

Summary of Written and Oral Submissions

Note: This is a draft Summary of the Written and Oral Submissions received in respect of Zoning By-law Amendment – 1946 Scott Street (ACS2018-PIE-PS-0003), 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.

Zoning By-law Amendment – 1946 Scott Street (ACS2018-PIE-PS-0003)

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: 5**
- **Number of Submissions received by Planning Committee between February 16 and February 28, 2018 : 4**
- **Primary arguments in support**
 - The applicant spoke in support
- **Primary concerns and arguments in opposition**
 - Inadequate vehicle and bicycle parking
 - traffic
 - mass / height
 - apartment size
 - setback
 - impact on neighbouring properties
 - lack of at grade landscape buffer
 - noise and light pollution

- transition to existing homes
- over-development of a small property
- inadequate consultation
- incompatibility with neighbourhood
- loss of mature trees
- non-conformity with existing policies/principles.
- surveillance will be necessary during construction to ensure the approved plan is adhered to

Effect of Submissions on Planning Committee Decision:

Debate The Committee spent 37 minutes on this item.

Vote: The staff recommendations CARRIED with two amendments: 1) to reduce the length of parking spaces to allow for the preservation of a significant mature tree; 2) to remove an erroneous reference to R4T zoning in Document 2. The Committee recommendation to Council was follows:

That 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 and amended by the following:

- a. **that the zoning be amended to permit three of the parking spaces on the property to have a minimum depth of 4.6m;**
- b. **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

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

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.