

Official Plan and Zoning By-law Amendment – 552 Booth Street

ACS2019-PIE-PS-0012

Somerset (14)

Report recommendations

1. That Planning Committee recommend Council approve:
 - a. An amendment to the Preston-Carling District Secondary for 552 Booth Street to create a new land use character area and other site specific required amendments, as detailed in Document 2.
 - b. An amendment to Zoning By-law 2008-250 for 552 Booth Street to permit a mixed-use development, including heritage buildings, retail, office, residential and open space land uses as detailed in Document 3.
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 March 6, 2019," subject to submissions received between the publication of this report and the time of Council's decision.

Planning Committee considered this item concurrently with item 4 of its agenda, Designation of the Booth Street Complex, 552-568 Booth Street and 405 Rochester Street, under Part IV of the *Ontario Heritage Act* (ACS2019-PIE-RHU-0003). The following staff of the Planning, Infrastructure and Economic Development department provided a PowerPoint presentation and/or responded to questions: Sally Coutts, Coordinator, Heritage Service; Erin O'Connell, Planner; Doug James, Manager,

Development Review – Central.

Planning committee heard two delegations:

- Craig Sklenar, Stantec Consulting Ltd. and ERA Architecture (the project architect) provided an overview of the site, the application and the project vision, including elements relating to heritage preservation and adaptive reuse, connectivity throughout the District, public/open space, and animation.
- Mary Jarvis, Canada Lands Company (CLC) Limited (owner/applicant) was present in support and to answer questions, noting this is the CLC's largest heritage preservation project in Canada.

Planning Committee considered the recommendations with respect to the Designation of the Booth Street Complex (ACS2019-PIE-RHU-0003), and the Official Plan and Zoning By-law Amendment for 552 Booth Street (ASC2019-PIE-PS-0012), as follows:

Designation of the Booth Street Complex, 552-568 Booth Street and 405 Rochester Street, under Part IV of the *Ontario Heritage Act* (ACS2019-PIE-RHU-0003):

That Planning Committee recommend that Council issue a Notice of Intention to Designate the Booth Street Complex, 552-568 Booth Street and 405 Rochester Street, as a property of cultural heritage value under Part IV of the *Ontario Heritage Act* according to the revised Statement of Cultural Heritage Value, attached as Document 10.

CARRIED

Official Plan and Zoning By-law Amendment - 552 Booth Street (ASC2019-PIE-PS-0012):

Motion N° PLC 2019 3/2

Moved by Vice-chair T. Tierney

WHEREAS the report for the Official Plan and Zoning By-law Amendment – 552 Booth Street (ACS2019-PIE-PS-0012) specifies the amending zoning details in Document 3 – Details of Recommended Zoning; and

WHEREAS Document 3 contains an error in number 2, letter “d”, the 5th bullet: -

“In Areas X, any part of a building above 15 metres must be setback at

least 2 metres from the property line abutting the street”;

THEREFORE BE IT RESOLVED that the Planning Committee replace the 5th bullet in number 2, letter “d” with:

“Any part of a building above 15 metres must be setback at least 2 metres from the property line abutting the street”;

AND BE IT FURTHER RESOLVED that pursuant to the *Planning Act*, subsection 34(17) no further notice be given

CARRIED

Planning Committee CARRIED the report recommendations associated with report ACS2019-PIE-PS-0012 as amended by Motion 2019 3/2.