

Zoning By-law Amendment – 18 Louisa Street

ACS2022-PIE-PS-0046

Somerset (14)

Report recommendations

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 18 Louisa Street to permit a 10-storey mixed-used building, 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 Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of ~~May 11, 2022~~ May 25, 2022 subject to submissions received between the publication of this report and the time of Council's decision.**

Prior to hearing from the Applicants, Councillor McKenney, Ward Councillor for the area, expressed concerns related to the proposed height, as well as the need for proper setbacks, especially on the sides of the building facing the low-rise residential neighbourhoods.

The Applicant/Owner as represented by Brian Casagrande, Fotenn and Patrick Bisson, Hobin Architecture provided an overview of the Application and responded to questions from Committee. They were accompanied by the following representatives on behalf of the applicant:

- Ghada Zaki, Fotenn
- David Anderson, Hobin Architecture

- Ken Jennings, Jennings Developments (Owner)

John Bernier, Planner II, and Lili Xu, Director, Planning Services, Planning, Real Estate and Economic Development Department (PRED), were present and answered questions from Committee.

Following discussion on this item, the Committee CARRIED the report recommendations as presented with Councillor J. Leiper dissenting and the following Direction to staff from Councillor McKenney.

Direction To Staff

Direct staff to work with the applicant before the 18 Louisa Zoning By-law Amendment application rises to Council on May 25 to introduce 2m stepbacks on the north and south facades at the 3rd storey where 0.75m and 1m stepbacks currently exist, respectively, to strengthen the podium and ensure it reflects the scale and built form of the neighbouring low-rise properties on Louisa and Arlington.