

EXTRACT OF DRAFT MINUTES 38
PLANNING COMMITTEE
24 JANUARY 2017

EXTRAIT DE L'ÉBAUCHE DU
PROCÈS-VERBAL 38
COMITÉ DE L'URBANISME
LE 24 JANVIER 2017

ZONING BY-LAW AMENDMENT – 770 BRONSON AVENUE

ACS2017-PIE-PLS-0005

CAPITAL (17)

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 770 Bronson Avenue to amend the performance standards to allow for a six-storey mixed use building, 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 Bill 73 'Explanation Requirements' at the City Council Meeting of February 8, 2017", subject to submissions received between the publication of this report and the time of Council's decision.

The Committee heard two delegations on this matter:

- Ms. Carolyn Mackenzie, on behalf of the Glebe Community Association and the Dows Lake Residents' Association, recognized the development team and the architect, TC United and Robertson Martin Architects, respectively, for their engagement with the community, as well as City staff. She noted the community had significant concerns with the first iteration of the proposal, including building height, impact on traffic, congestion and streetscape, but are relieved and pleased with the revised proposal, which fully addresses their concerns.

- Mr. Ryan Rutherford, TC United (agent of the owner), accompanied by Mr. Robert Martin, Robertson Martin Architects, were present to respond to questions, indicating they are satisfied with the revisions they made to respond to community concerns.

The committee received the following correspondence between 17 January 2017 (the date the report was published in the committee agenda) and the time public delegations were heard on 24 January 2017, a copy of which is held on file:

- Comments dated January 16, 2017 from Mark Norris it is critical to consider this application in tandem with the one for the adjacent 774 Bronson avenue as the combined "ask" is quite substantive.
- Comments dated January 22, 2017 from Olivia Craft in opposition to the proposals for 774 and 770 Bronson, raising concerns about density, insufficient parking, traffic, noise and congestion and impact on the neighbourhood.

Following discussion, Item 32 of Planning Committee Agenda 38, as set out in full below, was put to Committee.

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CARRIED