Summary of Written and Oral Submissions:

Zoning By-law Amendment – 54 Louisa 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: 2

Number of written submissions received by Planning Committee and Council between February 15 and March 6, 2019 : 1

Primary concerns, by individual **Catherine Boucher** (oral and written submission)

- parking at the LIV apartments site was not a problem for 40 years, when it previously known as "The Bell Street Towers" and provided deeply affordable private sector rental housing; it became a problem after a major renoviction transformed it into a high-rent building with amenities like a pet spa, full gym, café and rooftop terrace party space
- the owners sought and were granted a zoning by-law amendment last year to allow front yard parking and be exempted from the 15% landscaping and the bicycle parking requirements, as well as permission to provide 60 off-site parking spaces, bringing the total to 106 parking spaces on site and 60 offsite in two locations within one block of the building
- questioned why there is a need for the 40 additional parking spaces presently being requested, suggesting it may be to accommodate guest parking for 'hotel' service
- noted the impact of short-term rentals on neighbourhoods and that parking is a big part of it
- noted this is a downtown site, within four blocks of the proposed Gladstone LRT station, with three bus routes within two blocks, and that parking for a short-term rental use in a mature and transit-oriented neighbourhood does not in any way meet the current Official Plan's vision
- feared West Centretown would fall prey to the conditions that existed in Centretown in the 90s, when it was full of 'temporary' parking lots that operated for decades

- questioned the rationale for the request in the absence of development plan for the site and recommended refusal of the application

Primary arguments in support, by individual

Brian Casagrande and Nico Church, Fotenn Consultants Inc. (applicant) (oral submission)

- 54 Louisa is a former automobile service garage and was acquired by COV to assist in the renovation of the existing (LIV) building on the assumption thought it would pose less of an inconvenience to surrounding property owners than if all these operations were happening on the surrounding streets
- as the building was renovated, parking demand continued to be an issue and COV was faced with 2 options, to continue with the underprovided parking as a non-conforming right, or to respond in a reasonable manner; they chose to respond by improving the site with short-term solutions (improvements to the building) and long-term solutions (proposed landscaping improvements along Arlington Avenue and Louisa Street to add more greenery tat will mature over time)
- at the public meeting with the neighbours in June of 2018, a majority of residents expressed support for this application, which is likely because residents are experiencing the demand for parking on the surrounding streets, because neighbours have already seen improvements to the site and are aware of the proposed future improvements, and because the requested parking lot is temporary
- the Official Plan recognizes and permits temporary parking spaces where it's recognized that it is a necessity, and provides for a three-year cap on it, it is anticipated that parking demand in the area will be reduced with the implementation of LRT, hopefully sometime in early 2020s, so COV does intend for this to be a temporary condition

Effect of Submissions on Planning Committee Decision: Debate: The Committee spent 25 minutes on this item

Vote: The Committee CARRIED the item as presented without making any changes 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.