

3. Scheduled Business:

3.2 SRPI.20.001 - Request for Comments - Zoning By-law Amendment and Revised Draft Plan of Subdivision Applications - Country Wide Homes (Jefferson) Inc. and Giuseppina Brunetto - 30 Beech Avenue, 211, 223, 235, 251, 273, 291 and 305 Jefferson Sideroad, and 196, 210, 226, 234, 246, 260, 276 and 288 Harris Avenue - City Files D02-20017, D03-14008 and D03-16002

Jeff Healey of the Planning and Infrastructure Services Department provided an overview of the proposed Zoning By-law Amendment and revised draft Plan of Subdivision applications to permit a residential development comprising of 112 single detached dwelling units, 12 semi-detached dwelling units and 35 street townhouse dwelling units on the subject lands.

Murray Evans, Evans Planning Inc., agent for the applicant, advised that the proposed Zoning By-law Amendment and revised draft Plan of Subdivision applications were to revise the existing draft approved Plan of Subdivision to re-lot the internal portion of the property to accommodate fewer semi-detached dwellings and a larger number of single detached dwellings with reduced lot frontages. He reviewed the details of the approved 2018 draft Plan of Subdivision in comparison to the proposed 2020 plan and confirmed that there were no changes to be made to the periphery of the subdivision, road pattern or storm water management pond. Mr. Evans addressed the concerns that were identified in the correspondence received from area residents, advised that they were working with staff to find a solution for the storm drainage and impact on abutting properties to bring forward to the Toronto and Region Conservation Authority, and noted that he was in attendance to answer any questions.

Ying Li, 16 Settlement Crescent, representing the residents of 6, 8, 10 and 12 Settlement Court, advised that this was their first opportunity to provide comments regarding the proposed draft Plan of Subdivision as they did not live in their homes when the original applications for the subject lands were submitted in 2018, and noted that they paid a lot premium to back onto a forested area. She highlighted their concerns with the proposed development because of the close proximity of the new dwellings to the existing homes which would impact their privacy and access to sunlight. Ms. Li further advised that in their opinion, the proposed development did not fit with the character of the adjacent neighbourhood and made suggestions to improve the new development as further detailed in her correspondence distributed as part of Item 3.2.1.

Sridhar Methuku, 257 Harris Avenue, expressed his concerns with drainage from the storm water management pond within the proposed development and the impact it would have on his property, quality and enjoyment of life for him and his family, and property value. He provided a detailed history of his experience since purchasing his home in 2007 in relation to the Harris-Beech Infill Study and Harris-Beech Master Environmental Servicing Plan (MESP). Mr. Methuku requested that staff continue to work with the applicant and Toronto and Region Conservation Authority (TRCA) to find a solution for the drainage of the storm water management pond as further detailed in his correspondence distributed as part of Item 3.2.1.

Moved by: Councillor West

Seconded by: Regional and Local Councillor Perrelli

a) That staff report SRPI.20.001 with respect to the Zoning By-law Amendment and revised Draft Plan of Subdivision applications submitted by Country Wide Homes (Jefferson) Inc. and Giuseppina Brunetto for lands known as Lots 1 to 5, Plan 9597 and Lots 11, 15 to 18, 20 to 24, 27 and 28, Plan 1916 (municipal addresses: 30 Beech Avenue, 211, 223, 235, 251, 273, 291 and 305 Jefferson Sideroad and 196, 210, 226, 234, 246, 260, 276 and 288 Harris Avenue), City Files D02-20017, D03-14008 and D03-16002, be received for information purposes only and that all comments be referred back to staff.

Carried

For Your Information and Any Action Deemed Necessary