



**3. Scheduled Business:**

**3.2 SRPI.22.047 - Request for Comments - Zoning By-law Amendment and Draft Plan of Subdivision Applications - Babak Masoodi and Alireza Saremi - 51 Elm Grove Avenue - City Files D02-21023 and SUB-21-0005 (D03-21005) - Legal Description: Part of Lot 148, Plan 202**

Sandra DeMaria of the Planning and Infrastructure Department provided an overview of the proposed Zoning By-law Amendment and draft Plan of Subdivision applications to permit the construction of a low density residential development to be comprised of four single detached dwellings on the subject lands.

Bishoi Shinoda, Associate Planner, Evans Planning Group, agent for the applicant, addressed Council regarding the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Babak Masoodi and Alireza Saremi for 51 Elm Grove Avenue. He provided additional details related to the site location, noting the subject lands were located within the Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study area. He reviewed the Site Plan advising that the lands currently contained a single detached dwelling that was to be demolished, and noted that the proposed development was consistent with the proposed and existing development in the area. B. Shinoda concluded his delegation by reviewing the purpose of the Zoning By-law Amendment and site specific provisions.

There were no applications submitted from the public to appear as an electronic delegation, and there were no members of the public who responded to the Chair's invitation to address Council on this matter.

Moved by: Councillor Beros

Seconded by: Regional and Local Councillor Perrell



Extracts from  
Council Public Meeting  
C#16-22 held April 20, 2022

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a) That staff report SRPI.22.047 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Babak Masoodi and Alireza Saremi for lands known as Part of Lot 148, Plan 202 (municipal address: 51 Elm Grove Avenue), City Files D02-21023 and SUB-21-0005 (D03-21005), be received for information purposes only and that all comments be referred back to staff; and

b) That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Babak Masoodi and Alireza Saremi for lands known as Part of Lot 148, Plan 202 (municipal address: 51 Elm Grove Avenue), City Files D02-21023 and SUB-21-0005 (D03-21005) be approved, subject to the receipt of satisfactory comments from internal and external agencies.

A recorded vote was taken on clause a) of the Main Motion:

In favour: (9): Councillor Cilevitz, Councillor Liu, Regional and Local Councillor DiPaola, Councillor Sheppard, Regional and Local Councillor Perrelli, Councillor Chan, Councillor Beros, Mayor West

Opposed: (0): None

Clause a) of the Main Motion Carried Unanimously (9 to 0)

A recorded vote was taken on clause b) of the Main Motion:

In favour: (2): Regional and Local Councillor Perrelli, Councillor Beros

Opposed: (7): Councillor Cilevitz, Councillor Sheppard, Mayor West, Councillor Chan, Councillor Liu, Regional and Local Councillor DiPaola

Clause b) of the Main Motion Failed to Carry (2 to 7)

**The complete motion to read as follows:**

Moved by: Councillor Beros

Seconded by: Regional and Local Councillor Perrelli

a) That staff report SRPI.22.047 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by

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For Your Information and Any Action Deemed Necessary



Extracts from  
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Babak Masoodi and Alireza Saremi for lands known as Part of Lot 148, Plan 202 (municipal address: 51 Elm Grove Avenue), City Files D02-21023 and SUB-21-0005 (D03-21005), be received for information purposes only and that all comments be referred back to staff.

Carried

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