

**Extract from Council Public Meeting
C#06-18 held February 21, 2018**

Appendix	A
SRPRS	.19.185
File(s)	D02-17029 & D03-17008

3.3 Request for Comments – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Centrex Homes Inc. – 107 Birch Avenue – File Numbers D02-17029 and D03-17008 – (Staff Report SRPRS.18.026)

Alison Long of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development comprised of ten single detached dwellings on the subject lands. Ms. Long advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Joanna Fast, Evans Planning, agent for the applicant, reviewed the site location and adjacent uses, and noted the approval of two draft Plan of Subdivision applications which created Day Lily Court and allowed for the rear lot infill of the properties along Birch Avenue. She advised that the subject lands were the last portion of the priority infill area and that a staking was carried out in 2016 with the TRCA to determine the extent of the infill. Ms. Fast read a letter from the property owners of 105 Birch Avenue dated September 2016 regarding the severance to merge the southerly portion of their property with 107 Birch Avenue, acknowledging no further opportunity to create an additional lot fronting on Day Lily Court. Ms. Fast addressed the site specific standards and buffer requirements to the natural feature on the lands to the east, noting a site walk would occur to determine the remaining contiguous vegetation, and advised that she was in attendance to answer any questions.

Zion Knafo, 103 Birch Avenue, requested information regarding the grade level of the proposed residential development and how storm water and overshadowing would be addressed.

Lucia Giambattista, 109 Birch Avenue, inquired about the location of the new homes on the proposed Site Plan and the rear yard setback.

Marco Forlani, 99 Birch Avenue, expressed his concerns regarding potential storm water, drainage and erosion issues resulting from the proposed development and the impact of these issues on area trees. Mr. Forlani requested that a fence be installed between the existing homes and the new residential dwellings to protect residents' privacy.

Moved by: Councillor Cilevitz

Seconded by: Councillor West

That staff report SRPRS.18.026 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Centrex Homes Inc. for lands known as Part of Lots 70 to 73, Plan 1960 (municipal address: 107 Birch Avenue) File Numbers D02-17029 and D03-17008, be received for information purposes only and that all comments be referred back to staff.

Carried

FOR YOUR INFORMATION AND ANY ACTION DEEMED NECESSARY
