

Development Services Public Meeting Minutes

Meeting Number: 7
April 25, 2023, 7:00 PM - 9:00 PM
Live streamed

Roll Call	Mayor Frank Scarpitti Deputy Mayor Michael Chan Regional Councillor Jim Jones Regional Councillor Joe Li Councillor Alan Ho	Councillor Keith Irish Councillor Ritch Lau Councillor Karen Rea Councillor Andrew Keyes Councillor Isa Lee
Regrets	Councillor Reid McAlpine Councillor Amanda Collucci	Councillor Juanita Nathan Clement Messere, Senior Planner
Staff	Stacia Muradali, Manager, Development – East Aleks Todorovski, Planner II – East District	Stephen Lue, Senior Manager, Development Erica Alligood, Election and Committee Coordinator Laura Gold, Council/Committee Coordinator

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1. CALL TO ORDER

The Development Services Committee convened at 7:01 PM with Regional Councillor Joe Li in the Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. DEPUTATIONS

Deputations were heard with the respective agenda item.

4. REPORTS

4.1 PUBLIC MEETING INFORMATION REPORT, GEN QUAN C/O LEI ZHANG, ARCHIZONING DESIGN INC., APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT FUTURE SEVERANCE AND CREATION OF ONE NEW RESIDENTIAL LOT FACILITATING THE DEMOLITION OF THE EXISTING DWELLING AND ITS REPLACEMENT BY TWO NEW SINGLE DETACHED DWELLINGS AT 25 SPRINGDALE AVENUE (WARD 4) PLAN 22 257558 (10.5)

A. Todorovski, ext. 2944

Note: Summary Package is attached

The Public Meeting this date was to consider a Zoning By-law Amendment application submitted by Gen Quan Lin c/o Lei Zhang, Archizoning Design Inc., for to permit a future severance and creation of one new residential lot facilitating the demolition of the existing dwelling and its replacement by the new single detached dwellings at 25 Springdale Avenue (Ward 4), File No. Plan 22 257558.

The Committee Clerk advised that 282 notices were mailed on April 25, 2023 and a Public Meeting sign was posted on March 29, 2023. One written submission was received regarding this proposal.

Stephen Lue, Senior Manager, Development, introduced the item.

Aleks Todorovski, Planner II – East District, provided a presentation regarding the proposal, the location, surrounding uses, policy and zoning overview, and outstanding issues.

Lei Zhang, Archizoning Design Inc., provided a presentation on the proposed development.

Garth Juul made a deputation advising that he had no issue with the lot being severed, but that he would like to see unique designs with a little more character for each of the homes being built.

The Committee provided the following comments relating to the proposed development:

- Suggested that the height of the homes not exceed 9.8 metres;
- Requested that each of the proposed two houses each have a unique design that takes into consideration the proximity of the houses to the Heritage District;
- Requested that Operations look at the intersection of Peter Street and Springdale Avenue prior to the construction of the houses to see if it can be improved, as it currently is like a road intersecting with a driveway rather than a road intersecting with a road.

Mr. Zhang advised that he had submitted new elevations of the houses, which may address some of the Committee's concerns.

Moved By Councillor Rea

Seconded By Deputy Mayor Michael Chan

1. **That the deputation by Garth Juul regarding, Zoning By-law Amendment application, Gen Quan Lin c/o Lei Zhang, Archizoning Design Inc., File No. PLAN 22 257558", be received; and,**
2. That the Development Services Commission report dated April 14, 2023 titled "Public Meeting Information Report, Zoning By-law Amendment application, Gen Quan Lin c/o Lei Zhang, Archizoning Design Inc., File No. PLAN 22 257558", be received; and,
3. That the record of the Public Meeting held on April 25, 2023, with respect to the proposed Zoning By-law Amendment application for 25 Springdale Avenue, by Gen Quan Lin c/o Lei Zhang, Archizoning Design Inc., File No. PLAN 22 257588, be received; and,
4. That the Zoning By-law Amendment application (File No. PLAN 22 257588) by Gen Quan Lin c/o Lei Zhang, Archizoning Design Inc., to amend Zoning By-law 153-80, as amended, and rezone the subject lands from Residential Development (RD) Zone to Fourth Density Single Family Residential (R4) Zone, be approved; and,
5. **That the Applicant continue to work with staff on the design of the houses to ensure that each house has a unique design; and further,**
6. That the proposed amendment to Zoning By-law 1229, as amended, be enacted without further notice **at a future Council meeting**

Carried

7. ADJOURNMENT

Moved by Deputy Mayor Michael Chan

Seconded by Councillor Alan Ho

That the Development Services Public Meeting adjourned at 7:36 pm.

Carried