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OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT, 979 WELLINGTON STREET WEST

ACS2018-PIE-PS-0007

KITCHISSIPPI (15)

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## **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve:**
  - (a) an amendment to the Official Plan, Volume 2a, Scott Street Secondary Plan, by removing 979 Wellington from the plan boundary as detailed in Document 2;**
  - (b) an amendment to the Official Plan, Volume 2a, West Wellington Secondary Plan, by amending the plan boundary to included 979 Wellington Street, and to permit an increase in building height as detailed in Document 2;**
  - (c) an amendment to Zoning By-law 2008-250 for 979 Wellington Street West to permit a nine-storey mixed use development as detailed in Document 4; and**
  - (d) that the implementing Zoning By-law amendment not proceed to City Council until the agreement under Section 37 of the *Planning Act* is executed by the applicant**
- 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 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 28 February 2018**

**subject to submissions received between the publication of this report and the time of Council's decision.**

The committee heard two delegations in support of this matter:

- Murray Chown, Novatech Engineering Consultants Ltd. (applicant)
- Linda Hoad, Hintonburg Community Association spoke in acceptance of the proposal with some caution around matters pertaining to Section 37 benefits, affordable housing and 'gateway creep'.

The committee received the following correspondence between 2 February 2018 (the date the report was published on the City's website) and the time the report was considered by Planning Committee on 13 February 2018, a copy of which is held on file:

- Comments dated February 11, 2018 from Martin Adelaar and Marshall Fine.

**Motion N<sup>o</sup> PLC 58/2**

Moved by Councillor T. Tierney

**WHEREAS Report ACS2017-PIE-PS-0007 recommends changes to the Scott Street Secondary Plan and the Wellington Street West Secondary Plan for the lands known municipally as 979 Wellington Street West, to delineate plan boundaries and incorporate new policies into the Wellington Street West Secondary Plan to permit the construction of a nine storey mixed-use building; and**

**WHEREAS the introductory sentence in section 2 of Part B – the Amendment, of Document 2 of the staff report refers only to the Scott Street Secondary Plan;**

**THEREFORE BE IT RESOLVED that the first sentence in Document 2, Part B, section 2 be amended by adding the following text after the words 'Scott Street Secondary Plan':**

**'and the Wellington Street West Secondary Plan'.**

CARRIED

The report recommendation, as amended by Motion 58/1 and set out in full below was put to Committee.

1. That Planning Committee recommend Council approve:
  - (a) that the first sentence in Document 2, Part B, section 2 be amended by adding the following text after the words 'Scott Street Secondary Plan':
    - 'and the Wellington Street West Secondary Plan';
  - (b) an amendment to the Official Plan, Volume 2a, Scott Street Secondary Plan, by removing 979 Wellington from the plan boundary as detailed in revised Document 2, as amended;
  - (c) an amendment to the Official Plan, Volume 2a, West Wellington Secondary Plan, by amending the plan boundary to included 979 Wellington Street, and to permit an increase in building height as detailed in revised Document 2, as amended;
  - (d) an amendment to Zoning By-law 2008-250 for 979 Wellington Street West to permit a nine-storey mixed use development as detailed in Document 4; and
  - (e) that the implementing Zoning By-law amendment not proceed to City Council until the agreement under Section 37 of the *Planning Act* is executed by the applicant.
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 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 28 February 2018 subject to submissions received between the publication of this report and the time of Council's decision.

CARRIED