

Zoning By-Law Amendment – 1950 Scott Street, 312 and 314 Clifton Road

ACS2019-PIE-PS-0069

Kitchissippi (5)

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### Report recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1950 Scott Street, 312 and 314 Clifton Road to permit a high-rise apartment building, as detailed in Document 2;
2. that the implementing Zoning By-law not proceed to Council until such time as the agreement under Section 37 of the Planning Act is executed; and
3. 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 City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of September 11, 2019," subject to submissions received between the publication of this report and the time of Council's decision.

Following comments from the ward Councillor on his reasons for not supporting the application, the committee heard one delegation.

- Brian Casagrande, Fotenn Consultants Inc. (applicant), responded to Councillor Leiper's comments to provide some context in respect of design, transportation and affordable housing. He noted that design improvements have been made by the architect in response to suggestions from staff and the Urban Design Review Panel, and that further improvements may come during the site plan control process. In terms of affordable housing, he noted that, as there is no affordable housing component within the development, the developer is contributing more

that \$1.5M in Section 37 benefits, much of which the ward Councillor has indicated will be put towards affordable housing. In terms of parking, he noted that the ratio is currently 0.9 to 1, which may decrease once final unit count is firmed up, and that this project is actually accepting a maximum cap on the ratio in the zoning, as well as taking on an obligation to provide one bicycle parking space per unit.

- Mark Baker, Parsons Inc., was also present to answer transportation related questions, if needed.

Planning Committee CARRIED the report recommendations with Councillor J. Leiper dissenting