

The following members of Staff were present in Committee Room 1:

K. Mortfield, Chief of Staff
R. Ban, Deputy City Clerk
S. Dumont, Council/Committee Coordinator

Mayor Barrow read the Public Hearing Statement.

1. Adoption of Agenda

Moved by: Councillor Chan
Seconded by: Regional and Local Councillor Perrelli

That the agenda be adopted as distributed by the Clerk with the following addition:

- a) Correspondence received regarding the proposed Zoning By-law Amendment Application submitted by Elaheh Vaez Fakhri and Behrooz Sabaghpour Fard for 274 Kerrybrook Drive and 282 Richmond Street;
- b) Correspondence received regarding the proposed Zoning By-law Amendment Application submitted by Marina Shcolyar for 109 Benson Avenue;
- c) Correspondence received regarding the proposed Official Plan and Zoning By-law Amendment Application submitted by J-G Cordone Investments Limited for 11130 Yonge Street.

Carried

2. Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures of pecuniary interest by members of Council under the *Municipal Conflict of Interest Act*.

3. Scheduled Business:

3.1 SRPI.21.012 – Request for Comments – Zoning By-law Amendment Application – Elaheh Vaez Fakhri and Behrooz Sabaghpour Fard – 274 Kerrybrook Drive and 282 Richmond Street - City File D02-20019

Kelsey Prentice of the Planning and Infrastructure Department provided an overview of the proposed Zoning By-law Amendment application to facilitate the creation of one additional residential building lot on the subject lands. Ms. Prentice advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Murray Evans, Evans Planning Inc., on behalf of the applicant, provided an overview of the development proposal to allow two lots to be amalgamated and subsequently severed to create three single detached dwellings. He advised that the current zoning required 15-foot frontages, and that the proposed lots fell short of that requirement and corresponding lot area. Mr. Evans advised that there was a modest and appropriate level of intensification and redevelopment in the form of building homes in the Mill Pond area. He provided illustrations of the variety of homes in the area, noted the variance of lot frontages, and advised that the proposed development was complimentary, consistent and compatible with the building forms in the neighbourhood.

Moved by: Councillor West
Seconded by: Councillor Cilevitz

a) That Staff Report SRPI.21.012 with respect to the Zoning By-law Amendment application submitted by Elaheh Vaez Fakhri and Behrooz Sabaghpoor Fard, for lands known as Lots 1 and 2, Plan 4635 (Municipal Addresses: 274 Kerrybrook Drive and 282 Richmond Street), City File D02-20019, be received for information purposes only and that all comments be referred back to staff.

Carried

3.2 SRPI.21.013 – Request for Comments – Zoning By-law Amendment Application – Marina Shcolyar – 109 Benson Avenue - City File D02-20021 (Related File D06-20048)

Amanda Dunn of the Planning and Infrastructure Department provided an overview of the proposed Zoning By-law Amendment application to facilitate the construction of a residential development comprised of two semi-detached and three street townhouse dwelling units on the subject lands. Ms. Dunn advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Joanna Fast, Evans Planning Inc., on behalf of the applicant, provided an overview of the proposed development application. She provided an air photo to show the context of the area, and advised of the townhouse developments that were approved and built on Benson Avenue and to the north along Hunt Avenue. Ms. Fast advised that the subject property was located within the Transition Area of the Benson/Hunt Tertiary Plan, noting that the area was meant to act as a transition between the medium and