

**3.3 SRPI.22.114 - Request for Comments - Draft Plan of Subdivision  
Application - MMKS Holdings Inc. - 16 Finesse Court - City File SUB-22-  
0006**

Diane Pi of the Planning and Infrastructure Department provided an overview of the proposed Draft Plan of Subdivision application to facilitate the creation of five residential building lots on the subject lands.

Adam Layton, Evans Planning, agent for the applicant, addressed Council regarding the proposed Draft Plan of Subdivision Application submitted by MMKS Holdings Inc. for 16 Finesse Court. He reviewed the site location and proposed application to create five new residential lots on the property in accordance with the existing zoning, and provided an overview of the conceptual Site Plan noting that the proposed northern lots would preserve the slope and mature vegetation along Bloomington Road. A. Layton acknowledged the concerns of area residents regarding noise, dust and debris during the construction phase and advised that they would be compliant with the regulations and by-laws to maintain the peace and harmony of the community, addressed noise and traffic concerns identified through the pre-consultation phase, and advised that he was in attendance to answer any questions.

Joanna Mazurkiewicz, 28 Finesse Court, addressed Council regarding the proposed Draft Plan of Subdivision Application submitted by MMKS Holdings Inc. for 16 Finesse Court. She advised that her and her family lived closed to the subject lands and were opposed to the proposed development. She advised of their concerns specific to the dust, debris and noise that would result from the construction process; potential damage to the landscaping, backyard structure, fence and retaining walls on their property; increased traffic; and impact on their privacy. J. Mazurkiewicz requested that the existing large trees and grading parallel to Bloomington Road be preserved to maintain the character of the neighbourhood, as further detailed in her correspondence distributed as part of Item 3.3.1.

Douglas Lapp, 25 Finesse Court, addressed Council regarding the proposed Draft Plan of Subdivision Application submitted by MMKS Holdings Inc. for 16 Finesse Court. He advised that he submit correspondence and a petition in September signed by all residents of Finesse Court expressing their strong opposition to the proposed development and read a copy of the letter into the public record which advised of their concerns related to preserving the existing large trees and grading parallel to Bloomington Road, the property being used as an Airbnb, maintaining the character of the existing neighbourhood, stormwater and sanitary drainage, increased traffic and safety concerns.

Phoebe Wong, 7 Finesse Court, addressed Council regarding the proposed Draft Plan of Subdivision Application submitted by MMKS Holdings Inc. for 16 Finesse

**Extract from Council Public Meeting  
C#41-22 held December 7, 2023**

Court. She advised that she was opposed to the proposed development because of the impact it would have on the character of the neighbourhood and would devalue the properties on Finesse Court. P. Wong expressed her concerns that the proposed development was not in compliance with the Site Plan or with the City's Official Plan, the proposed density was too high for a small court, the grading of the subject lands was higher than the other properties which would impact their view when the new dwellings were built, and the current dwelling was not old enough to be demolished.

Simon Wang, 15 Finesse Court, addressed Council regarding the proposed Draft Plan of Subdivision Application submitted by MMKS Holdings Inc. for 16 Finesse Court. He advised of the correspondence and petition submitted by a previous delegate that was signed by all residents of Finesse Court in opposition to the proposed development to demonstrate that they were all in agreement, and requested that the existing residents be considered during the construction phase. S. Wang expressed his concerns with the grading of the subject lands being higher than the other properties on the court, and noted that he was not opposed to development but that the residents of Finesse Court should be taken into account when considering applications for the property.

Victor Li, 19 Finesse Court, addressed Council regarding the proposed Draft Plan of Subdivision Application submitted by MMKS Holdings Inc. for 16 Finesse Court. He echoed the comments raised by the previous delegates, and expressed his concerns with the construction phase of the proposed development and the impact it would have on the existing residents from the noise and safety risks it would pose for the children on the court. V. Li further advised of his concerns regarding maintaining the existing landscape and trees on Finesse Court and noted that the proposed development would not add value to their community.

A resident of Finesse Court addressed Council regarding the proposed Draft Plan of Subdivision Application submitted by MMKS Holdings Inc. for 16 Finesse Court. He advised of his concerns with the proposed development specific to the noise and traffic that would result from the truck loads of dirt being removed from the subject lands during the construction phase, and with the property being used as an Airbnb.

Moved by: Councillor Davidson  
Seconded by: Regional and Local Councillor Chan

- a) That Staff Report SRPI.22.114 with respect to the draft Plan of Subdivision application submitted by MMKS Holdings Inc. for lands known as Block 18, Plan 65M-4321 (Municipal Address: 16 Finesse Court), City File SUB-22-0006 be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

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**FOR YOUR INFORMATION AND ANY ACTION DEEMED NECESSARY**

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