

Appendix “A”

Extract from Council Public Meeting C#37-17 held October 25, 2017

3.2 Request for Comments – Zoning By-law Amendment Application – Iraj Nabizadeh – Part of Lot 9, Registered Plan 1960 – 131 Birch Avenue – File Number D02-17019 – (Staff Report SRPRS.17.158)

Simone Fiore of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to facilitate the creation of one (1) additional building lot on the subject lands. Ms. Fiore advised that staff’s recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Allan Young, agent for the applicant, addressed the proposed lot widths and noted they would fit with the lot patterning of the neighbourhood. He reviewed the design elements, elevations, interior design details, zoning parameters, height, lot conveyance, and side yards of the proposed homes and advised that the applicant was in agreement with staff’s recommendation that the rear wall of the corner house be clad in stone which would be reflected in a resubmission. Mr. Young advised that the “birch clump” in front of the existing house would be maintained, the proposal was compatible with the neighbourhood, and there would be no impact on area traffic with the addition of one home.

Mari Levi, 2 Day Lily Crescent, expressed her concerns with the proposed size of the backyards for the houses, the impact on the enjoyment of her home due to the close proximity of the new dwellings, and the negative impact on property values in the area. Ms. Levi requested that the property remain as a single family dwelling to remain compatible with the existing neighbourhood as further detailed in her correspondence distributed as Agenda Item 3.2 b.

Lucia Giambattista, 109 Birch Avenue, advised that she was agreement with the previous speaker’s comments that the lot width should be consistent with the existing neighbourhood and requested that the property remain as a single family dwelling.

Mario Gervasio, 133 Birch Avenue, expressed his concerns with the height of the proposed houses and requested that the property remain as a single family dwelling.

Susan Afousi, 132 Birch Avenue, advised that she was in agreement with the previous speaker’s comments that the lot width should be consistent with the existing neighbourhood and requested that the property remain as a single family dwelling.

(continued)

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Moved by: Councillor Cilevitz
Seconded by: Councillor Muench

That staff report SRPRS.17.158 with respect to the Zoning By-law Amendment application submitted by Iraj Nabizadeh for lands known as Part of Lot 9, Registered Plan 1960, municipally known as 131 Birch Avenue, File Number D02-17019, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously