

Zoning By-law Amendment – 211 Loretta Avenue South

ACS2019-PIE-PS-0034

Kitchissippi (15)

Report Recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 211 Loretta Avenue South to permit the reduction of select zoning performance standards in order to convert an existing three-unit dwelling into a four-unit 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 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 June 26, 2019," subject to submissions received between the publication of this report and the time of Council's decision.

Planning Committee heard one delegation on this item:

- Murray Chown, Novatech (applicant)¹, indicated this application represents the most discrete form of intensification available, being the addition of a basement unit in existing building. He noted it would not result in additional building height, reductions in setbacks, reductions in amenity space or green space or additional parking requirements, and that it would have no noticeable or measurable impacts on neighbourhood. He noted there have been some concerns expressed with

¹ Written submission provided on June 3; a copy is held on file with the City Clerk

process, but pointed out that staff have confirmed the application meets the tests under the *Planning Act*, namely consistency with Provincial Policy Statement and Official Plan policies.

Planning Committee CARRIED the report recommendations as presented with Councillors L. Dudas, G. Gower, and J. Leiper dissenting