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Zoning By-Law Amendment – 1946 Scott Street

ACS2020-PIE-PS-0026

Kitchissippi (15)

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### Report recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1946 Scott Street to allow for the redesign of a previously approved nine-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 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 May 27, 2020", subject to submissions received between the publication of this report and the time of Council's decision.

The applicant, as represented by the following persons, was present in support and to answer questions if needed: Jakub Ulak, Surface Developments; Brian Casagrande, Fotenn; Roderick Lahey, RLA Architect.

### Motion N° PLC 2020-23/6

Moved by Councillor J. Leiper

**WHEREAS an application for the redesign of a previously approved nine-storey apartment building will be considered by Planning Committee on May 14, 2020; and**

**WHEREAS the report ACS2020-PIE-PS-0026, Zoning By-law Amendment - 1946 Scott Street, proposes an amendment to the building performance standards to**

allow the construction of the new design; and

WHEREAS additional provisions are recommended to ensure clarity in the interpretation of the new performance standards with no material changes to the drawings submitted; and

WHEREAS it has been identified that there are widely spaced support posts that technically reduce the width of the double traffic access aisle, while the aisle functionally continues to act as a standard sized aisle;

THEREFORE, BE IT RESOLVED that the following changes be made to 1. b) in Document 2:

- Delete the second provision (hyphen);
- Third provision: delete “or 90 m, whichever is the lesser” and replace “storey below” with “sixth storey” to read “at and above the ninth storey, the building must be setback an additional 2 m from the rear wall of the sixth storey”;
- Fourth provision: delete “or 84 m, whichever is the lesser” to read “at and above the seventh storey, a building must be setback a minimum of 400 mm from the front wall of the principal building”;
- Fifth provision: delete “or 90 m, whichever is the lesser” and replace “storey below” with “sixth storey” to read “at and above the ninth storey, the building must be setback 2 m from the front wall of the sixth storey”;
- Seventh provision: replace “2.45 m” by “2.3 m” to read “minimum soft landscaped area abutting the rear lot line: 2.3 m”;
- Ninth provision: replace “2.45 m” by “2.3 m” to read “minimum soft landscaped buffer of a parking lot abutting the rear lot line: 2.3 m”;
- Twelfth provision: replace “double traffic lane” by “two-direction controlled single traffic lane” to read “minimum width of a two-direction controlled single traffic lane driveway providing access to a parking lot or parking garage: 3 m”;
- Add the provision: “minimum width of an aisle providing access to parking spaces in a parking lot or parking garage: 5.5m.”

**AND BE IT FURTHER RESOLVED that pursuant to the *Planning Act*, subsection 34(17) no further notice be given.**

CARRIED

The committee Carried the report recommendations as amended by Motion 23/6.