

3. Scheduled Business:

3.1 SRPBS.23.026 – Request for Comments – Zoning By-law Amendment Application – Reza Mortazi and Maryam Naji – 1 Cynthia Crescent – City File ZBLA-23-0008

Umar Javed, Planner I – Site Plans, Planning and Building Services Department, provided an overview of the proposed Zoning By-law Amendment application to facilitate the creation of two (2) additional building lots on the subject lands. U. Javed advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Leo DeLoyde, DeLoyde Development Solutions, agent for the applicant, described the development proposal, site characteristics, proposed lots and site plan, surrounding land uses, and noted that the new dwellings were consistent with the character of homes located north on Coons Road. He provided illustrations of the proposed dwellings and noted that they were amenable to working with urban designers and staff to ensure maximum compatibility. L. DeLoyde reviewed the policy framework in support of the development application, noted the zoning by-law amendment that was required, and highlighted the supporting technical studies that were submitted and other planning considerations.

Frank Casamatta, 51 Cynthia Crescent, advised that in his opinion, the proposed development was inappropriate for the location, and stated that it would have an impact on the water table, as well as set a precedent for future development in the Oak Ridges Moraine area. He shared his opinion on the applicant's motivation behind the development proposal, remarked on the beauty of the area, the need to preserve trees and water courses, and hoped that the application would be opposed.

Stephen Gooderham, 5 Cynthia Crescent, advised that he resided adjacent to the proposed development, noted that he was currently experiencing flooding, and expressed that the proposed development would exacerbate the problem. He stated that additional trees were needed to mitigate water runoff, and that the proposed development was not compatible 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

For Your Information and Any Action Deemed Necessary



Extracts from
Council Public Meeting
C#36-23 held October 17, 2023

Ontario Municipal Board (OMB) because it did not alter the streetscape, as the proposed development was not visible from the street. S. Gooderham expressed that the application should not be approved based on the precedent set by that OMB decision.

Gaby Moussaed, 10 Cynthia Crescent, remarked on his enjoyment of wildlife and trees in his neighbourhood, and shared his preference for additional trees, not more homes. He advised of concerns regarding flooding, invited Council to the neighbourhood, commented on the uniqueness of the street, and noted his desire to preserve the existing neighbourhood.

John Custodio, 48 Cynthia Crescent, advised that he opposed the proposed application. He shared his opinion that the characteristics of a neighbourhood had nothing to do with a dwelling, but rather, the size of the lots, and that the existing lot sizes in the neighbourhood needed to be preserved.

Moved by: Councillor Davidson
Seconded by: Councillor Cui

a) That Staff Report SRPBS.23.026 with respect to the Zoning By-law Amendment application submitted by Reza Mortazi and Maryam Naji for the lands known as Lot 13, Registered Plan M36 (Municipal Address: 1 Cynthia Crescent), City File ZBLA-23-0008, be received for information purposes and that all comments be referred back to staff.

Carried Unanimously

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