

EXTRACT OF DRAFT MINUTES 68
PLANNING COMMITTEE
28 AUGUST 2018

EXTRAIT DE L'ÉBAUCHE
DU PROCÈS-VERBAL 68
COMITÉ DE L'URBANISME
LE 28 AOÛT 2018

ZONING BY-LAW AMENDMENT – 1132 FISHER AVENUE

ACS2018-PIE-PS-0089

RIVER (16)

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1132 Fisher Avenue to permit the construction of four single-detached dwellings and three semi-detached dwellings, 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 September 2018", subject to submissions received between the publication of this report and the time of Council's decision.

The following staff responded to questions: Jean-Charles Renaud, Planner, and Don Herweyer, Manager, Development Review – South, Planning, Infrastructure and Economic Development department.

Planning Committee heard three delegations:

- Robert Brinker, Vice-President, Carlington Community Association was supportive of the building design and accepting of the additional height because of the proposed roof design, but had concerns about the proposed R2L zoning. He suggested that R2G zoning with site-specific exemptions would be more

fitting for the neighbourhood.

- Debbie Belfie, D.G. Belfie Planning and Development Consulting (applicant), for RND Construction Ltd. (owner) provided context on the property and details about the proposal, including tree protection and stormwater management.
- Barry Hobin, Hobin Architecture Inc. (architect) noted the small scale of the 10-unit proposal, indicating the increase in height is due to existing infrastructure.

The committee received the following correspondence between 17 August (the date the report was published to the City's website in the Planning Committee agenda) and the time it was considered by the Planning Committee on 28 August, a copy of which is held on file:

- Email dated August 26 from Andrew and Heather Douglas
- Email dated August 27 from Sarah Porter and Ryan Dill.

Planning Committee CARRIED the report recommendations as presented, with the following DIRECTION TO STAFF:

That Staff review the portion of Kingston Avenue from approximately 1177 Kingston to the Kingston/Trent intersection, providing recommendations to improve overall safety on this corner, with priority for pedestrians and cyclists, and motorists as well.