
3. Scheduled Business:

3.1 SRPI.21.041 – Request for Comments – Zoning By-law Amendment and Draft Plan of Subdivision Applications – The Duncan Rd - 16th Avenue Group Inc. - 0 Fern Avenue – City Files D02-20031 and SUB-20-0005 (D03-20005)

Sarah Mowder of the Planning and Infrastructure Department provided an overview of the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by The Duncan Rd - 16th Avenue Group Inc. to permit a residential infill development comprised of ten single detached dwelling lots and the creation of a new public road on the subject lands. Ms. Mowder 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., on behalf of the applicant, advised that the subject lands were formerly the rear yards of four properties located on the north side of Duncan Road and one property on the south side of 16th Avenue. He noted that the proposal would facilitate the proposed infill draft plan of subdivision via the construction of a brand new municipal right of way starting along the west side of Fern Avenue. Mr. Kotsopolous advised that the development proposal would be a catalyst for future infill plans of subdivision and would facilitate infill development on the adjacent lands to the west and all the way to Elm Avenue. He also noted that the lands were within the City's Official Plan priority infill area.

Moved by: Councillor Chan
Seconded by: Councillor Beros

- a) That Staff Report SRPI.21.041 with respect to the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by The Duncan Rd – 16th Avenue Group Inc. for the lands known as Part of Lots 22, 23, 24, 63 and 64, Plan 3806 (Municipal Address: 0 Fern Avenue), City Files D02-20031 and SUB-20-0005 (D03-20005), be received for information purposes only and that all comments be referred back to staff;
- b) That Council authorize the inclusion of City-owned lands (previously acquired for future road allowance purposes) as part of the submitted



Extract from
Council Public Meeting
C#16-21 held April 21, 2021

Zoning By-law Amendment and Draft Plan of Subdivision applications to facilitate the comprehensive design and construction of proposed Street "A" as shown on Maps 5 and 7 to Staff Report SRPI.21.041.

Carried Unanimously

For Your Information and Any Action Deemed Necessary