

ZONING BY-LAW AMENDMENT – 2865 RIVERSIDE DRIVE

ACS2021-PIE-PS-0046

RIVER (16)

Report recommendations

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2865 Riverside Drive to permit a seven-storey apartment building, with reduced tenant parking, 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 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 November 10, 2021," subject to submissions received between the publication of this report and the time of Council's decision.**

The following speaker addressed the Committee to speak to the Application:

- Steve Farago expressed concerns stemming from his past experience with the construction of an addition to the St Patrick's Home. There was construction noise 7 days per week, often outside of the permitted hours. Construction generated dust which required frequent cleaning of the backyard and windows. He also had concerns about privacy and loss of sunlight as the 5-story addition would overlook his backyard.

The Applicant/Owner as represented by James Ireland (Novatech), Anna Froelich (CCOC), Cheryl Homuth (St. Patrick's Home), Janet Morris (St.

Patrick's Home) were present and available to questions from Committee. Mr. Ireland made a very brief statement that this is a Zoning By-law Amendment application, rather than Site Plan Control.

The following written submission was received by, and is filed with, the Office of the City Clerk, and distributed to Committee Members:

- Janet Chene letter received October 27, with comments

Following discussion on this item, the Committee CARRIED the report recommendations as presented.