

Extracts from
Council Public Meeting
C#32-22 held September 7, 2022

3. Scheduled Business:

3.3 SPRI.22.096 - Request for Comments - Zoning By-law Amendment Application - Thomas James Armour and Joan Marie Armour - 34 Cynthia Crescent - City File D02-22012

Diane Pi of the Planning and Infrastructure Department provided an overview of the proposed Zoning By-law Amendment application to facilitate the creation of two additional building lots on the subject lands. D. Pi 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, on behalf of the applicant, provided an overview of the subject property, noting that the proposed lots were generally consistent with the lots to the east. She reviewed the proposed site plan, noting that there was the potential that sidewalks and stormwater servicing may be planned for the community and potentially impacted trees were marked. J. Fast provided details of the zoning amendment sought, illustrations of the conceptual building elevations, and noted the properties that were in support of the application.

Allan M. Freedman, Allan M. Freedman, Barristers & Solicitors, shared his belief that the owners of 25 and 34 Cynthia Crescent were aware they were buying a forested lot when they acquired their properties, and that it should remain as such. He also advised that the Planning and Infrastructure Department had commented in the staff report that they were not supportive of the proposed severance.

Alana Kanapka, 22 Cynthia Crescent, advised that her comments were similar to the ones she made with respect to 25 Cynthia Crescent. She noted that they moved to the community believing that they would be protected by the by-laws that were in place. A. Kanapka further advised that she was not against change, but that they were fighting to maintain the standards and by-laws that were in place to protect homeowners.

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Frank Casamatta, 51 Cynthia Crescent, expressed concern with the precedent that would be set if the severance was permitted, and shared his belief that it was not fair to allow that behaviour as it may have cascading effects. F. Casamatta asked for Council's support as he intended to fight the application all the way to the Ontario Land Tribunal, and shared his opinion that the severance was money driven.

Saveria Casamatta, 51 Cynthia Crescent, submitted an application to appear, but did not address Council when called as she commented on the application during consideration of Agenda Item 3.2.

Gaby Moussaed, 10 Cynthia Crescent, advised that he invested in his home to make improvements, and that he could have severed his property into multiple lots. G. Moussaed shared his fear that one day he could see twelve houses across the street from his property, and advised that that he moved to the area to live in peace and quiet, and would fight the application at the Ontario Land Tribunal if necessary.

Stephen Gooderham, 5 Cynthia Crescent, provided a brief history of events at 18 Cynthia Crescent, noting that the application to sever was approved at the Ontario Land Tribunal as it did not alter the streetscape. He concluded by sharing his opinion that the proposed development differed as it did not fit in with the streetscape.

Domenic Tersigni, 53 Cynthia Crescent, noted that he was assured, based on comments made at the meeting, that Council would act in the best interest of the community. He shared his hope that Council was diligent and honest enough to respect the comments made, and concur with the original concept of what Oak Ridges should be. He also shared his belief that some of the past changes made in the community had not been as decent and honourable.

Tom Armour, 34 Cynthia Crescent, advised that there were many residents on Cynthia Crescent and Blackforest Drive that supported the severance as they wanted to block the development of multi-unit townhomes with high quality individual homes. He shared his opinion that

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APPENDIX "A"
SRPBS.24.014

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the severance into three lots may have gone a step too far. T. Armour further advised that numerous trees in the area were in poor health, or dead, and in need of replacement, noting that in his opinion, the area needed a lot of investment to bring it back to what it looked like twenty-four years ago. He also noted that 100 to 200 pine trees were marked in the event that sewers and sidewalks were built.

Moved by: Councillor Beros

Seconded by: Regional and Local Councillor Perrelli

a) That Staff Report SRPI.22.096 with respect to the Zoning By-law Amendment application submitted by Thomas James Armour and Joan Marie Armour for the lands known as Lot 27, Plan M-36 (Municipal Address: 34 Cynthia Crescent), City File D02-22012, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

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