

Summary of Written and Oral Submissions

Note: This is a draft Summary of the Written and Oral Submissions received in respect of ZONING BY-LAW AMENDMENT – 890 AND 900 BANK STREET (ACS2017-PIE-PS-0036), prior to City Council’s consideration of the matter on 26 April 2017.

The final Summary will be presented to Council for approval at its meeting of 10 May 2017, in the report titled ‘SUMMARY OF ORAL AND WRITTEN PUBLIC SUBMISSIONS FOR ITEMS SUBJECT TO BILL 73 ‘EXPLANATION REQUIREMENTS’ AT THE CITY COUNCIL MEETING OF 26 April 2017 (ACS2017-CCS-OCC-0007)’. Please refer to the ‘Bulk Consent’ section of the Council Agenda of 10 May 2017 to access this item.

ZONING BY-LAW AMENDMENT – 890 AND 900 BANK STREET (ACS2017-PIE-PS-0036)

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 at Planning Committee: 6**
- **Number of Submissions received between 4 and 26 April 2017: 13**
- **Primary arguments in support:**
 - appreciation for increased setback at the rear and side of property, and for height limit of the wall on the west side of 890 Bank to four storeys
 - support for urban intensification in general
 - if building heights and setbacks were reduced, some negative impacts would be mitigated and the proposal would be defensible at the Ontario Municipal Board, if appealed
 - The proposal has some positive features but is not compatible at the scale proposed
 - the applicant spoke in support of the application and indicated that any requirement to reduce height and setbacks would have a detrimental impact on their ability to proceed with this development
- **Primary concerns and arguments in opposition:**
 - the possibility this development might set a precedent for further development

- lack of clarity about what acceptable transition is
- the Financial Implications comment in the staff report seems to indicate the City would accept the proposal as is because the Planning Department does not have the funds to make an appeal to the Ontario Municipal Board
- incompatibility with Traditional Mainstreet zoning and with the existing character of the street
- results of public consultation not adequately represented in the report
- an inadequate amount of parking is proposed and will exacerbate current congestion, traffic and parking issues
- proposed building height is too much for the area and will obstruct light flow
- mature trees would be removed to accommodate the development and views on Melgund Avenue would be impacted
- more thought should be given to transition with adjacent properties
- insufficient parking proposed for the beer store
- one way to mitigate the parking issue is to require that bus passes be provided to staff and that OCTranspo be asked to provide a bus stop in front of the building on both sides of Bank Street
- a Secondary Plan for the area might have helped to guide the development in terms of creating a smooth and gradual transition between buildings but the absence of such a Plan is not a reason to accept the application as is
- the proposal is of no benefit to the community
- the proposed design is unattractive
- a seniors' residence is not a good use of the building and will not help to rejuvenate the street
- would support the proposal if scaled back somewhat and would welcome more small, boutique retail stores at this end of the main street
- policies and legislation that govern zoning by-law issues need to be updated and strengthened and changes to them should only proceed with the participation and consensus of the residents and stakeholders of an affected community

- there should be a passageway through the building to Bank Street for access and light
- a moratorium should be implemented on additional height/massing on Bank Street's Traditional Mainstreet until such time as either a Secondary Plan is in place or Official Plan Amendment 150 becomes effective would be appropriate

Effect of Submissions on Committee Decision:

