

**EXTRACT FROM COUNCIL PUBLIC MEETING  
C#10-14 HELD MARCH 19, 2014**

Appendix	<u>A</u>
SRPRS	<u>19.056</u>
File(s)	<u>D02-18038 &amp; D03-18014</u>

**3.2 Request for Comments - Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium Applications – 2360313 Ontario Ltd. – Lot 62, Plan 1923 – 24 Weldrick Road West - File Nos. D02-13030, D03-13012 and D05-13004 – (SRPRS.14.065)**

Denis Beaulieu of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium applications submitted by 2360313 Ontario Ltd. to facilitate the construction of 17 townhouse dwellings fronting on a private, common elements condominium street on its landholdings. He reviewed the subject lands location and adjacent uses, and the proposed zoning of the development application with site specific provisions and development standards. Mr. Beaulieu further noted that the applicant has made a formal request to initiate a Tertiary Plan for the area and advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Michael Auduong, Armstrong Planning and Project Management, agent for the applicant, advised that the proposed development provided a compatible transition between the higher density development on Yonge Street and the low-rise development to the west of the site. He noted that an Official Plan amendment was not required as the development proposal was consistent with the Town's Official Plan in terms of height and density. Mr. Auduong advised that a formal request has been made to the Town to initiate a Tertiary Plan for the area.

Ralph Pike, Board of Directors for 5 Weldrick Road West, advised of his concerns relating to visitor parking; unsafe access for emergency vehicles; increased traffic; impact of the proposed development on area schools; and the frontage of the proposed lots.

Karen Cilevitz, 902 - 18 Harding Boulevard, advised of her concerns relating to the application being premature and referred to the need for a Tertiary Plan for the area. She expressed her view that the proposed development does not meet Town policy guidelines and standards and outlined concerns regarding the street design for garbage and snowplow trucks, and emergency vehicles turns, and lack of visitor parking and amenity space. Ms. Cilevitz further advised of the need for a Tertiary Plan and a formal Interim Growth Management Strategy submission; and the need for the development proposal to address environmental issues and meet the urban design guidelines for townhouse dwellings. Ms. Cilevitz requested that a copy of her address be received to form part of the public record.

*(continued)*

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Moved by: Councillor Papa  
Seconded by: Councillor Chan

That the Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium applications submitted by 2360313 Ontario Ltd. for lands known as Lot 62, Plan 1923 (Municipal Address: 24 Weldrick Road West), File Nos. D02-13030, D03-13012 and D05-13004, be received for information purposes and that all comments be referred back to staff for consideration.

Carried

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**FOR YOUR INFORMATION AND ANY ACTION DEEMED NECESSARY**

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