
Zoning By-Law Amendment – 847 Woodroffe Avenue

ACS2021-PIE-PS-0007

Bay (7)

Deferred from the Planning Committee meeting of January 14, 2021

Report recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 847 Woodroffe Avenue to modify performance standards of the R2G Zone, 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 February 24, 2021 subject to submissions received between the publication of this report and the time of Council's decision.

(note: recommendation updated to reflect the associated revised Council date)

The committee heard two delegations on this matter, as follows:

- John Archibald raised concerns about impacts to his (and his neighbour's) property with respect to stormwater drainage, snow removal and garbage storage. However, he noted that prior to the meeting, he had discussions with the ward Councillor and developer and received information that addressed his concerns. He asked for assurances about approvals and enforcement of the terms and conditions he had been advised of.
- The applicant, as represented by Jack Stirling, The Stirling Group and Peter Hume, HP Urban, indicated that they will be implementing grading and

stormwater management measures on the subject property that will prevent drainage onto Mr. Archibald's property, and that they will continue to work with neighbours in the future to address concerns.

The following correspondence was provided to the committee coordinator between January 4 (the date the report was originally published to the City's website with the agenda for the January 14 meeting) and the time the matter was considered on February 11, 2021, a copy of which is held on file:

- Emails dated January 13, 18, 20 and 28 and February 9 from John Archibald
- Emails dated January 13 and February 9 from John Robertson
- Email dated February 9 from Berny Latreille

The following staff responded to questions: Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate, Innovative Client Services Department.

Ward Councillor T. Kavanagh was present and took part in discussion.

The committee CARRIED the report recommendations as presented.