

**EXTRACT FROM COUNCIL PUBLIC MEETING  
C#20-15 HELD MAY 6, 2015**

Appendix F  
SRPRS.18.044  
Files D02-14024, D02-14025,  
D02-16001, D03-14008,  
D03-14009 and D03-16002

**3.2 Request for Comments – Zoning By-law Amendment and Draft Plan of Subdivision Applications**

**Jefferson South Developments Inc. and Guiseppina Brunetto - Lots 1-5 on Registered Plan 9597, and Part of Lots 15 and 16, Lots 17-24 on Registered Plan 1916 - 30 Beech Avenue, 223, 235, 251, 273, 291 and 305 Jefferson Sideroad and 226, 234, 246, 260, 276, and 288 Harris Avenue - File Nos.: D02-14024 and D03-14008 (19T(R)-14008)**

**Jefferson South Developments 307 Inc. - Lot 3, Registered Plan 65M-2071 - 307 Harris Avenue - File Nos.: D02-14025 and D03-14009 (19T(R)-14009)**

**Pearl View Land Developers Inc. - Lots 54 and 55, Registered Plan 1916 and Lot 1, Registered Plan 65M-2071 - 12 and 24 Beech Avenue and 319 Harris Avenue - File Nos.: D02-14028 and D03-14011 (19T(R)-14011)**

**Jefferson South Developments 48 Inc., Jefferson South Developments 60 Inc., and Jefferson South Developments 363 Inc. - Part of Lots 57, 58 and 59, Plan 1916 - 363 Jefferson Sideroad, 60 Beech Avenue and 48 Beech Avenue - File Nos.: D02-14036 and D03-14015 (19T(R)-14015)**

Shelly Cham 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 the construction of four (4) residential developments on the subject lands. Ms. Cham 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 Jefferson South Developments 48 Inc., Jefferson South Developments 60 Inc., and Jefferson South Developments 363 Inc., reviewed the details of the proposed development submitted by his clients noting the style of residential development, lot frontages and stormwater management pond. He advised of the number of units being proposed within the three applications and noted the extension of Wicker Drive to facilitate connections in the area. M. Evans noted that the Harris-Beech Infill study was referred to as a guideline for development in the area and advised of his opinion that the staff report presented was overly prescriptive.

Tim Jessop, Weston Consulting, agent for Pearl View Land Developers Inc., reviewed the details of his client's proposed development including type of units, laneways and possible future connection to the north of the subject lands. He advised that he was available to answer questions.

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Michael Mannett advised that he was representing the owners of 247 and 257 Harris Avenue and was also monitoring the project on behalf of 219 and 277 Harris Avenue. He advised that he was present to listen to comments made by the public and Council and would be submitting written correspondence at a later time.

Vladimir Mirkin, 301 Harris Avenue, expressed his concerns regarding the impact of the proposed development and related work on his well water. He requested protection measures for wells on area properties and that piping be put in place to allow for area homes to connect to Town services in the future. Mr. Mirkin advised of the negative affect the area development has had on the sale and rental of his property and advised that he was opposed to the connection of Wicker Drive as well as the proposed development of 6 lots on 307 Harris Avenue.

Joseph Doria, 211 Jefferson Sideroad, advised that he was present to hear comments related to the proposed development and that he was observing development in the area. He noted concerns related to the removal of trees on the lands between Jefferson Sideroad and Harris Avenue.

Adriana Pisano Beaumont, 62 Wicker Drive, noted the negative impacts the proposed extension of Wicker Drive would have on the surrounding neighbourhood including increased traffic, snow removal and safety concerns related to narrow streets and pedestrian safety. She noted that the proposed extension of Wicker Drive did not offer benefits to the neighbourhood and advised of her support for a nature trail in the area.

Aliakbar Kabiri Rahini, 196 Harris Avenue, expressed his objection to the incorporation of two hammerhead road ends within the proposed development noting concerns related to safety and emergency vehicle use.

Kar-Wing Lai, 80 Brass Drive, noted his concerns related to the extension of Wicker Drive including safety, increased traffic and the disruption of nature. He requested that development in the area be limited and advised that the extension of Wicker Drive would not assist with emergency vehicle access.

Robert Verhovsek, 63 Wicker Drive, advised that he was opposed to the extension of Wicker Drive noting concerns related to increased traffic, safety and the value of area homes. He expressed his support for the incorporation of a nature trail to connect the two communities.

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Marcelo Almeida, 82 Wicker Drive, advised of the negative effects that the extension of Wicker Drive would have on the community and requested that an alternate option be considered. He noted concerns relate to increased traffic, visibility on road curves, the impact on green space and advised that the connection would not provide a faster response time for emergency vehicles. Mr. Almeida raised issues related to the ownership of the land where the extension was being proposed and required permits from other agencies.

Ingrid Sunar, 53 Wicker Drive, advised that she concurred with comments made by previous speakers and noted her concerns related to the extension of Wicker Drive including increased traffic, narrow roads, visibility, green space, the impact on the environment and the density of the proposed development.

Joel Durocher, 72 Wicker Drive, advised of his concerns related to the extension of Wicker Drive noting the negative impact the street connection would have on the existing neighbourhood. He advised of further concerns related to increased traffic, safety, narrow roads, interrupted green space and the use of the connection as a short cut to Yonge Street.

Nat Albano, 277 Harris Avenue, advised of the uniqueness of the area and raised questions related to drinking water, ponds and drainage.

Moved by: Councillor West  
Seconded by: Councillor Cilevitz

That Staff Report SRPRS.15.067 with respect to the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by the following Owners for the lands described below, be received for information purposes only and that all comments be referred back to staff:

- a) Jefferson South Developments Inc. and Giuseppina Brunetto for Lots 1-5 on Registered Plan 9597, and Part of Lots 15 and 16, Lots 17-24 on Registered Plan 1916 and municipally known as 30 Beech Avenue, 223, 235, 251, 273, 291 and 305 Jefferson Sideroad, and 226, 234, 246, 260, 276, and 288 Harris Avenue (Town File Nos.: D02-14024 and D03-14008 (19T(R)-14008));
- b) Jefferson South Developments 307 Inc. for Lot 3 on Registered Plan 65M-2071 and municipally known as 307 Harris Avenue (Town File Nos. D02-14025 and D03-14009 (19T(R)-14009));

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- c) Pearl View Land Developers Inc. for Lots 54 and 55 on Registered Plan 1916 and Lot 1 on Registered Plan 65M-2071 and municipally known as 12 and 24 Beech Avenue and 319 Harris Avenue (Town File No. D02-14028 and D03-14011 (19T(R)-14011)); and,
- d) Jefferson South Developments 48 Inc., Jefferson South Developments 60 Inc. And Jefferson South Developments 363 Inc. for Part of Lots 57, 58 and 59, Plan 1916 and municipally known as 363 Jefferson Sideroad, 60 Beech Avenue and 48 Beech Avenue (Town File Nos. D02-14036 and D03-14015 (19T(R)-14015))

Carried