

**Extract from Council Public Meeting  
C#04-19 held February 6, 2019**

**3.1 SRPRS.19.008 - Request for Comments - Zoning By-law Amendment  
Application - Desiree and Ivona Tomanelli - 116 Lucas Street - File Number  
D02-18010**

Sarah Mowder of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to permit two 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.

Deborah Alexander, Alexander Planning Inc., agent for the applicant, provided information regarding the Zoning By-law Amendment application, noting that the proposed development would serve as a transition between the higher density built form in the north (3 to 4 storey dwellings), and the lower density to the south (1 to 1.5 storey dwellings). She commented that the area has been going through intensification in accordance with the Benson/Hunt Tertiary Plan, and that the plan permits semi-detached dwellings to a maximum height of three storeys subject to the height transition and a zoning by-law amendment. Ms. Alexander advised that the proposed units are similar and compatible with the existing units in the area. She also noted that they have reviewed the comments from Urban Design staff and are working on addressing them.

Shabbir Zavery, 102A Lucas Street, expressed concerns regarding the site-specific exceptions being requested, as further detailed in his submission distributed as Correspondence Item 3.1.2. He noted that the requested variances were not permitted in the Benson/Hunt Tertiary Plan, and that he does not object to a development that stays within the zoning by-laws and allowable variances. Mr. Zavery also expressed concerns about the precedent that would be set if the proposed development was permitted.

Revi Mula, 102 Lucas Street, expressed her concerns regarding the proposed development not conforming to the guidelines outlined in the Benson/Hunt Tertiary Plan. Ms. Mula also shared concerns for the safety of children walking to school, due to the impact of additional driveways and the lack of sidewalks on Lucas Street.

Mari Nicolson, 119 Evahill Crescent, shared her concerns with the impact the proposed development may have on the ecosystem, as detailed in her correspondence submitted at the meeting. She expressed concerns with the requested size and height variances of the proposed development, and the impact on the natural and historic character of the area. She also expressed concerns for children due to traffic and speeding on Lucas Street.

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

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Moved by: Councillor West  
Seconded by: Councillor Cilevitz

a) That staff report SRPRS.19.008 with respect to the Zoning By-law Amendment application submitted by Desiree and Ivona Tomanelli for the lands known as Lot 14, Plan 269 (municipal address: 116 Lucas Street), File Number D02-18010, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously