

**EXTRACT FROM COUNCIL PUBLIC MEETING  
C#11-13 HELD APRIL 3, 2013**

Appendix C  
SRPRS.17.187  
File Numbers D02-15031  
and D03-12004

**SCHEDULED BUSINESS**

**3.1 Request for Comments – Draft Plan of Subdivision Application - Ghasem Pahlavan Hashemi and Tahereh Jalali - Part of Lots 5 and 6, Plan 163 - 272 and 276 Sunset Beach Road - File No. D03-12004 - (SRPRS.13.039)**

Phoebe Chow of the Planning and Regulatory Services Department provided an overview of the draft Plan of Subdivision application submitted by Ghasem Pahlavan Hashemi and Tahereh Jalali to facilitate the construction of nine single detached lots and a new 18.0 metre wide local street on the subject lands. She advised that the subject lands were located on the north side of Sunset Beach Road, east of Yonge Street and west of Dunn Drive and were designated “Neighbourhood” in the Town’s Official Plan and that the R6 Zone permitted uses such as single detached dwellings. She noted that the subject lands were located within the Douglas Road Neighbourhood Infill Study area and that low density residential redevelopment was permitted.

Ms. Chow advised that the subject lands would be developed in two phases: phase one involved the construction of Lots 1 to 6 inclusive and a portion of the proposed new north-south street from Sunset Beach Road, then extended westward to the westerly limit of Lots 5 and 6; and phase two involved the construction of Lots 7 to 9 inclusive and the balance of the proposed new street. She advised that staff’s recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Claudio Brutto, Brutto Consulting, agent for the applicant, advised that the application represented a built green development and that they were satisfied with the recommendations contained in the staff report. He advised of the high value and market price of the new homes. Mr. Brutto noted that the proposed development conforms with the Official Plan and existing zoning and that they would be addressing the technicalities raised by various departments as outlined in the staff report. He stated that they were prepared to work with staff and the residents and were available to listen to comments and answer any questions raised.

Pino Trendadue, 171 Douglas Road, outlined his concerns regarding the proposed development application in terms of the process followed and moving forward in the right direction. He advised that he had contacted staff regarding the infill concept study and was informed that the study was not yet completed. He advised that he had concerns regarding the final concept study not being available for residents and asked where the road proposed in phase two would be located and end in the neighbourhood, and whether the developer would discuss the proposal with residents. He also expressed concerns regarding phase one and the partial road being built beside lot 6, noting security, storage and garbage issues.

*(continued)*

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

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Zian Masoud, 205 Douglas Road, outlined her concerns relating to the proposed development including: the proposed street crossing other adjacent properties; full access to the new street from her property; potential of hindering future development of other properties; adequate frontage of her property into the new street to meet the Town's minimum lot frontage requirements; the timing for phase one and phase two and why there were two phases for the proposed development; and what would be the cost of having an access to the new street from her property.

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

That SRPRS.13.039 regarding the draft Plan of Subdivision application submitted by Ghasem Pahlavan Hashemi and Tahereh Jalali for lands known as Part of Lots 5 and 6, Plan 163 (Municipal Addresses: 272 and 276 Sunset Beach Road), File No. D03-12004, be received and that all comments be referred back to staff.

Carried

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