

EXTRACT FROM COUNCIL PUBLIC MEETING
C#29-14 HELD SEPTEMBER 17, 2014

Appendix	A
SRPRS	B. 046
File(s)	D01-14003 D02-14014

3.3 Request for Comments – Official Plan and Zoning By-law Amendment Applications - The Emerald Developments Inc. - Part of Block A and all of Block B, Plan 4667 - 11488 Yonge Street and 49 Gamble Road - File Nos. D01-14003 and D02-14014 – (SRPRS.14.174)

Ferdi Toniolo of the Planning and Regulatory Services Department provided an overview of the proposed Official Plan and Zoning By-law Amendment applications to permit two apartment buildings on the subject lands. He reviewed the site location noting that a tributary of the Rouge River traverses the lands in a southeasterly direction between the two buildings. Mr. Toniolo further reviewed the subject lands designation under the Town's Official Plan; the current zoning and proposed zoning of the development application; and the levels of underground parking for each building. He advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Michael Manett, Michael S. Manett Planning Services Ltd., agent for the applicant, advised of the informal neighbourhood information meeting that was recently held through the office of the Ward Councillor. He advised that as a follow up to that meeting, he wished to inform the residents that there was no intention of a road connection to Royal Chapin Crescent. Mr. Manett provided an overview of the development proposal for the east and the west half of the subject lands. He advised that he looked forward to taking all comments back and return with a comprehensive response.

Tatiana Nazari, 66 Royal Chapin Crescent, advised of her concerns relating to the proposed development, noting increased traffic concerns on Lacewood Drive and Gamble Road, proposed density and impact on local schools and requested that consideration be given to the natural hazards including valley slopes and flooding from the Rouge River. Ms. Nazari advised that she would prefer to have a low density development.

Helene Clement, 60 Royal Chapin Crescent, advised of her concerns relating to the proposed development at 49 Gamble Road, noting she was opposed to the proposed development, height and density, increased traffic on Lacewood Drive and Gamble Road, and the change of character to the neighbourhood. She advised that, in her opinion, the proposed apartment building does not blend well with the existing neighbourhood. She advised that this development would impact the existing properties and noted she was not opposed to development, but requested that the character of the neighbourhood be maintained and that lower density was preferred. Ms. Clement informed Council that she also spoke on behalf of her neighbours Nancy Spinks and Paul Edwards.

(continued)

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Branka Novic, 9 Marigold Court, advised that her property faced the proposed Building 'A' and expressed concerns relating to loss of privacy, management of waste and increased noise and traffic in the area. She further advised of concerns regarding the ability of local schools to accommodate the proposed density.

Chris Glynne, 40 Thornbush Court, advised of traffic concerns that presently exist on Lacewood Drive and Gamble Road and stated that the height and density of the proposed development of the 5 storey building was not compatible with existing character of the neighbourhood. Mr. Glynne expressed concerns related to privacy, insufficient ingress and egress on Gamble Road and noise issues relating to garbage service vehicles and emergency services accessing the area. He further advised that the conservation property would be insufficient for public use due to flooding that occurs in the spring.

Claude Hing, 88 Royal Chapin Crescent, advised that his property was located opposite from the development and that he had purchased his home in 1988 with the understanding that the area was zoned low density and would remain low density. He advised he was opposed to the proposed 5 storey development as it would change the character of the neighbourhood and expressed concerns relating to increased traffic, safety, decline in property values and that local schools would not be able to accommodate the density.

Stefan Bilitz, 91 Royal Chapin Crescent, advised that his home was the closest to the proposed development at 49 Gamble Road and that he had concerns with the proposed height, loss of privacy, increased traffic and noise, vehicle lights entering and existing reflecting onto his property, and the decrease value of his property. Mr. Bilitz advised he was opposed to the proposed 5 storey building.

Moved by: Councillor West
Seconded by: Regional and Local Councillor Spatafora

That SRPRS.14.174 with respect to the Official Plan and Zoning By-law Amendment applications submitted by The Emerald Developments Inc. for lands known as Part of Block A and all of Block B, Plan 4667, (Municipal Addresses: 11488 Yonge Street and 49 Gamble Road), File Nos. D01-14003 and D02-14014, be received for information purposes only and that all comments be referred back to staff.

Carried