

**EXTRACT FROM COUNCIL PUBLIC MEETING
C#45-15 HELD NOVEMBER 4, 2015**

Appendix	A
SRPRS	18.093
File(s)	D02-15016 + D06-15044

SCHEDULED BUSINESS

3.1 Request for Comments – Zoning By-law Amendment and Site Plan Applications - Ezio Paoletti and Bruna Paoletti and 742110 Ontario Limited – 102 and 106 Hunt Avenue – File Nos. D02-15016 and D06-15044 – (SRPRS.15.169)

Melissa Morgan of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment and Site Plan Amendment applications to develop the subject lands for six (6), three (3) storey street townhouse dwellings. Ms. Morgan advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Peter Smith, agent for the applicant, noted details of the proposed development including the width and total frontage and referenced existing townhouse developments in the area. He advised of concerns with the content of the staff report including reference to an outstanding response related to zoning standards which was submitted following the preparation of the staff report. Mr. Smith advised that the proposed development was following the unit width of a similar development on Benson Avenue and noted width requirements outlined in the tertiary plan for the area. He noted how the proposed development scores within the sustainability metrics tool and advised that the interim growth strategy submission would be completed following the public meeting.

Alex Wilton, 80 Hunt Avenue, expressed his concerns related to the height of the proposed development noting the transition to the existing low density neighbourhood. He highlighted height approvals for other area developments noting that heights approved at the Ontario Municipal Board were lower than what was being proposed. Mr. Hunt presented examples of height transitions used in area development where the end units were lower than the rest of the structure.

Linda Liberatore-Brooks, 161 Lucas Street, advised that while she was not opposed to development she shared concerns raised by the previous speaker related to the height of the proposed development. She noted concerns related to loss of privacy for her property and requested that the evergreen trees and existing fence remain in place. Ms. Liberatore-Brooks highlighted the unique homes in the area and requested that the number of units within the proposed development be reduced to allow for a better product.

(continued)

FOR YOUR INFORMATION AND ANY ACTION DEEMED NECESSARY

**EXTRACT FROM COUNCIL PUBLIC MEETING
C#45-15 HELD NOVEMBER 4, 2015**

Moved by: Councillor West
Seconded by: Councillor Cilevitz

That SRPRS.15.169 with respect to the Zoning By-law Amendment and Site Plan Applications submitted by Ezio Paoletti and Bruna Paoletti and 742110 Ontario Limited for lands known as Part Lot 26 and Lot 27, Plan 2300 (municipal addresses: 102 and 106 Hunt Avenue) File Nos. D02-15016 and D06-15044 be received and that all comments be referred back to staff.

Carried Unanimously