

Appendix A Council Public Meeting Extract C#20-17

3.3 Request for Comments – Zoning By-law Amendment Application – Corsica Development Inc. 123 Hillsvie Drive – File Number D02-17004 – (Staff Report SRPRS.17.101)

Mary Filipetto of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to amend specific development standards, special provisions and general provisions in Zoning By-law 91-13. She explained that the proposed zoning amendment was to facilitate the implementation of secondary suites to be located above attached and detached garages and accessed by a lane for single detached, semi-detached units and for laneway townhouses along Bayview Avenue. Ms. Filipetto 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 Hannay, MBTW, agent for the applicant, provided additional information related to the Zoning By-law amendment application and displayed maps and drawings to demonstrate what was being proposed and the lots that would be affected. He addressed the pairing of driveways, front elevation, rear elevation including garages, access points through laneways, potential for secondary suites, landscape plan, and advised that four parking spaces were being proposed per unit to allow for adequate parking within the proposed development. Mr. Hannay provided a sample of a typical floor plan and advised that he was in attendance to answer any questions.

Deborah Chute, resident of Hillsvie Drive, submitted a 19-page petition containing signatures of residents who were opposed to the Zoning By-law Amendment application for 123 Hillsvie Drive to permit secondary suites and laneways, and requested that the petition be received for inclusion in the public record.

Toomas Karmo, 406 Centre Street East, expressed his concerns with the Zoning By-law Amendment application to permit secondary suites and laneways because of the increase in the number of residents and vehicles in the area, and the subsequent impact on existing infrastructure. He inquired about the density approved through the Ontario Municipal Board settlement and the Town's legal liability relating to the Oak Ridges Moraine aquifer as further detailed in his correspondence distributed as Correspondence Item 4.

Dr. Ian Shelton, representing the David Dunlap Observatory Defenders, advised that they did not have any concerns with the proposed secondary suites but were concerned that the outdoor staircases to the secondary suites which would create additional lighting that could negatively impact the operations of the Observatory. Dr. Shelton further expressed concerns with the rear garages and laneways in terms of snow removal in the winter months.

Gloria Boxen, 117 Old Surrey Lane, advised that she did not have enough time to process the information that had been presented this evening but had concerns with the proposed breezeways and the impact they would have on water run-off.

Moved by: Councillor Chan
Seconded by: Councillor Cilevitz

That staff report SRPRS.17.101 with respect to the Zoning By-law Amendment application submitted by Corsica Development Inc. for lands known as Part of Lots 42 and 43, Concession 1, E.Y.S. (municipal address: 123 Hillsvie Drive), File Number D02-17004 be received for information purposes only and that all comments be referred back to staff for consideration.

Carried Unanimously