

**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**

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ZONING BY-LAW AMENDMENT – 47 HAVELOCK STREET

ACS2017-PIE-PS-0040

CAPITAL (17)

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## **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 47 Havelock Street to permit a four storey apartment building, 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 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. Melissa Jort-Conway, Planner, Planning, Infrastructure and Economic Development department, responded to questions on this matter.

The committee heard two delegations:

- Ms. Stephanie Smith, a resident of the neighbouring property to be most impacted by the proposed development, indicated concerns about: the development's incompatibility with the neighbourhood; reduced parking and associated traffic and parking issues; side yard setback; loss of privacy and noise concerns stemming from the development's proposed substantial rooftop amenity area.
- Mr. Brian Casagrande, FOTENN Consultants, and Mr. Jakub Ulak, Surface Developments (the applicant), responded to the delegation's comments and

questions from Committee.

Planning Committee CARRIED the report recommendations as presented.