

**Extract from Council Public Meeting  
C#04-18 held February 7, 2018**

Appendix	A
SRPRS	19.097
File(s)	D02-17028, D03-17007 D05-17006

**3.3 Request for Comments – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Gil and Maria Shcolyar and Malvina Shkoliar – 27, 35 and 39 Church Street North – File Numbers D02-17028 and D03-17007 (Related File D05-17006) – (Staff Report SRPRS.18.022)**

Alison 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 facilitate a residential development comprised of 20 semi-detached residential dwellings and the retention of the existing single detached dwellings at 27 and 39 Church Street North 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.

Adam Layton, Evans Planning Inc., agent for the applicant, reviewed the context, adjacent properties, active development proposals in the area, land use designation, downtown local centre, and zoning for the proposed development. He provided an overview of the proposed applications including conceptual site plan, site circulation, conceptual streetscape, current and proposed massing, setback, driveway location, elevations and demonstration plan. Mr. Layton advised he was in attendance to answer any question regarding the proposed development.

Terry Sexsmith, 62 Coventry Court, advised that the subject property was landlocked and requested clarification on how the subject lands qualified as a small-scale infill development. He stated that the conceptual design did not conform with the Official Plan, was not compatible with the surrounding neighbourhood, and did not protect and preserve the cultural heritage attributes and mature trees within the Town's historic Village Core. Mr. Sexsmith expressed his concerns with the rear lot configuration on the eastern side of the site and proposed north/south laneway, and advised that in his opinion, the design was unacceptable and requested that the applicant either modify or withdraw the proposed applications.

Alfonso Catenaro, 43 Church Street North, advised that he had resided at his property for 37 years and at the time of developing Coventry Crescent to the rear of his property the lands were raised approximately 2 feet causing drainage issues to his property at his expense. Mr. Catenaro requested that in advance of approving the proposed development that drainage and grading issues be reviewed, and that a privacy fence be installed along Church Street North to the rear of the subject lands.

Rick Payne, 43 Centre Street East, advised that he was in support of the comments made by the previous speakers and expressed his disagreement that infill would enhance the existing neighbourhood. Mr. Payne reiterated that the subject lands were within the historic Village Core and requested that if the development had to go ahead, that there be a decrease in the proposed density and consideration be given to the addition of a park to add green space.

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

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Jennifer Daigle, 33 Centre Street East, noted that she understood the requirement for some level of infill on the subject lands but was concerned with the proposed density, height and lot size, and impact the proposed development would have on the mature trees, area parking, water runoff and snow storage. Ms. Daigle requested that the development proposal be compatible with the character of the historic Village Core.

Mike Daigle, 33 Centre Street East, advised of his concerns related to the proposed lot frontage per unit, building height, insufficient parking, tree loss, cash-in-lieu of parkland, and snow storage. Mr. Daigle noted that he was in support of the comments made by the previous speakers and that the proposed development was not compatible with the character of the existing neighbourhood.

Dinah Gibbs, 43 Centre Street East, advised that she was in support of the comments made by the previous speakers and requested that any development in the area have architectural merit that mirrors the character of the existing neighbourhood. Ms. Gibbs expressed her concerns related to drainage, the impact the proposed development would have on the environment and natural habitat, and requested that consideration be given to either expand Amos Wright Park or create a new park with an engineered drainage pond to retain the habitat in the area.

Chris Musselman, 59 Centre Street East, displayed photographs of the surrounding area to show the uniqueness of the neighbourhood, tree canopy, and period townhouse units. Mr. Musselman addressed the ground water in the area and advised that in his opinion, there were ways of enhancing the neighbourhood without maximizing density and requested the natural and cultural heritage be preserved, as further detailed in his submission distributed as Correspondence Item 3.3 1.

Thomas Filipchuk, 65 Coventry Court, expressed his disagreement that the proposed development would enhance the existing neighbourhood and character of the historic Village Core, and advised of his concerns related to parking, traffic congestion, tree loss and lot frontage per unit. Mr. Filipchuk noted the value of the heritage site and park to the south of the subject lands, and natural green area enjoyed by residents.

Bruce Morris, 40 Church Street North, advised of his concerns with the proposed density and elevation, and impact on area parking. Mr. Morris requested that staff undertake an Environment Impact Assessment on the subject lands to determine the wildlife that inhabit the woodlot area.



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Moved by: Councillor Muench  
Seconded by: Regional and Local Councillor Spatafora

That staff report SRPRS.18.022 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Gil and Maria Shcolyar and Malvina Shkolyar for lands known as Lot 2 and Part of Lot 1, Plan 467 and Part of Lot 47, Concession 1, E.Y.S. (municipal addresses: 27, 35 and 39 Church Street North), File Numbers D02-17028 and D03-17007, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously