

Appendix “A”, Council Public Meeting Extract C#20-17, June 7, 2017

3.1 Request for Comments – Zoning By-law Amendment Application – Pedram Mamoudian – 79 Hunt Avenue – File Number D02-16040 (Related File Number D06-16096) – (Staff Report SRPRS.17.099)

Katherine Faria of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to facilitate the construction of two semi-detached dwelling units on the subject lands. Ms. Faria advised that staff’s recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Alan Young, A. Yonge Planner Ltd., agent for the applicant, reviewed the Zoning By-law Amendment application to permit two semi-detached dwelling units, specifically related to the proposed lot frontage and front yard setback, and advised they were appropriate within the existing neighbourhood. He addressed the roof and gable features and advised that they have not yet had the opportunity to address the urban design comments with staff related to the side yards, garage width, driveway location and pairing, but would follow up to address these items and find a resolution.

Alexander Wilton, 80 Hunt Avenue, advised of his objection to the proposed development as in his opinion it was not in compliance with the fundamental policies of the Benson Hunt Tertiary Plan, specifically related to the proposed size of units, height, side yard setbacks and lot width. Mr. Wilton expressed concerns with the existing house on the subject lands referring to the potential substances area residents would be exposed to when it was demolished. He requested that a survey be obtained before a demolition permit was issued as further detailed in his correspondence submitted at the meeting.

Moved by: Councillor West

Seconded by: Councillor Cilevitz

That staff report SRPRS.17.099 with respect to the Zoning By-law Amendment application submitted by Pedram Mahmoudian for lands known as Part of Lots 12 and 13, Plan 2300 (municipal address: 79 Hunt Avenue), File Number D02-16040 (Related File Number D06-16096) be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously