

EXTRACT OF DRAFT MINUTES 41
PLANNING COMMITTEE
28 MARCH 2017

EXTRAIT DE L'ÉBAUCHE DU
PROCÈS-VERBAL 41
COMITÉ DE L'URBANISME
LE 28 MARS 2017

ZONING BY-LAW AMENDMENT – 1960 SCOTT STREET

ACS2017-PIE-PS-0015

KITCHISSIPPI (15)

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1960 Scott Street, to permit a 22-storey mixed-use building, as detailed in Document 2;
2. That the implementing Zoning By-law not proceed to City Council until such time as the agreement under Section 37 of the *Planning Act* is executed; and
3. 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 City Clerk and Solicitor's Office and submitted to Council 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 12 April, 2017" subject to submissions received between the publication of this report and the time of Council's decision.

Ms. Erin O'Connell, Planner, accompanied by Mr. Doug James, Manager, Development Review - Central, Planning, Infrastructure and Economic Development department, provided a PowerPoint presentation, a copy of which is held on file.

The following staff also responded to questions on this matter: Ms. Lee Ann Snedden, Director, Planning Services, Planning, Infrastructure and Economic Development Department, and Ms. Christine Enta, Legal Counsel, Office of the City Clerk and Solicitor.

The committee heard five delegations on this matter:

- Ms. Cecilia Alperin*, a resident of Clifton Road (also representing her husband, Andrew Daily) spoke in opposition to the proposal citing concerns that it does not respect the environmental, social and economic considerations of the Westboro Community Design Plan and Secondary Plan. She indicated that the level of intensification, scale and character, and traffic of the proposed development are incompatible with the existing neighbourhood and approved objectives for the area. She also raised concerns about sun-shadowing during the day and light pollution at night, as well as the potential for noise pollution.
- Mr. Gary Ludington*, Chair, Westboro Community Association, spoke in opposition to the proposal, indicating they do not conform to the area Community Plan (CDP) and Secondary Plan. He suggested an Interim Control By-law or moratorium on development be implemented for the area until the CDP / Secondary Plan is revisited if changes are required to those documents.
- Mr. Paul Stacey* raised concerns about the balance and context of the development and worried the existing sense of community will be lost by intense development. He also questioned whether the resulting traffic impact on Clifton Road and the surrounding area has been considered.
- Mr. Tim Gray raised concerns about the traffic impact and suggested the entrance/exit and loading dock be located on McRae Avenue instead of Scott Street, as planned. He also worried about the 22-storey height setting a precedent for the area.
- Ms. Kelly Rhodenizer, Colonnade Bridgeport (the applicant), Mr. Hugh Gorman, Colonnade Bridgeport, and Ms. Nancy Meloshe, Stantec, provided an overview of the application and responded to questions.

[* Individuals / groups marked with an asterisk above provided written comments; all submissions are held on file with the City Clerk.]

In addition to submissions marked with an asterisk above, the committee received the following correspondence between 21 March 2017 (the date the report was published in the committee agenda) and the time public delegations were heard on 28 March 2017, a copy of which is held on file:

- Comments dated March 17, 2017 from Jonathan Fisher with concerns about the proposed building design and the traffic impact from having a loading entrance

on Scott. Street.

- Comments dated March 25, 2017 from David Welch, in opposition to the proposal for reasons concerning building height, traffic and parking impacts on neighbouring streets, and poor architectural quality.
- Comments dated March 27, 2018 from Ron Brown, in opposition to granting variances to community development plans and requirements for Main Streets. He suggested the City should obtain various 'enforceable' commitments from developers when granting variances.
- Comments dated March 27, 2018 from Carolyn Herbert with concerns that none of the proposals on this agenda for large developments mentioned inclusion of affordable housing, or inclusion of elements that incorporate carbon and methane-reducing, energy-reducing components.
- Comments dated March 28, 2017 from Mari Wellman, President, Westboro Beach Community Association, in opposition to the proposal, indicating it disregards the Community Design Plan and will negatively impact the liveability and walk-ability of the area.

Item 2 of Planning Committee Agenda 41, as set out below, was put to Committee:

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2. **That the implementing Zoning By-law not proceed to City Council until such time as the agreement under Section 37 of the *Planning Act* is executed; and**
3. **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 City Clerk and Solicitor's Office and submitted to Council 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 12 April, 2017" subject to submissions received between the publication of this report and the time of Council's decision.**

CARRIED on a division of 7 yeas and 3 nays, as follows:

YEAS (7): Councillors S. Blais, R. Chiarelli, J. Cloutier, A. Hubley, S. Qadri,
Vice-chair T. Tierney and Chair J. Harder

NAYS (3): Councillors R. Brockington, J. Leiper, T. Nussbaum