

**EXTRACT OF DRAFT MINUTES 49
PLANNING COMMITTEE
22 AUGUST 2017**

**EXTRAIT DE L'ÉBAUCHE DU
PROCÈS-VERBAL 49
COMITÉ DE L'URBANISME
LE 22 AOÛT 2017**

**PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING SERVICES**

ZONING BY-LAW AMENDMENT – 494 LISGAR STREET

ACS2017-PIE-PS-0091

SOMERSET (14)

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 494 Lisgar Street to permit a four-storey apartment 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 13 September 2017," subject to submissions received between the publication of this report and the time of Council's decision.**

The following staff of the Planning, Infrastructure and Economic Development Department responded to questions on this matter: Doug James, Manager, Development Review – Central, and Erin O'Connell, Planner. Ward Councillor, Catherine McKenney, was present and took part in the discussion.

The committee heard four delegations on this matter.

The following delegations spoke in opposition or with concerns:

- Aida Hadziomerovic * expressed concern regarding the impact the rezoning

would have on her property, as it asks for a reduction in greenspace, in addition to concerns regarding privacy, visibility and noise levels from the proposed roof top patio.

- Judi Anderson and Graham Eatherley * raised issues regarding side and rear yard set backs and stressed that maintaining the current zoning is responsible intensification respecting the existing heritage character of Centretown.
- Joanne Lacroix shared the concerns expressed by her neighbours; in addition, she noted specific issues related to the loss of greenspace and the impact that will have on residents' quality of life.

[Individuals / groups marked with an asterisk above provided written comments; all submissions are held on file with the City Clerk.]*

The following delegation spoke in support:

- Jaime Posen and Brian Casagrande, FoTenn Consultants, advised Committee of a change required to the application, noting that the rear yard parking garage will project above grade by .5 metres, in order for the front of the building to remain at grade. Mr. Posen also provided clarification regarding issues raised by the delegations.

Staff agreed to work with the applicant to have a technical amendment reflecting the change in grade presented when this report rises to Council on 13 September 2017.

In addition to that noted above (with an asterisk), the committee received the following correspondence between 15 August 2017 (the date the report was published in the committee agenda) and the time the report was considered by Planning Committee on 22 August 2017, a copy of which is held on file:

- Email dated 21 August 2017 from Matt Moore, objecting to the development, raising issues with noise, height and lack of greenspace.

Planning Committee CARRIED the report recommendations as presented.