

Zoning By-law Amendment – 1426 Scott Street

ACS2020-PIE-PS-0008

Kitchissippi (15)

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### Report recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1426 Scott Street to permit the continuance of a non-conforming parking lot for the period of two years, as detailed in Document 3.
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 on this issue:

- Linda Hoad, Hintonburg Community Association<sup>1</sup>, opposed the application. Her primary concern was with the continued use of the site for parking, given it is zoned for a wide range of uses, and considering there is such a demand for housing in the neighbourhood.
- Cheryl Parrott, Hintonburg Community Association, spoke to the history of the site since 2002 and raised concerns about the lack of a landscape buffer (as repeatedly requested by the community) and about taxpayer costs associated

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

with the City's efforts to enforce property maintenance standards / bylaw provisions.

- Lloyd Phillips, Lloyd Phillips & Associated Ltd. (applicant), spoke in support of the staff recommendations, noting that long-term development plans for the site will be provided when the owner is prepared to proceed in that regard. He stated the lot is functioning in the community and reducing neighbourhood parking pressures, that refusal of the application would adversely impact the neighbourhood, and that there have been other successful temporary parking renewals for longer periods that did not undermine the long-term potential of the subject sites.
- Firooz Hatami (owner) indicated his intent to buy the corner property when it is available to finish assembling the square, and to continue using the subject site for parking in the meantime. He noted his previous efforts to obtain permission to permanently use the site for parking, which he suggested is a benefit for the neighbourhood, and spoke to the costs associated with permits, site operations, snow removal and taxes, and to his desire to develop the site at a time that will assist with his retirement plans.

The committee considered the report recommendations as follows:

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1426 Scott Street to permit the continuance of a non-conforming parking lot for the period of two years, as detailed in Document 3.**

LOST, on a division of 2 yeas and 5 nays, as follows:

YEAS (2): Councillors R. Brockington, S. Blais

NAYS (5): Councillors L. Dudas, G. Gower, J. Leiper, S. Moffatt and Chair J. Harder

- 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.**

CARRIED