

**Extract from
Council Public Meeting
C#22-20 held June 3, 2020**

3. Scheduled Business:

3.2 SRPRS.20.061– Request for Comments – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Silver Spring Homes Development Inc. – 265 and 305 16th Avenue and 86, 92, 94, 98, 102 and 106 Duncan Road - City Files D02-20004 and D03-20002

Amanda Dunn 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 a residential infill development comprised of 14 single detached and 20 semi-detached dwelling units on the subject lands.

Jim Kotsopoulos, JKO Planning Services Inc., on behalf of the applicant, provided an overview of the proposed development and location of the subject property, noting that the properties were located within one of the City's priority infill areas. He shared his opinion that the approval of the infill development would facilitate and be a catalyst to enable future development of lands to the east. Mr. Kotsopoulos advised that a few properties along the south side of 16th Avenue and those facing Elm Avenue had already provided half the portion of land required for a future municipal right-of-way. He also noted that staff had identified a few issues in the staff report, and that preparations were underway to address those comments.

Wayne Richards, on behalf of Monica Beltrame, 355 16th Avenue, advised that he owned properties east of the subject lands, and that he was not opposed to the proposed development. He inquired if the municipal water and sewage system would be extended easterly toward Elm Avenue, and if there would be capacity to connect and accommodate future development. Mr. Richards also inquired as to when the proposed roadway to Elm Avenue would be built, noting that he gave up two properties 18 years ago to accommodate the construction of the road.

Ross Vaccaro, 82 and 98 Duncan Road, shared his support for the proposed development, and his desire for the proposed road to be extended easterly to Elm Avenue. He advised that he owned a property that abutted the proposed development, and requested that services be extended to the end of the road to facilitate the creation of two lots. Alternatively, Mr. Vaccaro also suggested that he would support and pay for the construction of the road to continue westerly, and requested two sets of 50' semi-detached lots.

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Moved by: Councillor Chan
Seconded by: Councillor Cilevitz

- a) That Staff Report SRPRS.20.061 with respect to the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Silver Spring Homes Development Inc. for lands known as Part of Lots 11, 12, 13, 32, 35 and 36 and Lots 33 and 34, Plan 3805 and Part of Lots 13 and 53, Plan 3806 (Municipal Addresses: 265 and 305 16th Avenue and 86, 92, 94, 98, 102 and 106 Duncan Road), City Files D02-20004 and D03-20002, be received for information purposes only and that all comments be referred back to staff; and,
- b) That Council authorize the inclusion of City-owned lands (previously acquired for future road allowance purposes) as part of the submitted Zoning By-law Amendment and Draft Plan of Subdivision applications to facilitate the comprehensive design and construction of proposed Street "A" as shown on Map 5 to Staff Report SRPRS.20.061.

Carried