

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 – 1960 SCOTT STREET (ACS2017-PIE-PS-0015), prior to City Council’s consideration of the matter on 12 April 2017. The final Summary will be presented to Council for approval at its meeting of 26 April 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 12 April 2017 (ACS2017-CCS-OCC-0006)’. Please refer to the ‘Bulk Consent’ section of the Council Agenda of 26 April 2017 to access this item.

ZONING BY-LAW AMENDMENT – 1960 SCOTT STREET (ACS2017-PIE-PS-0015)

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: 5**
- **Number of Submissions received between 21 March and 12 April 2017: 8**
- **Primary arguments in support:**
 - the applicant spoke in support of the application
- **Primary concerns and arguments in opposition:**
 - development will have serious impact on standard of living for community as a whole, resulting in loss of privacy, increased traffic, sun shadowing on certain properties, and light pollution at night
 - proposal does not respect the objectives of the Westboro Community Design Plan and Secondary Plan, as it doesn’t take into account environmental, economic and social considerations
 - if LRT construction necessitates zoning changes to intensify near planned transit stations, applications that alter neighbourhood character should be refused until a new community design plan is implemented
 - the proposal makes no mention of inclusion of affordable housing, or inclusion of elements that incorporate carbon and methane-reducing, energy-reducing components

- an acceptable building would be one of eight to ten storeys, with an architectural style consistent with the Westboro Connection development next door on McRae Avenue.
- if the City were to allow this proposal, it would further open the door to more gross exceptions to current height rules in Westboro, at which point zoning for height will become meaningless
- the new building will have significant traffic and parking impacts on the immediate and nearby vicinities
- if the parking proposal is allowed to proceed, the City should enforce current parking rules along Scott Street, including the three-hour default limit, and should also trade its permission for money to complete the curb and landscaping along Scott Street from Island Park Drive to Churchill Avenue, as was recently done east of Island Park Drive
- the parking and loading bay on Scott Street will have traffic impacts on Scott and Clifton Streets; the access should be moved to McRae Avenue
- the proposed building is of poor architectural quality
- if the proximity to LRT is the rationale for the height beyond what is currently zoned the need for so much parking is questionable
- there will be increased traffic with more people trying to use the same routes to get to the 417
- cut-through traffic in the neighbourhood will increase and requires enforcement
- the amount of glass in the proposed design will be a danger to the bird population
- it will destroy all incentive to walk or cycle along this route and will not make for a pleasant walk to the transit station
- economics should not be the primary reason to accept the proposal
- not supportive of variances to community development plans and requirements for Main Streets
- when approving variances the City should obtain “enforceable” commitments to: improve livability; improve the environment and safety; improve parking and manage height diversity; consider the impacts of future building developments

- does not help create safe and attractive streets, balance the needs between pedestrians and motorized vehicles or increase economic viability
- the Wesboro Community Design Plan and Secondary Plan need to be refreshed

Effect of Submissions on Committee Decision:

Debate The Committee spent one hour and twenty-five 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.