

Legislation Text

File #: 18-A-061, **Version:** 2

DEPUTATIONS REGARDING MOTION 18-G-153, ZONING BY-LAW AMENDMENT APPLICATION - SEAN MASON HOMES (ESSA ROAD) INC. - 405 ESSA ROAD (WARD 6)

1. Mr. Graeme Montgomery

Mr. Graeme Montgomery provided a deputation in opposition to motion 18-G-153 concerning Zoning By-law amendment application - Sean Mason Homes (Essa Road) Inc. - 405 Essa Road (Ward 6). Mr. Montgomery thanked Councillors and Staff that have listened and provided information on the process. He advised that he believed staff have been responsive throughout the process to date. Mr. Montgomery raised the following concerns with respect to the proposed Zoning By-law amendment:

- Neighbouring residents would have to expend their own funds and time to attempt to mitigate the impact of a new development;
- The whole development should have been looked at, rather than through various phases as has taken place;
- The proposed buffering and tree planting on property outside of the developer's lands and the proposed buffering is not adequate for the development;
- The previous phases of the development has not proceeded as illustrated on the plans and the same could happen for the proposed phase; and
- There could be a better transition between existing development and the proposed development.

2. Mr. Carl Buchheit

Mr. Carl Buchheit provided a deputation in opposition to motion 18-G-153 concerning Zoning By-law amendment application - Sean Mason Homes (Essa Road) Inc. - 405 Essa Road (Ward 6). Mr. Buchheit presented several slides that illustrated the following concerns:

- The proposed development will result in the loss of equity to prime residential properties in the area and developments such as this are a similar concern across the City;
- Situating four storey buildings next to two storey buildings is not acceptable to maintain privacy between buildings and does not allow for an appropriate transition;
- Work in Phases 1 and 2 of the development that he believes still needed to be completed;
- The landscaping and transition plan from the existing development to the proposed development is not appropriate; and
- The plans for the development show tree plantings on the neighbouring property and he does not believe that this should be permitted.

In conclusion, he urged Council to listen to the comments from the residents and ensure that resident concerns are addressed in the proposed phase and that the previous phases are completed as illustrated.

Members of Council asked questions of Mr. Buchheit and received responses.