

**EXTRACT FROM COUNCIL PUBLIC MEETING
C#19-13 HELD MAY 15, 2013**

SRPI.21.001
Appendix "A"

3.3 Request for Comments - Zoning By-law Amendment and Draft Plan of Subdivision Applications – Dora Homes Inc. - Part of Lots 43 and 44 and Lots 45, 46, 47 and 48, Registered Plan 201 – 0 Glenmore Avenue and 91 Snively Street - File Nos. D02-12039 and D03-12010 - (SRPRS.13.089)

Andy Karaiskakis of the Planning and Regulatory Services Department provided an overview of the Zoning By-law Amendment and Draft Plan of Subdivisions applications to permit five single detached lots and the construction of a new public street on the subject lands. He noted that the subject lands were located on the south side of Snively Street between Wolfson Crescent and Drynoch Avenue and a single detached dwelling currently occupied the site which abuts Snively Street to the north, the unopened Glenmore Avenue road allowance to the east, vacant/environmental lands to the south and single detached dwellings to the west. Mr. Karaiskakis 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 Ltd., agent for the applicant, presented an aerial photo and referred to the limits of the environmental feature (woodlot) on the subject lands. He advised that the woodlot had been mapped, and walked and staked with the Toronto and Region Conservation Authority (TRCA) and in this regard, the natural heritage feature was beyond the limits of the urban development and outside of the environmental limits. Mr. Evans referred to the Oak Ridges Moraine Conservation Plan, the studies completed, and the recent comments from TRCA, and advised that a buffer to the adjacent woodland was not required. In response to the residents' concerns, Mr. Evans described the size, depth and width of the proposed lots and the location and size of the new road.

Gino Sincovitch, 6 Wolfson Crescent, advised that he was not in opposition to the proposed development and referred to his concerns as outlined in Correspondence Item No. 3.3 (1). He reviewed his concerns relating to the loss of trees and the width of the proposed lots, especially lots 2 and 3, noting inconsistency with the existing neighbourhood. Mr. Sincovitch further stated concerns of Mr. Skenderis, 80 Snively Street, regarding the negative impact of the proposed new street on his property.

George Kourtis, 12 Wolfson Crescent, advised of his concerns regarding tree preservation, depth of the proposed lots and inconsistency of the proposed development with the existing layout.

Penny Sgromo, 16 Wolfson Crescent, advised that she was not opposed to the proposed development but noted concerns regarding the style and number of the proposed homes, size of the lots and proposed new street.

(continued)

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

That SRPRS.13.089 regarding the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Dora Homes Inc. for lands known as Part of Lots 43 and 44 and Lots 45, 46, 47 and 48, Registered Plan 201 (Municipal Addresses: 0 Glenmore Avenue and 91 Snively Street), File Nos. D02-12039 and D03-12010, be received and that all comments be referred back to staff.

Carried Unanimously

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