Lots 1, 2, 23, Plan 1642, Lots 1, 2, 3 and 4, Plan 3600 and Lots 1 and 4, Plan 3799 – 59 Brookside Road – File Numbers D01-16002, D02-16012 and D03-16006 – (Staff Report SRPRS.16.159)

Phoebe Chow of the Planning and Regulatory Services Department provided an overview of the proposed Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications to facilitate the construction of a mixed-use commercial/residential development on the subject lands. Ms. Chow advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Ryan Guetter, Weston Consulting, agent for the applicant, reviewed the planning context of the subject lands, approved high density developments in Richmond Hill, and outlined details of the proposed Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications. He reviewed the development proposal including urban design features and addressed the comments and concerns received at the community open house regarding height and density, transition and compatibility, park and open space, and natural environmental features.

Lester Chan, 20 Brookegreene Crescent, on behalf of the Residents of Westbrook, advised they were opposed to the proposed development as it does not fit with the character of the existing neighbourhood, and expressed concerns with the proposed intensification, height, and density, as further detailed in the correspondence distributed as Correspondence Item 4.

Tim Tucci, 153 Brookside Road, on behalf of Punit Nagpal, Trevor Li, and the "We are Westbrook" residents, advised they were opposed to the proposed development as it was not compatible with the existing neighbourhood and expressed concerns with the proposed density, transition, vehicular access, and impact on area traffic, local schools, privacy, and safety, as further detailed in the correspondence distributed as Correspondence Item 5.

Sal Piazza, 107 Leyburn Avenue, advised he was opposed to the proposed development because of the precedent it would set in the municipality, and expressed concerns with the proposed height, density, transition, noise, traffic, transit, and walkway, as further detailed in his correspondence distributed as Correspondence Item 2.

Domenico Sansalone, 79 Brookside Road, advised he was opposed to the proposed development and expressed concerns with the proposed height and impact it would have on neighbourhood privacy, traffic and loss of sunlight.

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Adelaide Sansalone, 79 Brookside Road, advised she was opposed to the proposed development and was in agreement with concerns raised by previous speakers, specifically relating to the impact the proposed development would have on area traffic and local schools.

Michael Annarilli, 99 Leyburn Avenue, advised he was opposed to the proposed development as it would compromise the integrity of the community, and expressed concerns with the proposed height, density, removal of mature trees, and impact on area traffic, and requested that the current aesthetics of the neighbourhood be maintained.

Bessie Jeries, 118 Leyburn Avenue, advised she was opposed to the proposed development and expressed her concerns with the proposed density, height, and parkland, impact on area traffic and local schools, and impact on the current neighbourhood in terms of privacy, noise, loss of sunlight and glare from the proposed development.

Ramin Siroosi, 7 Brookgreene Crescent, advised he was opposed to the proposed development as it does not fit with the character of the existing neighbourhood, and expressed his concerns with the proposed density, impact on area traffic and local schools, and increase in noise.

Sherry Zhang, 234 Rothbury Road, advised she was opposed to the proposed development as it does not fit with the character of the existing neighbourhood, and expressed her concerns with the proposed density, and impact on area traffic, local schools, and sewer and water systems.

Moved by: Councillor West
Seconded by: Councillor Chan

That staff report SRPRS.16.159 with respect to the Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Yonge MCD Inc. for lands known as Part of Lots 1, 2, 23, Plan 1642, Lots 1, 2, 3 and 4, Plan 3600 and Lots 1 and 4, Plan 3799 (municipal address: 59 Brookside Road), File Numbers D01-16002, D02-16012 and D03-16006, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

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