

Zoning By-Law Amendment – 58 Florence Street

ACS2019-PIE-PS-0119

Somerset (14)

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### Report recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 58 Florence Street to permit a three-storey low rise apartment dwelling 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 December 11, 2019" subject to submissions received between the publication of this report and the time of Council's decision.

Planning Committee considered this item concurrently with agenda Item 12, Application for Demolition and New Construction at 58 Florence Street, a Property Located in the Centretown Heritage Conservation District, Designated Under Part V of the *Ontario Heritage Act*.

The committee heard two delegations:

- Paul Couvrette spoke to damage done to the neighbourhood and to the building at 58 Florence during previous construction of the building at 429 Kent Street, due to soil depletion, and raised concerns that the now proposed construction at 58 Florence will irreparably damage his own home. He suggested there has been

collusion or incompetence by the City of Ottawa in this process.

- Murray Chown, Novatech (applicant), acknowledged concerns about excavation impacts but indicated that risks are lower at 58 Florence than was the case at 429 Kent Street, due to the lesser amount of excavation that will be required. He assured that the concerns would be addressed and monitored through the site plan control process and was pleased to hear that Mr. Couvrette had indicated he was now willing to agree to a pre-construction survey of his property.

Planning, Infrastructure and Economic Development department staff responded to questions: Jenny Kluge, Planner II; Doug James, Manager, Development Review – Central.

Ward Councillor C. McKenney was present and took part in discussion.

Planning Committee carried Item 12, Application for Demolition and New Construction at 58 Florence Street, a Property Located in the Centretown Heritage Conservation District, Designated Under Part V of the *Ontario Heritage Act*, and Item 13, Zoning By-Law Amendment – 58 Florence Street, as presented.