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ZONING BY-LAW AMENDMENT – 266 AND 270 BYRON AVENUE

ACS2017-PIE-PS-0111

KITCHISSIPPI (15)

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## **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 266 and 270 Byron Avenue to permit a four-unit low-rise apartment building, on each property, as detailed in Document 2.**
- 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 25 October 2017 subject to submissions received between the publication of this report and the time of Council's decision.**

Doug James, Manager, Development Review – Central, and Lee Ann Snedden, Director of Planning Services, Planning, Infrastructure and Economic Development, department responded to questions on this report.

The committee heard one delegation on this matter, who responded to questions and concerns raised by the ward councillor:

- Murray Chown, Novatech, spoke in support of the application and recommended Committee approve it based on its merits. He also talked about the process that led to the application, which has led to community concerns and opposition.

The committee received the following correspondence prior to this meeting:

- Email dated 4 October 2017 from Robert Pellarin (including reference to an earlier submission to staff in July), contesting the rationale that has been presented to support the requested zoning amendment.
- Email dated 9 October 2017 from Lorne Cutler, President, Hampton Iona Community Group, in opposition to the proposal and citing concerns about process and site plan requirements to minimize impacts on affected properties.

Item 1 of Planning Committee Agenda 52 was put to Committee and CARRIED, on a division of 8 yeas and 1 nays, as follows:

YEAS (8): Councillors R. Brockington, R. Chiarelli, J. Cloutier, A. Hubley, T. Nussbaum, S. Qadri, Vice-chair T. Tierney, Chair J. Harder

NAYS (1): Councillor J. Leiper