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**OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT – 1560  
SCOTT STREET**

**ACS2021-PIE-PS-0131**

**KITCHISSIPPI (15)**

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**REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to the Scott Street Secondary Plan for 1560 Scott Street to permit a 25-storey mixed-use building, as detailed in Document 2;**
- 2. That Planning Committee recommend Council direct staff to incorporate the amendment to the Official Plan, Volume 2, as detailed in Document 2, into the Scott Street Secondary Plan as part of the new Official Plan;**
- 3. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1560 Scott Street to permit a 25-storey mixed-use building, as detailed in Document 3; and**
- 4. 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 24, 2021," subject to submissions received between the publication of this report and the time of Council's decision.**

Steve Gauthier, Planning Services, Planning, Infrastructure and Economic Development Department (PIED) presented an overview of the application and

answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The Applicant as represented by Nancy Meloshe (Stantec) and Robert Matthews (N45 ARCHITECTURE Inc.) provided an overview of the Application and responded to questions from Committee.

The following staff were also present and responded to questions:

- PIED: Steve Willis, General Manager
- Community and Social Services Department: Saide Sayah, Director, Housing Services
- Innovative Client Services: Tim Marc, Senior Legal Counsel, Planning, Development & Real Estate

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

- Heather Smith, in her personal capacity, discussed her involvement in the community improvement, the history of the Secondary Plan and that it should be binding.
- Loreen Reid voiced concerns about intensification and disregard for the Secondary and Community Design Plans, as well as privacy, traffic, service and utility entrances, architecture, height, shadowing, distance from the property line. Ms. Reid requested a microclimate study.

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Transcription of D. Fitzpatrick comments provided by telephone on November 3, opposed
- Loreen Reid (on behalf of 17 residents) letter received November 5, with comments
- Heather Smith written comments, opposed

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