

## 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– 1132 Fisher Avenue (ACS2018-PIE-PS-0089), prior to City Council’s consideration of the matter on September 12, 2018. The final Summary will be presented to Council for approval at its meeting of September 26, 2018, 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 September 12, 2018’. Please refer to the ‘Bulk Consent’ section of the Council Agenda of September 26, 2018 to access this item.**

# Zoning By-Law Amendment – 1132 Fisher Avenue (ACS2018-PIE-PS-0089)

## Planning Committee

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: 3**
- ❖ **Number of written submissions received by Planning Committee and Council between August 17 and September 12, 2018 : 2**

## Primary concerns, by individual

### **Andrew and Heather Douglas** (*written submission*)

- potential impact of R2L zoning on the street: may lead to fragmented redevelopment on the street, increased building heights, and reduced setbacks from the street, which could increase shadowing and impact the street trees’ access to sunlight and residents’ views to greenspace
- insufficient measures to address existing flooding issues: the site is prone to flooding multiple times per year and the holding tank and amendments to the drainage ditch may not sufficiently addresses flooding and groundwater movement changes
- loss of street character: the proposed built form does not respect the character of the street, which is characterized by large lots and smaller houses

- impacts of construction: potential geotechnical shifts that will impact the foundations of neighbouring homes; disruption of tree root beds that may impact the mature tree canopy
- impacts of snow dumping/removal on Kingston avenue: vehicles picking up or dropping off children at the local school are forced further into the street, creating a dangerous situation
- existing pedestrian and cyclist safety issues will be exacerbated by adding more parked vehicles, more driveways and removing space for snow storage

**Sarah Porter and Ryan Dill** (*written submission*)

- echoed concerns expressed by Andrew and Heather Douglas and detailed additional concerns about: exacerbation of existing traffic and parking issues; pedestrian safety; snow removal; loss of neighbourhood character / incompatibility of design; impact of construction on the foundations of neighbouring homes; disruption of mature tree root beds and potential loss of canopy; impact on existing sewer/sanitary system

**Robert Brinker, Vice-President, Carlington Community Association**  
(*oral submission*)

- 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, suggesting that R2G zoning with site-specific exemptions would be more fitting for the neighbourhood
- insufficient capacity for upstream drainage, despite the improvement with the proposed holding pond

**Primary arguments in support, by individual**

**Debbie Belfie, D.G. Belfie Planning and Development Consulting**  
(**applicant**), for RND Construction Ltd. (**owner**) (*oral submission*)

- provided context and details about the property and proposed development, including tree protection and planting, setbacks and stormwater management

**Barry Hobin, Hobin Architecture Inc. (architect)** (*oral submission*)

- noted the small scale of the 10-unit proposal, indicating the increase in height is due to existing infrastructure

## **Effect of Submissions on Planning Committee Decision:**

**Debate:** The Committee spent 20 minutes on this item.

**Vote:** The Committee CARRIED this item 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.*

## **Effect of Submissions on Council Decision:**

Council considered all written and oral submissions in making its decision, and CARRIED this item as presented.