

Planning Committee
Report 47
September 8, 2021

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Comité de l'urbanisme
Rapport 47
Le 8 septembre 2021

Extract of draft Minutes 47
Planning Committee
August 26, 2021

Extrait de l'ébauche du procès-verbal 47
Comité de l'urbanisme
Le 26 août 2021

Zoning By-Law Amendment – 307 and 309 Lisgar Street

ACS2021-PIE-PS-0094

Somerset (14)

Report recommendations

1. That Planning Committee recommend Council approve:
 - a. an amendment to Zoning By-law 2008-250 for 307 and 309 Lisgar Street to permit a 27 storey and a 25 storey residential tower, as detailed in Documents 3 and 4; and
 - b. that the implementing Zoning By-law Amendment does not proceed to City Council until the agreement under Section 37 of the *Planning Act* is executed by the applicant.
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 September 8, 2021 subject to submissions received between the publication of this report and the time of Council's decision.

The following motion was introduced prior to discussion on this matter:

Motion N° PLC 2021-47/4

Moved by Co-Chair S. Moffatt

WHEREAS Report ACS2021-PIE-PS-0094 recommends zoning changes to the lands known municipally as 307-309 Lisgar Street, including an increase to the maximum permitted heights as shown on Document 4 of the report;

AND WHEREAS Document 3 of the report amends Part 17 of the By-law to introduce a Schedule consistent with the recommended zoning details;

AND WHEREAS through an additional review of the proposed zoning schedule, minor drawing errors were found with respect to the required building setbacks that would impact the review of the building at the building permit stage;

AND WHEREAS the proposed revised schedule will correct the minor mapping errors and allow for the intended form of development;

THEREFORE BE IT RESOLVED that the following changes be made to the staff report:

1. **Document 4 of Report ACS2021-PIE-PS-0094 be replaced with the following revised schedule:**



THEREFORE BE IT FURTHER RESOLVED that there be no further notice pursuant to Section 34 (17) of the *Planning Act*.

Ward Councillor Catherine McKenney was present and took part in discussions on this item.

Simon Deiaco, Planner III, Planning, Infrastructure and Economic Development responded to questions.

The applicant, as represented by Jacob Bolduc, FoTenn, responded to Councillor McKenney's questions about parking, noting that they are asking for permission now to add parking garage as a use but have not decided on the allocation of spaces for resident versus public parking and will require a future planning application once they have the data to support it. He also spoke to measures to be implemented to provide for a safer mid-block pedestrian crossing. Fairouz Wahab, Richcraft Group of Companies, was also present in support and to answer questions if needed.

Motion N° PLC 2021-47/4 Carried as presented.

The Committee Carried the report recommendations, as amended by Motion No PLC 2021-47/4.