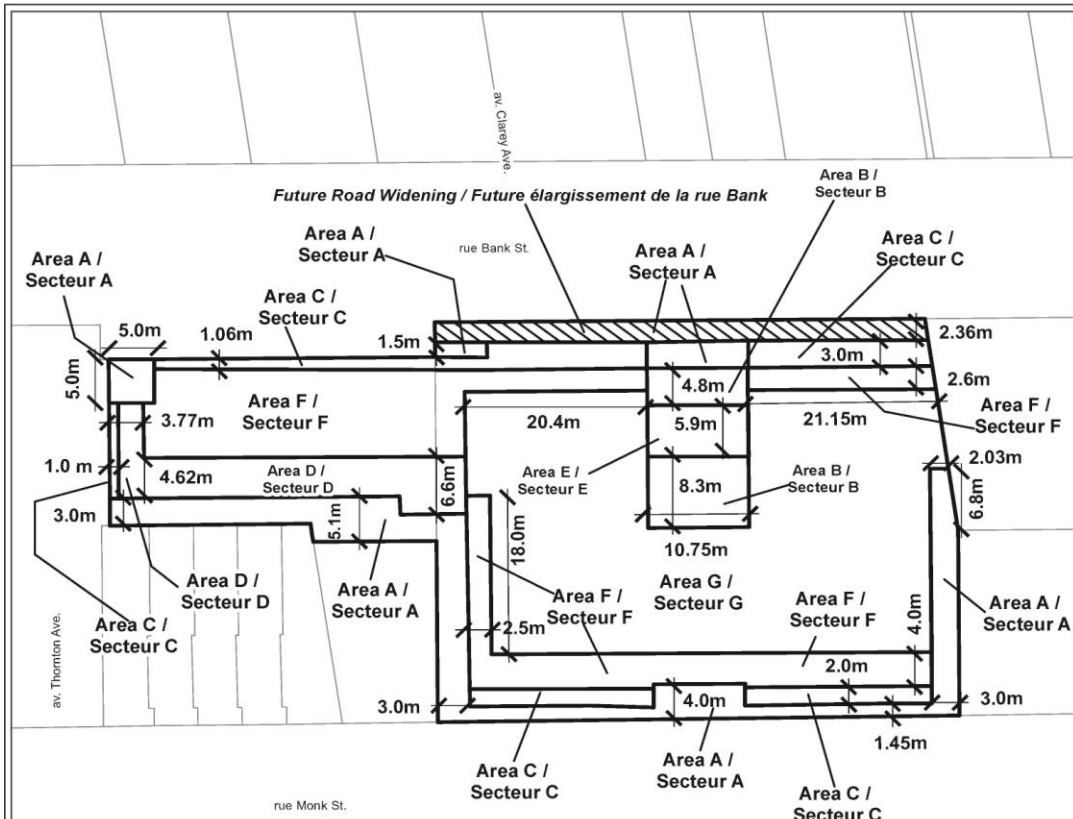
Debate The Committee spent two hours and fifteen minutes on this item

Vote: The Committee defeated an amendment to the staff recommendation to limit building height and setback and then CARRIED this item as presented


Effect of Submissions on Council Decision: Council considered all written and oral submissions in making its decision, and CARRIED this item with an amendment, as follows:

That Council approve:

1. an amendment to Zoning By-law 2008-250 for 890 and 900 Bank Street to permit an eight storey mixed-use building with ground floor commercial and a retirement home and residential care facility use, as detailed in Document 2;
2. that Document 3 (Proposed Zoning Schedule) of the report entitled Zoning By-law Amendment – 890 & 900 Bank Street (ACS2017-PIE-PS-0036) be replaced with the attached schedule (see below); and
3. that, pursuant to the *Planning Act*, Subsection 34(17), no further notice be given.



MAXIMUM PERMITTED BUILDING HEIGHT / MAXIMUM NUMBER OF STOREYS LA HAUTEUR DE BÂTIMENT MAXIMALE PERMISE /NOMBRE D'ÉTAGES MAXIMAL	
Area /Secteur A :	0m
Area /Secteur B :	5.1m (1 storeys/ étages)
Area /Secteur C :	9.0m (2 storeys/ étages)
Area /Secteur D :	15.0m (4 storeys/ étages)
Area /Secteur E :	18.0m (5 storeys/ étages)
Area /Secteur F :	21.0m (6 storeys/ étages)
Area /Secteur G :	26.0m (8 storeys/ étages)




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**This is Schedule 369 to Zoning By-law No. 2008-250
Annexe 369 au Règlement de zonage n° 2008-250**

This is Attachment 2 to By-law Number 2017-____, passed _____, 2017
Pièce jointe n° 2 du Règlement municipal n° 2017-____, adopté le _____, 2017

 NOT TO SCALE