

**Extract from Council Public Meeting
C#19-18 held June 6, 2018**

Appendix	<i>A</i>
SRPRS	<i>19-108</i>
File(s)	<i>D02-18003+ D03-18002</i>

Scheduled Business

3.1 Request for Comments - Zoning By-law Amendment and Draft Plan of Subdivision Applications - Lalu 1053 16th Avenue Developments Inc. - 1053 16th Avenue - File Numbers D02-18003 and D03-18002 - (Staff Report SRPRS.18.136)

Simone Fiore 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 60 semi-detached dwelling units, 7 townhouse dwelling units and the extensions of Lagani Avenue and Montesano Crescent on the subject lands. Ms. Fiore 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, on behalf of the ownership group, extended thanks to the local councillor for facilitating a neighbourhood residents meeting and indicated that the comments at the meeting would be addressed as the proposed application progresses. He advised that the development proposal was in compliance with the Official Plan permitted use provisions and maximum density provisions and would complete the Lagani Avenue and Montesano Crescent right-of-ways, and noted that the built form already existed within the Doncrest community. Mr. Kotsopoulos advised that he was in attendance to answer any questions and that they looked forward to further discussions with staff and a final report before Council.

Margaret Law, 9 Horizon Court, advised that area residents had met and were concerned that the development proposal was incompatible with the surrounding neighbourhood which was comprised of single detached homes with double and 3-car garages. Ms. Law advised of the residents' concerns relating to the impact of traffic on the local streets as a result of the extension of Lagani Avenue and Montesano Crescent.

Ajay Jariwala, 20 Montesano Crescent, advised of the proximity of his property to the proposed development and his opposition to the 3 storey townhouse development as it would block the view of existing homes, create additional traffic and was not compatible with the existing neighbourhood.

Rashid Savojbolaghi, 91 Lagani Avenue, advised that his property abutted the proposed development and expressed his concerns regarding the proposed height of the townhouses and single car garages being incompatible with the existing neighbourhood. He advised of concerns related to Lagani Avenue not being equipped to accommodate larger traffic volumes, the duration of

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construction for the three phases of the project and depreciation of property values.

Andrew Leung, 10 Montesano Crescent, advised that he had expressed concerns at the neighbourhood residents meeting to the builder regarding the proposed height of the townhouses and the walkout basement. Mr. Leung referred to the cost of building semi-detached and single detached houses in Richmond Hill and expressed his concerns with the housing pricing information provided by the builder.

Du Zhijiang, 8 Montesano Crescent, expressed her disappointment with the proposed development not being compatible with the existing neighbourhood, and expressed concerns relating to density, noise, proposed height and construction period. Ms. Zhijiang indicated the proposed development would increase traffic and create safety concerns and that she did not agree with an exit onto 16th Avenue.

Sabu Varghese, 84 Lagani Avenue, advised that the proposed development would create too much traffic pressure on Lagani Avenue and an additional exit to 16th Avenue was needed. He advised that in his opinion, the subject lands should accommodate a maximum of 15 houses, as further detailed in his written submission included as Correspondence Item 13.1 3.

Antonios Danambassis, 80 Lagani Avenue, expressed his concerns with not having an exit onto 16th Avenue, noting the proposed development would create too much traffic on Lagani Avenue and neighbouring roads. He further advised of concerns relating to speeding and pedestrian safety.

Ratilal Jariwala, 20 Montesano Crescent, advised that she would like to maintain the quiet neighbourhood and a safe play area for children. She advised that it was her preference for a development with less density and expressed her concern that the proposed development would decrease property values in the neighbourhood.

Patrick Hung, 18 Montesano Crescent, advised that he was opposed to placing an exit onto 16th Avenue, noting that it would increase traffic and invite additional vehicles into the neighbourhood. Mr. Hong further advised of concerns relating to the proposed height and density, on-street parking and the decrease in property values for the existing neighbourhood.

Moved by: Councillor Chan
Seconded by: Councillor Cilevitz

- a) That staff report SRPRS.18.136 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Lalu 1053 16th Avenue Developments Inc. for lands known as Part of Lot 9, Registered Plan 2113 (municipal address: 1053 16th Avenue), File

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Numbers D02-18003 and D03-18002, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

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