

Zoning By-law Amendment – 700 Coronation Avenue

ACS2022-PIE-PS-0055

Alta Vista (18)

Report recommendations

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 700 Coronation Avenue to rezone from Residential Fourth Density Subzone N to Residential Fourth Density Subzone N, Urban Exception XXXX, to permit a four-storey, 35-unit residential building.**
- 2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of May 25, 2022," subject to submissions received between the publication of this report and the time of Council's decision.**

Katie Morphet, Planner II, Planning, Real Estate and Economic Development Department (PRED), presented an overview of the application and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The Applicant/Owner as represented by Scott Alain provided an overview of the Application and responded to questions from Committee. He was accompanied by the following representatives on behalf of the applicant:

- Simmon Ko, Dialog Design

- Kevin Harper, Minto

The following speakers addressed the Committee to speak to the Application:

- Adrian Christie* spoke to a slide presentation providing visuals supporting his delegation. He expressed concerns with the significant impact the proposed development will have on the amount of light and increased shading on his property. Other concerns expressed related to crowding, privacy, intrusion of sightlines and reduction of wildlife.
- Philip Comeau* spoke to the negative impacts the proposed development will have on the mature trees on the property as a result of reducing the setbacks, in addition to concerns others have raised related lack of privacy, increased light and noise pollution and exhaust from the proposed parking garage.

[+ Slide presentation and/or written submissions, held on file with the Office of the City Clerk]

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated May 11, 2022 from Philip Comeau, opposed
- Email dated May 11, 2022 from Suzanne Dionne, with comments

Following discussion on this item, the Committee CARRIED the report recommendations as presented.