

3. Scheduled Business:

3.4 SRPI.22.099 - Request for Comments - Zoning By-law Amendment Application - Neuhaus Puccini Villas Ltd. - 7 Poplar Drive and 11, 15 and 17 McCachen Street - City File D02-22009

Simone Fiore of the Planning and Infrastructure Department provided an overview of the proposed Zoning By-law Amendment application to permit a low density residential development on the subject lands. S. Fiore advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Joanna Fast, Evans Planning, on behalf of the applicant, described the subject lands and the zoning by-law amendment sought, and noted that the proposal closely reflected a development scenario outlined in the Tertiary Plan. She provided an overview of the proposed site plan, and conceptual building elevations for the freehold, single detached and semi-detached units, and addressed correspondence submitted regarding the development application, which was included as Agenda Item 3.4.1.

Fred Anger, 11 Poplar Drive, spoke on behalf of adjacent owners to the subject property, advising that they opposed the change to the zoning by-law. He shared concerns with the height and proximity of the proposed houses to the existing properties, loss of sunlight and privacy, and increase in density and lot coverage. F. Anger shared his belief that the proposed density and height of the dwelling units would damage the outlook of the area.

Dongchuan Luo, 11A Poplar Drive, shared concerns with the height of the proposed dwelling units, noting that it would block sunlight due to its proximity to his home.

Abbas Hassany, 9 Poplar Drive, shared concerns regarding the proposed development with respect to the proximity of the proposed road, visitor parking, and garbage bin placement to his home. He further noted concerns regarding loss of privacy.

David Lui, 11 Poplar Drive, advised that he concurred with the comments made by Fred Anger, and expressed concerns with proposed height of the development as it was much taller than the adjacent homes. He also advised of privacy concerns, as the new development would be located very close to existing residential dwellings.

Moved by: Councillor Beros
Seconded by: Councillor Sheppard

a) That Staff Report SRPI.22.099 with respect to the Zoning By-law Amendment application submitted by Neuhaus Puccini Villas Ltd. for lands known as Part of Lots 6 and 7, and Lots 9 and 10, Plan 484 (Municipal Addresses: 7 Poplar Drive and 11, 15 and 17 McCachen Street), City File D02-22009, be received for information purposes only and that all comments be referred back to staff.

Carried