

## Summary of Written and Oral Submissions

**Note: This is a draft Summary of the Written and Oral Submissions received in respect of OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT, 979 WELLINGTON STREET WEST (ACS2018-PIE-PS-0007), prior to City Council's consideration of the matter on February 28, 2018.**

**The final Summary will be presented to Council for approval at its meeting of March 28, 2018, 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 February 28, 2018 (ACS2018-CCS-OCC-0005)'. Please refer to the 'Bulk Consent' section of the Council Agenda of March 28, 2018 to access this item.**

### **OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT, 979 WELLINGTON STREET WEST (ACS2018-PIE-PS-0007)**

In addition to those outlined in the Consultation Details section of the report, the following outlines the written and oral submissions received between the publication of the report and prior to City Council's consideration:

- **Number of delegations at Planning Committee: 2**
- **Number of Submissions received by Planning Committee between February 2 and February 28, 2018: 2**
- **Primary arguments in support**
  - the applicant spoke in support of the proposal and expressed appreciation for the collaborative efforts of the ward councillor and the community
  - the increased height can be supported on the basis of it being a gateway development, with the proviso that a study is forthcoming to better define the 'gateway' concept, to review the present Community Design Plan and to refine the designations as necessary
  - the provision of 2 affordable housing units under Section 37 that will be transferred to and administered by the City can serve as an example for future developments
- **Primary concerns and arguments in opposition**
  - approving nine stories on Wellington Street West will set a bad precedent
  - non-conformity with existing policies and zoning

- utilization of section 37 to enable quid pro quo of community benefits in exchange for increased height is flawed in respect of the minimal gain it offers in terms of affordable housing and in respect of the lack of existing criteria with which to apply the section 37 provision
- the notion that nine stories is acceptable because the property will be a 'gateway' development, when the 'gateway' concept has not yet been defined
- the notion that the building offers an opportunity for neighbourhood branding when that has not been discussed, defined or accepted by the community, and when it is not clear the additional height is needed to support such branding
- improper characterization of the neighborhood context to support the requested height

**Effect of Submissions on Planning Committee Decision:**

Debate        The Committee spent five minutes on this item.

Vote:         The Committee CARRIED the report recommendation with an amendment to Document 2 to include reference to the Wellington Street West Secondary Plan, as follows:

**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.

**Effect of Submissions to both committees on Council Decision:**

Council considered all written and oral submissions in making its decision, and CARRIED this item as amended by the Planning Committee.