

Summary of Written and Oral Submissions: Zoning By-Law Amendment, 383 Albert Street and 340 Queen Street

In addition to those outlined in the Consultation Details section of the report, the following outlines the written and oral submissions received between the publication of the report and prior to City Council's consideration:

Number of delegations/submissions

Number of delegations at Planning Committee: 3

Number of written submissions received by Planning Committee and Council between May 13 and June 12, 2019 : 3

Primary concerns, by individual Jack Davis, Board of Park Square (CCC145) (oral and written submission)

- suggested the proposed development should meet certain standards, given its proximity to the Parliament buildings, including: attractive aesthetics; reasonable height and transition to existing buildings; reasonable setbacks to avoid canyon and wind tunnel effects; environmental considerations (LEED standards for green certification, easy access for separation of recyclables and organics on every floor, sun shadowing of adjacent properties); measures to maximize the safety of cyclists and pedestrians at the entranceway; visible landscaping that meets the City's goals; ground level amenities that complement the neighbourhood; an increase in public parking with an exceptional facility for servicing electric vehicles

Evelyn Weynerowski, Park Square (CCC145) (oral submission)

- suggested the setback of the proposed building should be increased for aesthetic reasons as well as for safety, and transportation and traffic flow

Linda Hoad (written submission)

- objected to the proposal for a 359-space parking garage adjacent to a downtown Light Rail station, with only nine on-street bicycle parking spaces
- suggested that only required visitor and accessible parking, as well as loading and unloading spaces, should be permitted

Matthew Osika (written submission)

- concern about potential undue adverse impact the development will have on his and many of his neighbours' southern exposure and sunlight and suggested that even a simple adjustment to the building's design that would allow some sunlight to reach south facing windows from CCC145 (the building in which he resides) would make a dramatic difference in impact
- concerns about potential impacts on privacy resulting from neighbouring windows
- concerns about impact on property values of CCC145

Primary reasons for support, by individual

Jaime Posen, FoTenn (applicant), Neil Malhotra, Claridge Homes

- provided some history of the subject development and its as-of-right zoning, and explained that the purpose of this Zoning By-law amendment request is to enshrine, through the height schedule, a new lower density, two-tower development with minor variances that include setback and parking garage use

Effect of Submissions on Planning Committee Decision: Debate: The committee discussed this item for 40 minutes

Vote: The committee carried the report as presented, without change to the report recommendations.

Effect of Submissions on Council Decision:

Council considered all written and oral submissions in making its decision and CARRIED this item as presented, without change to the report recommendations.