

Legislation Text

File #: 15-G-063, **Version:** 2

APPLICATION FOR AN AMENDMENT TO THE ZONING BY-LAW - INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF TERRA CAPITAL GROUP INC. (C/O TIM MOUZAFAROV) - 534, 536 AND 540 ESSA ROAD AND PART OF 8 BOAG COURT (WARD 7) (FILE: D14-1583)

Mr. John Stuart of Innovative Planning Solutions advised that the purpose of the public meeting was to review an application for an amendment to the Zoning By-Law submitted by Innovative Planning Solutions on behalf of Terra Capital Group Inc. (c/o Tim Mouzafarov), for the properties of 534, 536, and 540 Essa Road and Part of 8 Boag Court.

Mr. Stuart provided a slide presentation, concerning the application. He discussed slides concerning the following topics:

- the application context including the location, existing use and surrounding uses;
- background information concerning the current zoning of the subject site;
- the current land use designation and zoning;
- an image illustrating the development proposal;
- an artist's rendering of the built form proposed and an overview of the special provisions requested;
- an artist's rendering of the amenity space proposal;
- a list of studies submitted in support of the application;
- comments from the Ward Meeting held on February 19, 2015;
- the application in context of Provincial and City Planning Policy; and
- the relationship to proposed intensification standards.

Mr. Stuart noted that in his professional planning opinion, the proposed zoning by-law amendment represents good planning and is consistent with Provincial and City planning policy.

Mr. Steve Farquharson, Development Planner discussed items currently being considered by Planning staff concerning the application, including comments received at the February 19, 2015 ward meeting concerning the gross floor area, protection of boundary trees and tree preservation as well as functionality and type of amenity space proposed. He also noted that staff are reviewing items such as snow storage on site and the proposed density. Mr. Farquharson advised that staff are working with the applicant on the issues and concerns that have been identified.

PUBLIC COMMENTS

- 1. Mr. Mariello Chiapetta, 550 Essa Road** asked if the Essa Road widening project included in the 2015 Business Plan would coincide with the development project. He discussed the need for more affordable units and asked if the units would be sold as condominiums. Mr. Chiapetta commented that he doesn't like the additional traffic but noted that the road widening on Essa is being undertaken and applauded Council for making the decision to proceed with the project. He commented on the need to explore different types of housing and move forward on decisions to improve the quantity and quality of housing to meet demands. Mr. Chiapetta stated that he feels there is a shortage of housing for the young and retirees.

Mr. Stuart and staff responded to the enquiries.

2. **Mr. Mario Titus, Toronto Street**, asked if the units associated with the development would be sold or rental.
3. **Mr. Rick Belfed - 366 Emms Drive** commented that Essa Road is a main corridor into the City and the proposed development would be a better welcome into the City than the existing buildings on the properties. He discussed his concerns related to the three houses currently on the subject properties. Mr. Belfed indicated that he believes that this the best place for the proposed development project.
4. **Mr. Frank Buondensero, 33 Bentley Crescent** advised that he agreed with previous speaker noting his issues with the existing homes on the properties and observed that it is time to move forward and revitalize the area.
5. **Ms. Carol Bjurgan, 20 O'Shaunessy Crescent** discussed her concerns related to the number of units in the proposed development and the amount of cars that will be parked on the property as she does not think the properties are adequate to handle the scale of the development. Ms. Bjurgan commented that she believes the pond on the property is spring fed and stated her concerns related to possible flooding once the pond is filled in. She also commented on her concerns related to possible impact on the wildlife in the area. Ms. Bjurgan requested that the applicant build a fence as is permitted and provide a buffer of evergreen trees between the proposed development and the existing residential area.

Mr. Stuart responded to the enquires.

6. **Mr. Darryl MacNeil, 9 Boag Court** advised that his property is adjacent to the proposed development and he discussed his concerns related to the amenity space, as he feels it may attract more crime into the area. He discussed his concerns related to the ability for emergency vehicles to turn around with the proposed development. Mr. MacNeil noted his concerns related to the filling in of the spring fed pond and reiterated his concerns related to the location of the amenity space at the rear of the proposed development.

Members of General Committee asked a number of questions of clarification of the applicant and staff concerning the proposal and received responses.

WRITTEN CORRESPONDENCE

1. Correspondence from the Simcoe Muskoka Catholic District School Board, dated March 5, 2015
2. Petition signed by 13 residents, received March 17, 2015