

**Extract from Council Public Meeting
C#10-18 held March 28, 2018**

Appendix	A
SRPRS	19.059
File(s)	D02-17034 & D03-17010

3.4 Request for Comments – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Pietro and Mary Angaran, Susan Peccia and Ringo Canada Ltd. – 251, 253 and 259 Oxford Street – File Numbers D02-17034 and D03-17010 – (Staff Report SRPRS.18.031)

Allison Long of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications to permit a residential development comprised of fourteen (14) single detached dwellings on the subject lands. Ms. Long 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 Kotsopolous, JKO Planning Services Inc., agent for the applicant, reviewed the concept plan and noted that the development proposal would complete the quadrant in the Oxford Street and Bathurst Street area, had the potential to join into Direzze Court, and noted that the subject lands were within one of the primary infill areas identified in the Town's Official Plan. Mr. Kotsopolous advised that they were aware of the issues identified and comments received regarding the applications and that further discussions were required with Town staff to advance the development proposal and subsequently receive approval.

Richard Hook, 263 Oxford Street, advised that he was in support of the proposed development for reasons identified in the staff report. Mr. Hook addressed the recommendation that cash-in-lieu of parkland for the development be approved as the subject lands were within walking distance to parkland in the area, and suggested that pedestrian and vehicular access to nearby parks could be provided through the valley lands or easements.

Frank Bruce, 80 Bayards Lane, expressed his disappointment with the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications and advised of his concerns with the density of the proposed development, the impact it would have on the open green space between homes and property values, and noted that it would dramatically change the character of the neighbourhood. Mr. Bruce requested that the density of the development proposal be reconsidered as further detailed in his correspondence distributed as Item 3.4 1.

Moved by: Councillor West
Seconded by: Councillor Cilevitz

That staff report SRPRS.18.031 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Pietro and Mary Angaran, Susan Peccia and Ringo Canada Ltd. for lands known as Part of Lots 76 and 77 and all of Lot 78, Plan 1999 (municipal addresses: 251, 253 and 259 Oxford Street), File Numbers D02-17034 and D03-17010, be received for information purposes only and that all comments be referred back to staff.

Carried

FOR YOUR INFORMATION AND ANY ACTION DEEMED NECESSARY
