

Appendix "A"

Extract from Council Public Meeting C#39-19 held November 6, 2019

3.2 **SRPRS.19.152 - Request for Comments - Zoning By-law Amendment and Draft Plan of Subdivision Applications - Robert Grabarczyk - 18 Elm Grove Avenue - City Files D02-19011 and D03-19003 (Related Files D05-19005 and D06-19041)**

Kaitlyn Graham of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment and draft Plan of Subdivision applications to permit the construction of 16 three storey townhouse dwelling units fronting onto a private road on the subject lands.

Jim Kotsopolous, JKO Planning Services Inc., agent for the applicant, advised they would continue discussions with staff to address all comments received in an expeditious manner to bring forward a final recommendations report. He addressed the private road and the location of the road connection within the development proposal, and noted the subject lands were within the Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study approved in 1999. Mr. Kotsopolous advised that in his opinion, the comments received related to the private road and road connection were resolvable to allow the development to proceed, create a road within the municipality, and permit the abutting lands to the east to develop effectively.

Yury Lichmanov, 55 Regatta Avenue, expressed his concerns with the proposed townhouse dwelling units as they would not fit with the character of the community, as currently, there were only single family dwellings in the neighbourhood. He further advised of his concerns related to the impact the proposed townhouse dwelling units would have on area property values.

Ramin Jalalpour, representing Maple Park Homes Inc., advised that their development was a similar project located one block away from the proposed development, and as required under the Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study, they were to proceed with a public road instead of a private road so purchased additional property to satisfy this requirement. Mr. Jalalpour advised that they were opposed to the proposed development and the applicant should also be required to adhere to the requirements of the Infill Study.

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Moved by: Regional and Local Councillor DiPaola

Seconded by: Regional and Local Councillor Perrelli

a) That staff report SRPRS.19.152 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Robert Grabarczyk for lands known as Part of Lot 157, Plan 202 (municipal address: 18 Elm Grove Avenue), City Files D02-19011 and D03-19003 (Related Files D05-19005 and D06-19041), be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

Carried