

**EXTRACT FROM COUNCIL PUBLIC MEETING  
C#36-16 HELD NOVEMBER 9, 2016**

**3.2 Request for Comments – Zoning By-law Amendment and Draft Plan of Subdivision Applications - Ideal (BC) Developments Inc., Ideal (BC2) Developments Inc., 2490568 Ontario Inc., 2490564 Ontario Inc. - Lots 62 to 67, Part of Lot 1, Plan 136 - 8, 10, 12, 14, 16 and 18 Bostwick Crescent and 2, 6 and 8 Bond Crescent - File Numbers D02-14039 and D03-14017 – (Staff Report SRPRS.16.178)**

Phoebe Chow of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications to facilitate 71 units of townhouses on the subject lands. Ms. Chow advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Murray Evans, Evans Planning Inc., agent for the applicant, reviewed the location of the proposed development and advised that subsequent to the previous Council Public Meeting, his client had acquired additional lands that would facilitate the construction of 71 townhouse units. Mr. Evans advised that the proposed height of 3 storeys meets the requirements of the Bond Crescent Infill Study and the density requirements of the Official Plan. He reviewed the zoning designation of adjacent lands, and explained how the design of the proposed development had considered all possible options for road connections. Mr. Evans provided additional information in response to a resident's request regarding tree preservation on the site and reviewed the amenity space for the proposed development.

Bruna Filosa, 10B Bond Crescent, advised of her concerns relating to density, traffic, only one entrance/exit into the development, height of the stacked townhouses, unappealing façade and the existing sewer odour issue. Ms. Filosa expressed concerns relating to the loss of mature trees and protection of the natural habitat and wetlands.

Erin D'Amico, 10A Bond Crescent, advised that she was opposed to the proposed development for reasons relating to traffic and parking issues, density, no entrance from Bostwick Crescent and only having one entrance/exit to the proposed development. She referred to the loss of mature tree loss and stated in her view the proposed development was not an ideal plan for the neighbourhood.

Nick Lambros, 10 Bond Crescent, advised he supports development and preservation of the natural environment in the area. He advised of concerns relating to tree preservation and traffic and asked whether road connections to alleviate traffic issues was taken into consideration when approving zoning. He enquired about the type, height and set back of a privacy fence as his property abuts the proposed development.

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**FOR YOUR INFORMATION AND ANY ACTION DEEMED NECESSARY**

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Cristina Pop, 15 Bond Crescent, advised of her concerns relating to traffic, parking and the impact of ongoing construction work. She noted the loss of mature trees and inquired about the provision of a future park or green space for the neighbourhood.

John D'Amico, 10A Bond Crescent, inquired whether access from Bostwick Crescent was taken in consideration when determining zoning for development proposals as he felt that opening up Bostwick Crescent would help the flow of traffic in the area.

Moved by: Councillor Beros  
Seconded by: Regional and Local Councillor Spatafora

That Staff Report SRPRS.16.178 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Ideal (BC) Developments Inc. et al. for lands know as Lots 62 to 67, Part of Lot 1, Plan 136 (Municipal Addresses: 8, 10, 12, 14 16 and 18 Bostwick Crescent and 2, 6 and 8 Bond Crescent), Town File Numbers D02-14039 and D03-14017, be received for information purposes only and that all comments be referred back to staff.

Carried