

**Extract from Council Public Meeting
C#06-19 held February 20, 2019**

**3.2 SRPRS.19.036 - Request for Comments - Zoning By-law Amendment
Application - Anix Developments Inc. - 0 Lowther Avenue - File
Number D02-18016**

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

Jim Kotsopoulos, JKO Planning Services Inc., on behalf of the applicant, provided an overview of the location of the subject lands, noting that the proposed development would help fill the void at the south-west corner of Lowther Avenue and Merton Street. He advised that the subject lands are surrounded by a combination of townhouses, semi-detached and single detached units and shared his belief that the development proposal would fit in nicely within the surrounding context. Mr. Kotsopoulos noted that they are seeking site-specific variances to the zoning standards which includes reducing the flankage yard setback from 3 metres to 1.5 metres. He advised that the primary purpose of the flankage yard setback was to protect the visibility at the intersection, noting that the matter was addressed by situating the dwelling as far into the site as possible. Mr. Kotsopoulos also advised that he looked forward to further discussions with staff and a final report before Council.

There were no members of the public who responded to the Chair's invitation to address Council on this matter.

Moved by: Regional and Local Councillor DiPaola
Seconded by: Councillor Chan

a) That Staff Report SRPRS.19.036 with respect to the Zoning By-law Amendment application submitted by Anix Developments Inc. for the lands legally known as Lots 981, 982, 983 and 984, Plan 133 (Municipal Address: 0 Lowther Avenue), Town File D02-18016, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously