
**PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING SERVICES**

ZONING BY-LAW AMENDMENT – 1946 SCOTT STREET

ACS2018-PIE-PS-0003

KITCHISSIPPI (15)

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1946 Scott Street to permit a nine-storey apartment building, as detailed in Document 2.**
- 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 March 2018" subject to submissions received between the publication of this report and the time of Council's decision.**

The committee heard five delegations on this matter. The following delegations spoke in opposition to the proposal or with concerns:

- Gord Garner
- Vivian Russell
- *Trayten Jensen

- *Gary Ludington, Westboro Community Association

[Individuals / groups marked with an asterisk above provided written comments; all submissions are held on file with the City Clerk.]*

The primary arguments and concerns against the proposal were in respect of (but were not necessarily limited to):

- parking
- traffic
- size / height
- setback
- noise and light pollution
- transition to existing homes
- inadequate consultation
- incompatibility with neighbourhood
- loss of mature trees
- Non-conformity with existing policies/principles.

The following delegations, representing the applicant, spoke in support of the proposal and responded to some of the concerns raised by previous delegations:

- Brian Casagrande, FoTenn Consultants Inc. and Jakub Ulak

In addition to the correspondence noted with an asterisk, above, the committee received the following correspondence between 16 February 2018 (the date the report was published on the City's website) and the time the report was considered by Planning Committee on 27 February 2018, a copy of which is held on file:

- Email dated February 22, 2018 from Jonathan Fisher
- Email dated February 26, 2018 from Tim Gray.

Motion

Moved by Councillor J. Leiper

WHEREAS the zoning by-law requires parking spaces to be 5.2 meters in depth; and,

WHEREAS a shallower permitted parking spot depth will afford the developer the opportunity to preserve sufficient parking while at the same time allowing the preservation of a significant mature tree of importance to the community; and,

WHEREAS flexibility to reduce the size of parking spots will assist in preserving that tree at the site plan stage of this proposal;

THEREFORE BE IT RESOLVED that the zoning be amended to permit three of the parking spaces on the property to have a minimum depth of 4.6m, and

BE IT FURTHER RESOLVED that there be no further notice pursuant to Sub-Section 34 (17) of the *Planning Act*.

CARRIED

Motion

Moved by Councillor T. Tierney

WHEREAS in Document 2 – Details of Recommended Zoning, point 2. references R4T incorrectly,

THEREFORE BE IT RESOLVED that statement 2. in Document 2 be replaced with

“2. Add a new exception, [XXXX], to Section 239 – Urban Exceptions with provisions similar in effect to the following:...”;

AND BE IT FURTHER RESOLVED that there be no further notice pursuant to Sub-Section 34 (17) of the *Planning Act*.

CARRIED

Planning Committee CARRIED the report recommendations as amended by the foregoing motions, and subsequently approved a motion to forward the item to Council

for consideration the following day.

Motion

Moved by Councillor J. Leiper

WHEREAS the reports listed on today's Planning Committee agenda would normally rise to Council for consideration at its meeting in March; and

WHEREAS there is only one meeting of City Council scheduled during the month of March, and that meeting is over a month away; and

WHEREAS it would be desirable to avoid a month-long delay in the consideration of this matter;

THEREFORE BE IT RESOLVED that Planning Committee recommend Council consider this report at its meeting on 28 February 2018, pursuant to Subsections 35. (5) and (6), of *Procedure By-law* law 2016-377.

CARRIED