

Summary of Written and Oral Submissions

Note: This is a draft Summary of the Written and Oral Submissions received in respect of HOUSEKEEPING ZONING BY-LAW AND OFFICIAL PLAN AMENDMENTS FOR THE IMPLEMENTATION OF COACH HOUSES (ACS2017-PIE-PS-0058), prior to City Council's consideration of the matter on 12 July 2017.

The final Summary will be presented to Council for approval at its meeting of 23 August 2017, 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 12 July 2017 (ACS2017-CCS-OCC-0012)*'. Please refer to the 'Bulk Consent' section of the Council Agenda of 23 August 2017 to access this item

HOUSEKEEPING ZONING BY-LAW AND OFFICIAL PLAN AMENDMENTS FOR THE IMPLEMENTATION OF COACH HOUSES (ACS2017-PIE-PS-0058)

In addition to those outlined in the Consultation Details section of the report, the following outlines the written and oral submissions received between the publication of the report and prior to City Council's consideration.

Note: This report was considered by the Agriculture and Rural Affairs Committee (ARAC) at its meeting on 4 May 2017. The ARAC received no delegations or submissions and CARRIED the report recommendations as presented.

Number of Delegations at Planning Committee: 2 (both of whom spoke at the 9 May and 27 June 2017 Planning Committee meetings)

Number of Submissions received between 2 May (the date the report was originally published in the committee agenda for its 9 May 2017 meeting) **and 12 July 2017: 3**

Primary arguments in support:

- Not opposed to the stated intent of allowing connectivity on the ground floor of a garage to a possible Committee of Adjustment approved coach house above (and potentially below)

Primary concerns and arguments in opposition:

- The Amendments proposed are not minor in nature and cannot be appealed
- Greater public consultation should have been conducted prior to bringing forward these recommendations; an external consultant should be engaged to work with the community associations and staff to vet contentious issues before approving any amendments

- The amendment to delete the maximum 3.2 m wall height provision contradicts Official Plan and means that one and a half stories would now be permitted as of right
- The proposed storage loft area will be constructed and utilized as habitable living space, as of right; greater clarity should be provided regarding habitable space
- Adjacent property owners will be adversely impacted because amendments will explicitly allow consideration of two storey Coach Houses provided they contain a parking garage within footprint. Concerned two storey coach houses will have bulk and gross floor areas significantly greater than property's principle dwelling. Resulting massing / bulk will be inappropriate and will negatively impact the adjacent properties private rear yard amenity space.
- Driveway as-of-right option. Will result in larger driveways and less permeable surfaces.
- The public was not consulted and did not provide feedback on amendments. Delegation said this was worrisome because policies and regulations cannot be appealed to the Ontario Municipal Government Board.
- Questioned the rationale behind the amendments since existing Coach House policies and provisions have not been evaluated.

Effect of Submissions on Committee Decision:

Debate The Committee spent a total of 48 minutes on this item (25 minutes on 9 May and 23 minutes on 27 June).

Vote: Committee approved a technical amendment to revise Documents 1 and 2

Effect of Submissions on Council Decision:

Council considered all written and oral submissions in making its decision, and CARRIED this item as amended by the Planning Committee, as follows:

AGRICULTURE AND RURAL AFFAIRS COMMITTEE RECOMMENDATIONS

That Council approve:

- 1. the housekeeping amendments to the Official Plan dealing with Coach Houses as detailed in Document 1; and**
- 2. the housekeeping amendments to the Zoning By-law dealing with Coach Houses as detailed in Document 2.**

PLANNING COMMITTEE RECOMMENDATIONS AS AMENDED

That Council approve:

1. the housekeeping amendments to the Official Plan dealing with Coach Houses as detailed in Document 1 as amended by the following:
 - Part B of Document 1 – Official Plan Amendment is amended by replacing item (b) in section (2) with:
 - b) Section 3.1 (1) (i) is amended by replacing its second sentence with the following text: “An application to allow a height of up to two storeys through a minor variance may be considered in accordance with the considerations noted in h. above, only where the coach house contains a garage for the parking of a motor vehicle within its footprint.”;
2. the housekeeping amendments to the Zoning By-law dealing with Coach Houses as detailed in Document 2 as amended by the following:
 - a. replacing clause e) with the following: (e) Amend Section 142(7)(b)(ii) by replacing it with the following: “3.6 metres, except for a coach house with a flat roof which has a maximum building height of 3.2 metres”
 - b. adding the following clauses:
 - (i) Amend sub clause 142(7)(a)(iii) by replacing it with the following: “despite (ii), where the building containing a coach house also includes a garage containing a parking space established in accordance with Part 4 of this By-law, the building may have a maximum height of 6.1 metres.”;
 - (j) Amend section 142(14) by adding a new clause, (c), as follows: “when located on a property in Areas A, B or C of Schedule 1, must not be a shed style roof”;
3. that there be no further notice pursuant to Subsection 34 (17) of the Planning Act.

CARRIED