

Appendix B to SRPRS.19.043

Extract from Council Public Meeting C#11-18 held April 11, 2018

Scheduled Business

3.1 Request for Comments – Official Plan Amendment Application – 2522772 Ontario Inc. c/o Zen Homes Inc. – Part of Lot 12, Plan 3806 – 243 16th Avenue – File Number D01-17007 – Related File Numbers D02-14013, D03-14002, D05-14003 and D06-14038 – (Staff Report SRPRS.18.078)

Simone Fiore of the Planning and Regulatory Services Department provided an overview of the proposed Official Plan Amendment application to permit a medium density residential development consisting of eleven (11) common element condominium townhouse units on the subject lands. Ms. Fiore advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Richard Domes, Gagnon Walker Domes Ltd., agent for the applicant, reviewed the development proposal including site location and adjacent uses, and noted the Neighbourhood designation of the lands and its close proximity to the flood plain of the German Mills Creek. He provided background information related to the initial development proposal and revisions made to the original submission since the Council Public Meeting held in February 2015, and advised that after liaising with the Toronto and Region Conservation Authority, updated flood plain assessments were provided and it was confirmed that the floodline was not located on the site. M. Domes advised that they were proposing to construct a vertical freeboard buffer that would provide protection from the flood plain and reviewed the Official Plan exemption being requested by the applicant.

Ross Vaccaro, owner of 82 Duncan Road and 98 Duncan Road, advised that the rear portion of his lot backs onto the subject lands and explained the impact the proposed development would have on his property, specifically related to flooding. He advised that he was in support of cost sharing for a future road and the reservation of a 10 metre right-of-way as part of any development plan for the neighbourhood. Mr. Vaccaro advised that he was opposed to the proposed development and requested that the rear portion of the subject lands remained single family dwellings in accordance with the present zoning.

Joe Vatalia, resident of Woodbridge, and Emilio Russo, 225 16th Avenue, expressed their concerns with the impact of the proposed development on Mr. Russo's property, specifically related to the flood plain and proximity of the development site to his property line, and advised of their support for adjacent property owners to work together and for the consideration of shared road between the properties.

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Moved by: Councillor Chan
Seconded by: Councillor Cilevitz

That staff report SRPRS.18.078 with respect to the Official Plan Amendment application submitted by 2522772 Ontario Inc. c/o Zen Homes Inc. for lands known as Part of Lot 12, Plan 3806 (municipal address: 243 16th Avenue), File Number D01-17007, be received for information purposes only and that all comments be referred back to staff.

Carried