

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 – 1040 Bank Street (ACS2017-PIE-PS-0134), prior to City Council’s consideration of the matter on 12 December 2017.

The final Summary will be presented to Council for approval at its meeting of 31 January 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 31 January 2018 (ACS2018-CCS-OCC-0001)*’. Please refer to the ‘Bulk Consent’ section of the Council Agenda of 31 January 2018 to access this item.

Zoning By-law Amendment – 1040 Bank Street (ACS2017-PIE-PS-0134)

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: 12**
- **Number of Submissions received by Planning Committee between 21 November and 13 December 2017: 37**
- **Primary arguments in support**
 - the proposal offers the financial stability required by Southminster United Church to support its existing operations and future growth as a church and community hub
 - none of the other options explored over the last 10 years have been viable for the Church
 - the proposal is supported by the Church’s congregation
 - the proposal fits within the City’s planning vision while respecting the neighbourhood character
 - if not approved, the Church’s ability to continue in the neighbourhood would be severely impacted and the community service and benefits it provides would be very difficult to replicate in the neighbourhood

- **Primary concerns and arguments in opposition**
 - the proposed condo building height
 - adverse impact on visual prominence of Southminster United Church building
 - adverse impact on the heritage vista and integrity
 - adverse impact on surrounding trees
 - non-conformity with Official Plan policies/principles and area Zoning By-laws
 - inconsistency with the current land use and character of the surrounding community
 - doubt that the project viability would be jeopardized if the proposed condo height were reduced
 - lack of clear rationale for City support of the proposal
 - inconsistent approach (with developers / homeowners) in applying approved guidelines and policies
 - insufficient compromise by the developer to reduce proposed building height
 - lack of clear and transparent planning process

Effect of Submissions on Planning Committee Decision:

Debate The Committee spent two hours on this item.

Vote: Recommendation 1 of the staff report, as follows, was REFERRED to Council:

That Council approve an amendment to Zoning By-law 2008-250 for 1040 Bank Street to permit a mixed-use development, as detailed in Documents 2 and 3.

Effect of Submissions to both committees on Council Decision:

Council considered all written and oral submissions in making its decision, and CARRIED this item with the following amendment:

That Council approve an amendment to Zoning By-law 2008-250 for 1040 Bank Street to permit a mixed-use development, as detailed in Documents 2 and 3, as amended by the following:

1. that Document 2 – Details of Recommended Zoning of Report ACS2017-PIE-PS-0134 be amended by:
 - a. replacing the text, “-Only residential uses are permitted in Areas B, C, D, E, and F as shown on Schedule 376.” with the text, “-Only residential uses are permitted in Areas B, C, D, E, F and G as shown on Schedule 376.”; and,
 - b. replacing the text, “Townhouse dwellings are only permitted in Area B of Schedule 376” with the text, “Townhouse dwellings are only permitted in Area G of Schedule 376”; and,
2. that Document 3 - Schedule of Report ACS2017-PIE-PS-0134 be replaced with the new schedule set out below; and

That there be no further notice pursuant to section 34(17) of the *Planning Act*.

Revised Document 3 – Schedule of Report

