

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 – 403 TWEEDSMUIR AVENUE

ACS2018-PIE-PS-0090

KITCHISSIPPI (15)

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 403 Tweedsmuir Avenue to permit a six-storey mixed-use building with residential and hotel uses, as shown on Document 1 and detailed in Document 2 – Details of Recommended Zoning and Document 3 – Proposed Zoning Schedule.
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 September 12, 2018" subject to submissions received between the publication of this report and the time of Council's decision.

Ann O'Connor, Planner, Planning, Infrastructure and Economic Development department responded to questions.

Committee heard two delegations:

- *Gary Ludington, Westboro Community Association, raised concerns about process and the fact that the Association's comment, made at the public meeting on this application, was omitted from the report; specifically, that it is not reasonable to ask the community to make comments on the proposal absent the design. He also raised concerns about proximity of the building footprint to

Tweedsmuir and potential safety issues for pedestrians, as well exacerbation of existing traffic issues.

- Brian Casagrande, Fotenn Consultants Inc. (applicant) noted that a detailed design is not required at this stage and that one will be prepared by the appropriate professionals if and when the plan moves forward, at which time transportation issues would also be examined.

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

Planning Committee CARRIED the report recommendations as presented.