

Appendix A to SRPRS.19.043

EXTRACT FROM COUNCIL PUBLIC MEETING C#10-15 HELD FEBRUARY 18, 2015

SCHEDULED BUSINESS

3.1 Request for Comments – Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium and related Site Plan Applications - Zen Homes (Azure) Inc. - Part of Lot 12, Plan 3806 - 243 16th Avenue – File Nos. D02-14013, D03-14002, D05-14003 and D06-14038 – (SRPRS.15.033)

Ferdi Toniolo of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment, draft Plan of Subdivision, draft Plan of Condominium and related Site Plan applications to facilitate the construction of a residential development comprised 13 block townhouse units on the subject lands. Mr. Toniolo advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Kenzie Thompson, Quadrangle Architects Limited, representing the applicant, reviewed the site context plan and photos, and provided a roof plan view of the proposed project. She noted that the development proposal was for 13 townhomes, 6 located in the north block and 7 located in the south block, and reviewed the orientation, elevations, interior layout, front yard and backyard features of the project. Ms. Thompson advised that new trees would be planted to replace trees that would be removed and presented an artist rendering of the proposed development.

Ross Vaccaro, owner of 82 Duncan Road and 98 Duncan Road, explained why he was not in support of the proposed application. He advised that area residents were involved in a development process to bring a future road through to create and develop the R6 residences and if this application were approved, it would prevent this neighbourhood plan. He advised that the rear portion of his lot backs onto the subject lands and that a buffer would be required due to the high density residential being proposed. In closing, Mr. Vaccaro advised that he had no problem with the first block of townhouses proposed to the north as long as the southern portion was withdrawn and the rear portion was set aside and respected the R6 zoning.

(continued)

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Moved by: Councillor Chan

Seconded by: Councillor West

That SRPRS.15.033 with respect to the Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium and related Site Plan applications submitted by Zen Homes (Azure) Inc. for lands known as Part of Lot 12, Plan 3806 (Municipal Address: 243 16th Avenue), Town File Nos. D02-14013, D03-14002, D05-14003 and D06-14038, be received for information purposes only and that all comments be referred back to staff.

Carried

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