

Zoning By-law Amendment – 54 Louisa Street

ACS2019-PIE-PS-0002

Somerset (14)

Report recommendations

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 54 Louisa to permit a temporary parking lot and temporary parking garage, 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 on March 6, 2019, subject to submissions received between the publication of this report and the time of Council's decision.**

Doug James, Manager, Development Review – Central, and Kimberley Baldwin, Planner, Planning, Infrastructure and Economic Development department, responded to questions.

The Committee heard two delegations:

- Catherine Boucher¹ opposed the application. She worried about the impact on the neighbourhood, questioned the status of the development plan for the site, and stated that parking for a short-term rental use in a mature and transit-oriented neighbourhood does not in any way meet the current Official Plan's

¹ Written submission provided; a copy is held on file with the City Clerk

vision.

- Brian Casagrande and Nico Church provided some context on the application, noting the site was acquired to assist with the renovations of the existing (LIV) building in the hopes that it would pose less of an inconvenience to surrounding property owners than if all the operations were happening on the surrounding streets. As there continues to be great demand for parking, this application would serve as a temporary solution to a problem that may be alleviated when LRT is employed in the area. The applicant also proposes landscaping improvements along Arlington Avenue and Louisa Street to alleviate some of the concerns raised to date.

Planning Committee CARRIED the report recommendations as presented.