

3. Scheduled Business:

3.1 SRPI.21.101 - Request for Comments - Zoning By-law Amendment and Draft Plan of Subdivision Applications - 2331258 Ontario Inc. - 27, 29 and 31 Anglin Drive - City Files D02-21009 and SUB-21-0003 (D03-21003)

Sarah Mowder of the Planning and Infrastructure Department provided an overview of the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by 2331258 Ontario Inc. to permit a residential infill development comprised of eight (8) single detached dwelling lots, in addition to a new municipal road and a block for open space buffer purposes on the subject lands. Ms. Mowder advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Adam Layton, Evans Planning Inc. on behalf of the applicant, described the site context, noting that the subject property was located within the Anglin Drive/Long Hill Drive/19th Avenue Residential Infill Study area. He advised that the current proposal did not include the extension of a new public road, as was contemplated in a previous concept plan, and outlined the reasons behind that decision. Mr. Layton described the proposed development, permitted zoning of the area, conceptual landscape plan, building elevations and streetview, and provided an aerial view of the proposed development to illustrate how it fit with the context of the area.

Hamid Sherkat, 17 Anglin Drive, noted his opposition to the development proposal and shared concerns regarding lot sizes, overcrowding on Anglin Drive and the impact to resale values of their homes. He shared his opinion that condominium developments on Yonge Street provided viable housing options, and that adding a new court adjacent to another court was out of standard with City planning, and would destroy the neighbourhood. Mr. Sherkat outlined concerns with respect to the precedent that would be set if the development was approved and asked Council to preserve their neighbourhood.

Michael Pullella, 30 Anglin Drive, shared his opinion that the proposal be rejected, as it did not comply with the Infill Study and zoning standards of the area. He advised that previous development in the neighbourhood had

For Your Information and Any Action Deemed Necessary

adhered to the Infill Study, and shared his belief that as residents they had a reasonable expectation and right that development adhere to the standards that were in place. Mr. Pullella advised that his correspondence, submitted as Agenda Item 3.1.2 (b), highlighted the proposed development's non-compliance/non-conformity with the Infill Study and zoning standards. He also shared concerns regarding traffic, safety with respect to garbage and snow removal, the environment, wildlife, walkability of the neighbourhood and privacy.

Lin Huang, 36 Anglin Drive, shared her objection to the proposal and opinion that three homes be built on the existing three lots, in accordance with the zoning by-law. She shared concerns regarding density, traffic, the environment, and demands on infrastructure and public services. Ms. Huang advised of her beliefs that the development would negatively affect the character of the area, hurt their quality of life, and concluded by asking Council to object the proposal.

Miranda Di Stefano, 35 Anglin Drive, shared her opinion that the proposal was inappropriate for the area, as it would negatively affect the neighbourhood stability within the North Anglin component of the larger Anglin/Long Hill Neighbourhood. She advised of a previous development proposal for 31 Anglin Drive, and noted that the same compatibility issues and concerns were brought forward at that time, which were outlined in her correspondence submitted as Agenda Item 3.1.2 (a). Ms. Di Stefano shared her opinion that the proposal of smaller lots was out of character and not compatible with the area, not in keeping with the existing development pattern within the North Anglin neighbourhood, and not consistent with the Infill Study.

Wei Ding, 38 Anglin Drive, shared his opposition to the proposal, and concerns with respect to the proposed density and capacity of the road network to accommodate the new residents. He shared his opinion that the proposed development would harm the quality of life and environment of the surrounding residents.

Sherry Hang, 28 Anglin Drive, submitted an application to appear as an electronic delegation to address Council on this matter but was not in attendance.



Extract from
Council Public Meeting
C#45-21 held November 3, 2021

Raymond Xu, 28 Anglin Drive, submitted an application to appear as an electronic delegation to address Council on this matter but was not in attendance.

Jack Zhang, 9 Long Hill Drive, conveyed through an interpreter that he agreed with the comments made by the previous speakers, and was opposed to the proposal. He advised of concerns with the proposed density, and the impact it may have on traffic and public services.

Moved by: Councillor Muench

Seconded by: Councillor Beros

a) That Staff Report SRPI.21.101 with respect to the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by 2331258 Ontario Inc. for the lands known as Part of Lot 5 and All of Lot 6, Plan 65M-2075 (Municipal Addresses: 27, 29 and 31 Anglin Drive), City Files D02-21009 and SUB-21-0003 (D03-21003), be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

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