

Development Services Public Meeting Minutes

Meeting Number: 8
April 30, 2024, 7:00 PM - 9:00 PM
Live streamed

Roll Call	Mayor Frank Scarpitti Regional Councillor Jim Jones Regional Councillor Joe Li Regional Councillor Alan Ho Councillor Keith Irish	Councillor Ritch Lau Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes
Regrets	Deputy Mayor Michael Chan Councillor Amanda Collucci	Councillor Juanita Nathan Councillor Isa Lee
Staff	Daniel Brutto, Acting Manager of Development Hailey Miller, Planner II	Laura Gold, Council/Committee Coordinator Stephen Lue, Senior Manager, Development

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1. CALL TO ORDER

The Development Services Public Meeting convened at 7:02 PM with Councillor Keith Irish in the Chair

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. DEPUTATIONS

There were no deputations.

4. REPORTS

4.1 PUBLIC MEETING INFORMATION REPORT, MYTERMS (ARASH FAZELIPUR AND SOMAYEH BADALI) AT 28-32 KIRK DRIVE,

APPLICATION FOR A ZONING BY-LAW AMENDMENT, TO PERMIT FOUR (4) SINGLE DETACHED DWELLINGS AT 28-32 KIRK DRIVE, FILE NO. PLAN 24 161084 (WARD 1) (10.5)

The Public Meeting this date was to consider an application submitted by MYterms (Arash Fazelpur and Somayeh Badali) and JKO Planning Services Inc. (Jim Kotsopoulos).

The Committee Clerk advised that 121 notices were mailed on April 10, 2024, and a Public Meeting sign was posted on March 21, 2024. There were two written submissions received regarding this proposal.

Stephen Lue, Senior Manager, Development, introduced the item, advising that Council must make a decision on the application by May 22, 2024.

Hailey Miller, Planner II, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Jim Kotsopoulos, JKO Planning Services Inc. provided a presentation on the proposed development.

There were no comments from the audience with respect to this application.

The Committee discussed the following relative to the proposed development:

- Suggested that the Applicant work with staff to improve the design of the application so that is more compatible with the existing community.
- Received confirmation from Staff that townhouses and single detached dwellings are not subject to Site Plan Control.
- Expressed concern that the Comprehensive By-Law 2024-19, although under appeal, would require a greater minimum lot frontage.

The Applicant agreed to continue to work with Staff on the design of the proposed single detached homes.

Staff agreed to provide an informal communication to Members of Council on any updates to the design of the application.

The Committee referred this item to a future Council meeting.

Moved by Regional Councillor Jim Jones

Seconded by Mayor Frank Scarpitti

1. **That the written submissions by Chris Chan, and the Royal Orchard Ratepayer Association regarding File No. Plan 24 161084 (Ward 1), be received; and,**

2. That the report dated April 30, 2024, titled “Public Meeting Information Report, MYterms (Arash Fazelipur and Somayeh Badali), for a Zoning By-law Amendment, to permit four (4) single detached dwellings at 28-32 Kirk Drive, File No. Plan 24 161084 (Ward 1), be received; and,
3. That the Record of the Public Meeting held on April 30, 2024, with respect to the proposed Zoning By-law Amendment to permit four (4) single detached dwellings at 28-32 Kirk Drive, File No. PLAN 24 161084 (Ward 1), be received; and,
4. That the application by MYterms (Arash Fazelipur and Somayeh Badali), for a Zoning By-law Amendment, File No. Plan 24 161084, be approved and the draft Zoning By-law Amendment be enacted without further notice; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

6. ADJOURNMENT

Moved By Councillor Juanita Nathan

Seconded By Councillor Amanda Collucci

The Development Services Public Meeting adjourned at 7:31 PM.

Carried