

PLANNING COMMITTEE
EXTRACT OF DRAFT MINUTES 14
TUESDAY, 22 SEPTEMBER 2015

ZONING BY-LAW AMENDMENT – 2 FOURTH AVENUE, 364, 368, 370 AND 372
QUEEN ELIZABETH DRIVEWAY AND 1 FIFTH AVENUE

ACS2015-PAI-PGM-0128

CAPITAL (17)

REPORT RECOMMENDATION

That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2 Fourth Avenue, 364, 368, 370 and 372 Queen Elizabeth Driveway and 1 Fifth Avenue to permit the development of a planned unit development consisting of two low-rise apartment buildings totalling 18 units, with a shared underground parking structure, as detailed in Document 3.

The Committee received a PowerPoint presentation from Ms. Allison Hamlin, Planner, accompanied by Mr. Douglas James, Program Manager, Development Review, and Mr. Don Herweyer, Acting Manager, Development Review Urban Services, Planning and Growth Management (PGM) department. A copy of the presentation is held on file with the City Clerk.

The Committee heard ten delegations on this matter. The following delegations spoke in opposition to the proposal and cited concerns about negative impacts to the neighbourhood:

- Andrew Webster*
- Sven Nowotny*
- Desmond Doran
- Herbert Schilger

- Graham MacEachern
- Allison Dingle

The following delegations spoke in support of the proposal:

- Amber Nicholson
- Brad Sigouin
- Carolyn MacKenzie, Chair of Planning Committee, Glebe Community Association (support, with some concerns)
- Barry Hobin, Barry J. Hobin & Associates Architects Inc., and Lloyd Phillips, Lloyd Phillips & Associates Ltd. (on behalf of the applicant)

Roberto Campagna, Roca Developments Inc. (the owner) was present to answer questions if needed.

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

The following individuals had also registered to speak but were unable to attend:

- Maria Lo
- Kalil Saikaley, owner, Canal Ritz restaurant

In addition to the submissions noted above, the Committee received the following correspondence on this matter prior to the Planning Committee meeting:

- Comments dated June 11, 2015 from Isla Paterson
- Comments dated August 21, 2015 from Cecilia Cranston
- Comments dated September 2, 18 and 21, 2015 from Maria Lo
- Comments dated September 15, 2015 from Mario Staltari
- Comments dated September 20, 2015 from Harriet Smith

- Comments dated September 20, 2015 from Mr. and Mrs. Richard C. Raycraft
- Comments dated September 21, 2015 from ArieH Bonder
- Comments dated September 21, 2015 from Joseph Szekely
- Comments dated September 21, 2015 from Joe Charlton
- Comments dated September 21, 2015 from Khalil Asgharzade and Sepideh Azadeghan
- Comments dated September 21, 2015 from John Duffy and Lidia Romeo
- Comments dated September 21, 2015 from Michael Patenaude
- Comments dated September 21, 2015 from Carol Miller.

Planning Committee CARRIED the report recommendation as presented with the following Direction to Staff:

That if approved by Council, during site plan control, staff consider the placement of the HVAC system, given concerns raised by the delegations.