

Zoning By-Law Amendment - 966, 968 and 974 Fisher Avenue

ACS2019-PIE-PS-0128

River (16)

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### Report recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 966, 968 and 974 Fisher Avenue to rezone the properties from the R2F zone to an R4N zone with exceptions and an associated schedule (R4N [XXXX] SXXX) to permit two, three-storey low-rise apartment buildings, 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 Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of January 29, 2020," subject to submissions received between the publication of this report and the time of Council's decision.

The committee heard four delegations, as follows:

- Joe Mader<sup>1</sup>, resident/owner of neighbouring property (on the north side) of the proposed development, supported appropriate and gentle intensification of the area and would have preferred an R3 zoning for the site to allow a two-storey semi-detached building, to better fit the character of neighbourhood

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<sup>1</sup> Submission held on file

- Selena Bishop<sup>2</sup>, representing neighbouring properties, raised concerns about increased traffic, insufficient public transit access and insufficient parking, none of which she felt would be a concern if the development were of an R3 type. She felt that a traffic study of the area is required before allowing further densification. She noted that public transit for the area is inadequate and not safely situated, which will not entice new renters to the areas without cars. And with a higher proportion of tenants using cars, and visitors with cars, and an insufficient number of parking spots being proposed, traffic and parking will be pushed out to adjacent streets.
- Kim Gravelle<sup>3</sup> was concerned about the impact of the proposed development in terms of aesthetics, privacy, construction noise, tenant and vehicle noise, sun-shadowing, and safety.
- Jack Stirling (applicant) spoke to efforts to accommodate the community, including locating parking so that it is not visible, noting the proposed zoning standards are being tailored to fit the area.

The following staff of the Planning, Infrastructure and Economic Development department responded to questions: Tracey Scaramozzino, Planner II; Lily Xu, Manager, Development Review – South.

In addition to those previously noted, the following correspondence was provided to the committee coordinator for the Planning Committee between December 2 (the date the report was published to the City's website with the agenda) and the time it was considered on December 12, a copy of which is held on file:

- Comments dated December 6 from Robert Brinker, Chair, Development and Transportation Committee, Carlington Community Association
- Comments dated December 10 from Nancy Berryhill
- Comments dated December 11 from Stephanie Pieri

Planning Committee CARRIED the report recommendations as presented.

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<sup>2</sup> Submission held on file

<sup>3</sup> Submission held on file