

Appendix “A” to Staff Report SRPRS.20.048

Extract from Council Public Meeting C#18-18 held May 30, 2018

3.2 Request for Comments – Zoning By-law Amendment Application – Fortune Real Estate Development Inc. – 0 Briarhill Boulevard – File Number D02-18001 (Related File Numbers D06-18003, D06-18004, D06-18005) – (Staff Report SRPRS.18.096)

Denis Beaulieu of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to facilitate the construction of three (3) single detached dwellings on the subject lands. Mr. Beaulieu advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Murray Evans, Evans Planning Inc., agent for the applicant, reviewed the history of the easterly portion of the subject lands advising they were the subject of an Ontario Municipal Board hearing in 2014 and noted the settlement arrangement permitted a single family dwelling on the property. He advised that they were recently on site with the Toronto and Region Conservation Authority (TRCA) and Natural Heritage Planning staff to address how to protect the significant woodland and provincially significant wetland, and to determine where a house could be situated. Mr. Evans addressed the proposed depth and width of the proposed lots and advised that in his opinion, there were sufficient lands to accommodate single detached dwellings as well as provide the necessary protection of the woodland and wetland.

Shelley Lang, 23 Macdonald Court, advised that she was speaking on behalf of residents on Macdonald Court and submitted a petition signed by approximately 19 residents in opposition to the development proposal for 0 Briarhill Boulevard. She advised of their concerns regarding the request for a zoning by-law amendment noting the OMB settlement allowed for one single family dwelling on the property and the applicant was proposing three, and noted that a number of residents paid a premium for their lot on Macdonald Court because of the environmental features in the area that were now at risk. Ms. Lang further advised of concerns with the design of the proposed houses specifically related to the reverse slope driveway which was not consistent with the neighbourhood, requested additional information and additional time to review the application as a number of new residents of Macdonald Court had not yet moved in.

Sarah Liang, 21 Macdonald Court, advised that she purchased her home because of the backyard view and the proposed development would negatively impact the enjoyment of her property. Ms. Liang displayed pictures and videos

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taken from her home to demonstrate the view of the trees at the rear of her property line, and requested that the green forest be preserved.

Ao Lou, 359 Worthington Avenue, advised that he was against the proposed development and noted that he moved to the area because he enjoyed the surrounding nature, trees and view from his backyard. Mr. Lou displayed pictures taken from his home to show the natural features and number of trees at the rear of his property line and requested that they be protected.

Randy Ta, 27 Macdonald Court, advised that he was in agreement with the comments made by the previous speakers and inquired how an application could be brought forward for consideration for the subject lands to be rezoned from its current Natural Core designation. Mr. Ta noted that he too purchased his home because of the surrounding area and paid a premium for his lot, and requested that the current zoning be respected.

Simon Wong, 23 Macdonald Court, requested that supporting documents referenced in the staff report, including the 2014 Ontario Municipal Board (OMB) settlement, be made available to the residents so that they have the background information to better understand the development proposal. Mr. Wong further requested additional time to review the application as a number of residents of Macdonald Court had not yet moved in.

Moved by: Councillor Chan
Seconded by: Councillor West

- a) That staff report SRPRS.18.096 with respect to a Zoning By-law Amendment application submitted by Fortune Real Estate Development Inc., for lands known as Lots 66, 67 and 68, Plan 201, and part of the former Ethelwyn Avenue road allowance designated as Part 1, Plan 65R-37405 (municipal address: 0 Briarhill Boulevard), File Number D02-18001, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

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