

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 – 667 Bank Street (ACS2017-PIE-PS-0133), prior to City Council’s consideration of the matter on 13 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 – 667 Bank Street (ACS2017-PIE-PS-0133)

Planning Committee considered this item concurrently with the Agenda Item entitled ‘Application for New Construction at 667 Bank Street, a Property Designated under Part V of the *Ontario Heritage Act* and Located in the Clemow Estate East Heritage Conservation District (ACS2017-PIE-RHU-0024)’

In addition to those outlined in the Consultation Details section of the Zoning By-law Amendment report, the following outlines the written and oral submissions received between the publication of the Zoning By-law Amendment report and prior to City Council’s consideration:

- **Number of delegations at Planning Committee: 7**
- **Number of Submissions received by Planning Committee between 1 and 13 December 2017: 3**
- **Primary arguments in support**
 - Measures have been taken with respect to massing, setback and overlook since the original proposal to address a number of public concerns
 - The proposed house will be located on a Traditional Mainstreet and fits with its location and with the historical land use of the site.
- **Primary concerns and arguments in opposition**
 - setback, scale, height and transition
 - landscaping
 - adverse impact on vegetation

- adverse impact on the existing street character
- allowing any consideration of financial viability (for the owner) in rendering a decision
- adverse shadowing impact on neighbouring property
- incompatibility with character and guidelines of the existing heritage conservation district
- adverse impact on nearby Exploration Garden in terms of: safety of the preschoolers using it during construction; detrimental shadowing impact on the health of the heritage elm and the overall feel of the garden

Effect of Submissions on Planning Committee Decision:

Debate The Committee considered this report concurrently with the report titled 'Application for New Construction at 667 Bank Street, a Property Designated Under Part V of the *Ontario Heritage Act* and Located in the Clemow Estate East Heritage Conservation District (ACS2017-PIE-RHU-0024)' AND spent one hour and 35 minutes on the combined items.

Vote: The Zoning By-law Amendment report was CARRIED as presented

Effect of Submissions to both committees on Council Decision:

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