
Zoning By-Law Amendment – 2070 Scott Street and 328 Winona Avenue

ACS2020-PIE-PS-0078

Kitchissippi (15)

Report recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2070 Scott Street and 328 Winona Avenue to permit a 25-storey mixed-use development, as detailed in Document 2.
2. That the implementing Zoning By-law not proceed to Council until such time as the agreement under Section 37 of the *Planning Act* is executed; and
3. 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 Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of September 9, 2020," subject to submissions received between the publication of this report and the time of Council's decision.

The committee heard two delegations on this matter:

- Lucy Hargreaves suggested that the height and mass proposed for this development is excessive for the site and represents oppressive development. She submitted there will be impacts on the neighbourhood, primarily safety risks stemming from increased traffic turning onto Winona. She raised concerns specific to impacts on her property, including: to her children's' safe use of her driveway; loss of privacy due to the proposed pedestrian pathway directly adjacent to her property (between Winona and Churchill); loss of privacy due to the overlook from the new development; health impacts from construction and noise pollution; loss of greenery and trees between her property and the proposed development. She

requested Committee approve a smaller development with lower height and a smaller footprint, to be more in alignment with the recommendations of the Urban Design Review Panel, or failing that, to encourage the developer to enter into a negotiated agreement with her to address her specific site plan concerns (fencing, landscaping, traffic calming) and minimize the adverse effects of the development to her property during and after construction.

- The applicant, as represented by Heather Rolleston, Quadrangle Architecture¹ and John Thomas, Azure Urban Developments, spoke to their efforts to address concerns about the proposal and be a responsive and responsible community developer, including: fencing; acquisition of an additional property to increase the frontage on Winona and provide for greater property separation; elements of ground floor planning, stepbacks and tower design that help with transition and privacy; a pedestrian through-block connection between Winona and Churchill that acts as an additional buffer.

The following correspondence was provided to the committee coordinator between August 17 (the date the report was published to the City's website with the agenda) and the time the matter was considered on August 27, a copy of which is held on file:

- Email dated August 25 from Gary Ludington, Chair, Westboro Community Association
- Email dated August 26 from Kristi M. Ross, Barrister & Solicitor, on behalf of Lucy Hargreaves
- Email dated August 26 from Ursula K. Melinz, Partner and Krista Libman, Associate, Soloway Wright LLP, on behalf of Azure Urban Development Inc.

The committee Carried the report recommendations on a division of 6 yeas and 1 nay, as follows:

YEAS (6): Councillors L. Dudas, T. Tierney, R. Brockington, S. Moffatt,
Vice-chair G. Gower, Chair J. Harder

NAYS (1): Councillor J. Leiper

¹ Submission (slides) on file