

**Extract from
Council Public Meeting
C#02-20 held January 22, 2020**

3. Scheduled Business:

3.1 SRPRS.20.006 – Request for Comments – Zoning By-law Amendment Application – Feridoon and Shirin Ravadgar – 292 Elgin Mills Road West - City File Number D02-19018

Sarah Mowder of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to permit a medium density residential development comprised of four semi-detached and five townhouse dwelling units on the subject lands.

Johnathan Benczkowski, Sol-Arch, agent for the applicant, advised of the purpose of the zoning by-law amendment. He noted that it was a built form that was becoming more prevalent along Elgin Mills Road and that a similar development was approved to the east approaching Yonge Street. Mr. Benczkowski also shared his belief that the Region's vision was to intensify the area, as road widening was planned for Elgin Mills Road and the Official Plan polices permitted medium density residential development.

Bruce Rhodes, 3 Tollbar Court, shared his concerns regarding traffic in the area, and access and egress to and from the development.

John Iadipaolo, 7 Cooperage Crescent, advised of his opposition to the proposed development, as further detailed in his submission distributed as Correspondence Item 3.1.2. He shared his belief that it would diminish the character of the surrounding neighbourhood, lower property values and negatively affect green space, noise levels and privacy.

Cila Alam, 9 Cooperage Crescent, expressed concerns with privacy, safety, noise, and the affect the proposed development could have on the property value of her home, as further detailed in her submission distributed as Correspondence Item 3.1.1.

Muzi Liu, 5 Shaftsbury Avenue, shared her belief that the proposed development did not align with the community's values, and that it would negatively affect the character of the neighbourhood.

Moved by: Councillor West

Seconded by: Councillor Cilevitz

a) That Staff Report SRPRS.20.006 with respect to the Zoning By-law Amendment application submitted by Feridoon and Shirin Ravadgar for

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the lands known as Part of Lot 14, Plan 2404 (Municipal Address: 292 Elgin Mills Road West), City File D02-19018, be received for information purposes only and that all comments be referred back to staff.

Carried