

Planning Committee
Report 5
April 24, 2019

148

Comité de l'urbanisme
Rapport 5
le 24 avril 2019

Extract of Draft Minutes 5
Planning Committee
April 11, 2019

Extrait de l'ébauche
du procès-verbal 5
Comité de l'urbanisme
le 11 avril 2019

Zoning By-Law Amendment – 4840 Bank Street

ACS2019-PIE-PS-0033

Osgoode (20);
Gloucester-South Nepean (22)

Report Recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 4840 Bank Street to permit the development of the lands for a residential subdivision and associated uses 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 the *Planning Act* 'Explanation Requirements' at the City Council Meeting of April 24, 2019," subject to submissions received between the publication of this report and the time of Council's decision.

Acting Vice-chair Hubley introduced the following motion:

Motion N° PLC 2019 5/2

Moved by acting Vice-chair A. Hubley (at the request of Councillor C. A. Meehan)

THEREFORE BE IT RESOLVED that report ACS2019-PIE-PS-0033 be amended to include the following comment from Councillor Meehan:

"Councillor Meehan would like some effort by Planning Staff and the developers to review the placement of any park and natural spaces within

these three applications to protect some of the established trees and shrubs. Instead of clearing land and redeveloping a park space and planting new trees, Councillor Meehan would like to see some of the established trees to protected and incorporated into the natural and park spaces.”

The following staff of the Planning, Infrastructure and Economic Development department responded to questions: Wendy Tse, Planner; Don Herweyer, Manager, Development Review – South.

The committee heard two delegations:

- Daniel Flanagan presented comments relating to both this application and the application in respect of 4747 and 4755 Bank Street (Agenda Item 5). He raised concerns about the need to protect turtles from the Leitrim Wetlands and suggested that a fence be installed around the entire development area in spring, right after the snow and ice melt.
- Erin O'Connor, Regional Group of Companies Inc. (applicant), advised that there is a large professional team, including a biologist, monitoring the onsite activities during construction at this location and the development to the north of it, noting they we haven't yet seen any turtles.

Vincent Dénomme, Claridge Homes (Bank Street) Inc. (owner), was present in support and to answer questions.

Motion 2019 5/2 was moved by acting Vice-chair Hubley and CARRIED as presented.

Committee CARRIED the report recommendations as amended by Motion 2019 5/2.