

**Extract from Council Public Meeting
C#23-19 held May 22, 2019**

Appendix	"A"
SRPRS	20.040
File(s)	D02-18012 + D03-18006

3.2 SRPRS.19.087 - Request for Comments – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Maple Park Homes (GP) Inc. et al. – 7, 9 and 11 Maple Grove Avenue, 4 and 6 Aubrey Avenue - File Number D02-18012 and D03-18006

Jeff Healey 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 the construction of 12 semi-detached dwelling units and 30 townhouse dwelling units on the subject lands. Mr. Healey 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., agent for the applicant, identified the location of the subject lands and advised that a primary feature of the proposal was the facilitation of a new municipal right of way that would connect to Maple Grove Avenue and Aubrey Avenue. He also provided a concept plan to illustrate how the proposed road could facilitate future infill development to the west. Mr. Kotsopoulos advised that the proposal could allow for a conventional and gradient form of development, noting that lands fronting Yonge Street have the ability to be more intensified with less intensified development gradually cascading to the west. He also shared his belief that the proposed development was appropriate and compatible with its surroundings as a similar lot fabric and built form exists in infill developments to the north and west of the subject lands, and on either side of King Road.

Anna Margitta, 28 Aubrey Avenue, expressed concern with the impact increased density may have on traffic, parking availability, sewage capacity, noise and safety of children in the area. She noted concerns regarding the impact the proposed development could have on property values and advised that she does not believe the proposal conforms to the character of the neighbourhood.

Guido Di Piazza, 13 Maple Grove Avenue, shared his belief that the proposed development will change the complete fabric of the street, and expressed his concerns regarding overshadowing, traffic, greenspace and noise pollution impacts. He also advised of concerns regarding the proposed development not conforming to the style of the street.

Adrian Pagliaroli, 26 Aubrey Avenue, advised that he chose to reside in the area due to the large lot sizes, noting the proposed development with its smaller lot sizes, would change the landscape of the area. He also

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shared concerns with the affect the proposed infill development could have on traffic and the quality of life of his children who play outdoors.

Moved by: Councillor Beros

Seconded by: Regional and Local Councillor Perrelli

a) That Staff Report SRPRS.19.087 with respect to revised Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Maple Park Homes (GP) Inc. et. al. for lands known as Lots 3, 4, and 5, Plan M-18 and Part of Lot 63, Plan 202 (Municipal Addresses: 7, 9 and 11 Maple Grove Avenue, 4 and 6 Aubrey Avenue), City Files D02-18012 and D03-18006, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously