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**OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT – 133 BOOTH STREET, 301 AND 324 LETT STREET**

**ACS2018-PIE-PS-0072**

**SOMERSET (14)**

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## **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council:**
  - a. approve an amendment to the Official Plan, Volume 2a, Central Area Secondary Plan, with site-specific policies to allow for a mixed-use designation and development concept with five high-rise towers ranging in height from 25 to 45 storeys, as detailed in Document 2; and,**
  - b. approve an amendment to the Zoning By-law 2008-250 for 133 Booth Street, 301 and 324 Lett Street, to permit a mixed-use development with five high-rise towers ranging in height from 25 to 45 storeys, through a Mixed-Use Downtown zone with increased building heights, site-specific provisions and a holding symbol, as detailed in Document 3.**
- 2. The 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 City Clerk and Solicitor's Office and submitted to Council 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 11 July 2018," subject to submissions received between the publication of this report and the time of Council's decision.**

The committee heard three delegations:

- Ed McKenna raised concerns about over-intensification in a small block and its impacts on traffic, the neighbourhood and livability. He suggested more consultation with the community is needed before this is approved, noting as well the absence of a Transit Oriented Development Plan and/or Community Design Plan for the area that would help the community participate in its development.
- Abe Jacob was concerned about the height, suggesting that anything beyond 30 storeys for a residential building is unreasonable for this city and has no purpose beyond financial gain of the developer and the City.
- George Dark, Urban Strategies Inc. (applicant), accompanied by Tim Smith (Urban Strategies Inc.) and Brad Byvelds (Novatech Engineers) provided an overview of the proposal. A copy of his presentation slides is held on file.

*[\* Individuals / groups marked with an asterisk above provided written comments; all submissions are held on file with the City Clerk.]*

The committee received the following correspondence between June 15 (the date the report was published to the City's website) and the time it was considered on June 26, a copy of which is held on file:

- Email dated June 18 from Robert Miceli.

The following staff of the Planning, Infrastructure and Economic Development department responded to questions: Steve Willis, General Manager, and, Andrew McCreight, Planner.

Ward Councillor Catherine McKenney was present and took part in discussion.

Planning Committee CARRIED the report recommendations as presented.