

## 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 – 590 HAZELDEAN ROAD (ACS2017-PIE-PS-0049), 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 – 590 HAZELDEAN ROAD (ACS2017-PIE-PS-0049)**

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: 1**
- **Number of Submissions received between 4 and 26 April 2017: 3**
- **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 watercourse corridor is insufficient to handle floodplain control

- the staff report should be amended to reflect that the vacant 48.5-hectare parcel was an active farm until very recently, and the northern end of the site is still occupied by the heritage-designated Bradley-Craig barn and farmhouse (conditionally approved for demolition/relocation)
- there is no need for additional commercial blocks on the south side of Hazeldean Road, which would be aesthetically unappealing, add to congestion and further limit any plan to make the area pedestrian and cyclist friendly
- the City should not be permitting pathways in floodplains, as this can result in very frequent flooding on the multi-use pathways (MUP), damage to MUP embankments if they are above grade, and trapping water between the MUP and adjacent lands
- the 590 Hazeldean subdivision plan may lead to problems in respect of: access to shorelines; the location of Pond 1 and its impact on floodplain storage; streets located adjacent to the watercourse corridor; rear yard elevations and setbacks to accommodate the required grading adjacent to the corridor; the area downstream is poorly understood and requires revision in the plans; the impact of adding flow to adjacent areas has not been identified.

**Effect of Submissions on Committee Decision:**

Debate        The Committee spent thirty-three minutes on this item

Vote:         The Committee 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 as presented.