

Summary of Written and Oral Submissions: Zoning By-Law Amendment, 211 Loretta Avenue South

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/submissions

Number of delegations at Planning Committee: 1

Number of written submissions received by Planning Committee and Council between June 3 and June 26, 2019 : 2

Primary concerns, by individual None provided

Primary reasons for support, by individual

Applicant, as represented by Murray Chown, Novatech (oral and written submissions)

- this application represents the most discrete form of intensification available, being the addition of a basement unit in existing building, and will not result in additional building height, reductions in setbacks, reductions in amenity space or green space, or additional parking requirements, and will have no noticeable or measurable impacts on neighbourhood
- builders are following a “two step” process in order to postpone the costs, delays and risk associated with the site plan approval process required for a four unit low-rise apartment building, and in order to complete construction and start to generate a revenue stream as soon as possible
- although some concerns were expressed about the “two step” process, staff have confirmed the application meets the tests under the *Planning Act*, namely consistency with Provincial Policy Statement and Official Plan policies
- urged the City to consider making changes that will encourage developers to apply for and construct these low rise apartment buildings in a “one step” process, such as changes to the R4 zones to permit low rise apartment dwellings “as of right” (without requiring minor variances or

minor rezoning), and/or elimination or drastic simplification of the requirement for site plan approval for smaller, lowrise apartment buildings

Effect of Submissions on Planning Committee Decision: Debate: The committee spent 8 minutes on the item

Vote: The committee considered all written and oral submissions in making its decision and Carried the report recommendations as presented, without change.

Effect of Submissions on Council Decision:

Council considered all written and oral submissions in making its decision and CARRIED the item without changes to the report recommendations