

**Extract from Council Public Meeting
C#32-17 held September 27, 2017**

Appendix "A" to
SRPI.22.039
City Files: D02-17014
and D03-17004

3.3 Request for Comments – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Metropole Developments Inc. – 25, 45 and 61 Harris Avenue – File Numbers D02-17014 and D03-17004 – (Staff Report SRPRS.17.134)

Shelly Cham 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 the construction of a townhouse development comprised of 44 townhouse units on the subject lands. Ms. Cham 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 Kotsopolous, JKO Planning Services Inc., agent for the applicant, advised he was in attendance with the property owners of the subject lands. He stated that they had reviewed the staff report and were present to hear comments from Council and the public, to answer any questions and looked forward to a recommendations report being brought forward for approval.

Frank Xu, 55 Grange Drive, advised that when he purchased his property he paid a lot premium and was told that there would be no development behind his home. He expressed his concerns with the proposed development because of the proposed height, density, and increase in traffic, and the impact it would have on area property values. Mr. Xu requested that if the proposed development was approved, that there be a buffer between the new and existing homes and that consideration be given to the land designated for a storm water management pond to be used as a park.

Yao Peng, 51 Grange Drive, also advised that when she purchased her property she was told there would be no development behind her home and the land would remain green space. Ms. Peng inquired about the status of a proposed park that had been included on previous plans for the subject lands, as the property now shows only townhouses, and stated that she had hoped for a better development proposal for the area.

Leeda Maanavi, 63 Grange Drive, advised that she was in agreement with the comments made by the previous speakers and that she objected to the proposed development because of the height and density which would shadow her yard, impact on area property values, traffic, noise and air pollution as further detailed in her correspondence distributed as Correspondence Item 3.3 2.

FOR YOUR INFORMATION AND ANY ACTION DEEMED NECESSARY

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Patrick Ma, 61 Grange Drive, noted that the existing homes along Grange Drive are at a lower elevation than the townhouses within the proposed development which would negatively impact their privacy, light, ventilation, and property value. Mr. Ma expressed his concerns with the lack of green space and loss of mature trees, and advised that he was opposed to the proposed development as further detailed in his correspondence distributed as Correspondence Item 3.3 1.

A resident of 57 Grange Drive advised of her concerns with the proposed development because of the density, increase in the number of cars in the area, loss of green space, pollution and impact on the environment, and loss of mature trees.

Yuhuai Chen, 56 Grange Drive, expressed his concerns with the proposed development because of the loss of mature trees, height, density, traffic, pollution and impact on the environment.

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

That Staff Report SRPRS.17.134 with respect to the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Metropole Developments Inc. for lands known as Lots L and N, Part of Lots H, J and K, Plan 1916 (municipal address: 25, 45 and 61 Harris Avenue), File Numbers D02-17014 and D03-17004, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously