



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

3. Scheduled Business:

3.2 SPRI.22.095 - Request for Comments - Zoning By-law Amendment Application - Stanley Joel Potter - 25 Cynthia Crescent - City File D02-22011

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, described the subject lands and adjacent land uses, and noted that the existing woodland on the property did not meet the technical criteria to qualify as a *Significant Woodland*. J. Fast provided an overview of the proposed site plan, noted the application met all of the development standards of the RU Zone, as amended, and that similar development applications had been made in the neighbourhood. She reviewed the conceptual building elevations and advised that the property owners had gathered 30 letters of support from their neighbours. J. Fast also commented on the correspondence submitted by Allan M. Freedman, included on the Revised Agenda as Item 3.2.1 (1), noting that the subdivision agreements and restrictive covenants that were placed on the lands in the 1970s had expired after 40 years.

Allan M. Freedman, Allan M. Freedman, Barristers & Solicitors, advised that his comments also applied to the proposed development at 34 Cynthia Crescent, listed on the Revised Agenda as Item 3.3. A. Freedman, who represented a number of individuals in the community, advised of their objection to the proposal as it would lead to the loss of trees, vegetation and wildlife, and noted the importance of protecting the Oak Ridges Moraine. He asked that the proposal be denied, as it would set a bad precedent should the severance be permitted, and shared his

For Your Information and Any Action Deemed Necessary



APPENDIX "A"
SRPBS.24.013

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

belief that the original design of the community be respected, and that the property remain a forested lot.

Alana Kanapka, 22 Cynthia Crescent, advised that her comments also applied to the proposed development at 34 Cynthia Crescent, listed as Item 3.3 on the Revised Agenda. A. Kanapka remarked on the unique characteristics of the community, and shared her opinion that the proposed developments at 25 and 34 Cynthia Crescent were a significant departure from the provisions of the Official Plan with respect to lot patterning, scale and character. She shared her belief that new development proposals in the City should be compatible and respect the character of the neighbourhood, and requested that Council object the proposal. A. Kanapka further noted that the subdivision was designed to preserve the existing woodlands.

Frank Casamatta, 51 Cynthia Crescent, advised that he was the original developer of the area. He provided a brief history of the subdivision, noting that it would be disrespectful to the original planning of the area to subdivide lots. He shared concerns regarding the loss of tree coverage and displacement of wildlife, and the precedent that would be set if the application was approved. F. Casamatta further advised that traffic noise would become prevalent if the trees were removed.

Saveria Casamatta, 51 Cynthia Crescent, shared her reaction to the proposed development plans of 25 and 34 Cynthia Crescent, noting that she was surprised that anyone would want to change the fabric of her street. S. Casamatta advised that many residents had improved their homes over the years, and that some had demolished their home and replaced it with no more than one unit. She noted that many residents were not supportive of the lot severance and were concerned with the loss of trees and displacement of wildlife. S. Casamatta advised that the proposed development contradicted the original planning of the area, and noted concern with the precedent that would be set if the development proposal was approved.

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Stephen Gooderham, 5 Cynthia Crescent, advised that the proposed rezoning did not fit in with the streetscape and neighbourhood characteristics. He provided a brief history of the development application with respect to 18 Cynthia Crescent, and explained that it received the approval of the Ontario Municipal Board because it did not alter the streetscape, as the proposed development was not visible from the street. S. Gooderham advised that the proposed development was in plain sight.

Gaby Moussaed, 10 Cynthia Crescent, advised that residents lived in the community because they liked their neighbourhood. He noted that he was surprised that the applicant had applied to sever his property as they had previously opposed the severance of 18 Cynthia Crescent. He shared his opinion that what the applicant was doing was wrong, and that the street should remain as it is.

Domenic Tersigni, 53 Cynthia Crescent, advised that he concurred with everyone that was against the project.

Moved by: Councillor Beros

Seconded by: Regional and Local Councillor Perrelli

a) That Staff Report SRPI.22.095 with respect to the Zoning By-law Amendment application submitted by Stanley Joel Potter for the lands known as Lot 8, Plan M-36 (Municipal Address: 25 Cynthia Crescent), City File D02-22011, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

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