
Zoning By-Law Amendment – 246 Gilmour Street

ACS2020-PIE-PS-0062

Somerset (14)

Report recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 246 Gilmour Street to permit a six-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 15 July 2020", subject to submissions received between the publication of this report and the time of Council's decision.

The Planning Committee considered this item concurrently with report ACS2020-PIE-RHU-0014, Application for New Construction at 246 Gilmour Street, a Property Located in the Centretown Heritage Conservation District, Designated Under Part V of the *Ontario Heritage Act*, listed as Item 5 of the Planning Committee Agenda for its meeting on June 25, 2020.

The Built Heritage Sub-committee (BHSC) considered report ACS2020-PIE-RHU-0014 at its meeting on June 9, 2020. The Sub-committee received delegations, as noted in the Minutes of that meeting. The BHSC CARRIED the report recommendations as presented.

The Planning Committee heard two delegations, as follows:

- Spero Papoulias, neighbouring property owner, raised concerns about impacts

the development would have in terms of its setbacks and windows, particularly with respect to sun-shadowing, loss of privacy, reduced air circulation, and congested parking. A copy of the slide shown by Mr. Papoulias during his oral submission is held on file.

- Murray Chown, Novatech (applicant), spoke to improved design features of this proposal versus the one from 2008, noting that this proposal is set back more than the required minimum distance, and that the building will be treated with a better finish to reflect light into windows of properties facing west. He the ward councillor and Centretown Community Association are generally supportive of the application.

Chair Harder encouraged Mr. Papoulias to submit his concerns in writing to the Committee Coordinator in time for circulation to Members of Council prior to its consideration of the report on July 15, 2020.

Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate, Innovative Client Services department, responded to a question from Committee.

Planning Committee CARRIED the report recommendations, as presented, of both report ACS2020-PIE-RHU-0014 - Application for New Construction at 246 Gilmour Street, a Property Located in the Centretown Heritage Conservation District, Designated Under Part V of the *Ontario Heritage Act*, and report ACS2020-PIE-PS-0062 - Zoning By-Law Amendment – 246 Gilmour Street.