
Zoning By-Law Amendment – 339-343 Gloucester Street

ACS2020-PIE-PS-0082

Somerset (14)

Report recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 339-343 Gloucester Street to permit a 21-storey high-rise apartment building, 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 September 9, 2020", subject to submissions received between the publication of this report and the time of Council's decision.

The committee heard four delegations on this matter:

- Linda Williams¹ suggested the proposal would create a tall building on small footprint, on an already dense block, and she raised concerns about impacts on her and her neighbours' quality of life, including: loss of privacy and sunlight; increased traffic from deliveries, services, garbage collection. She submitted the proposal does not comply with City policies and will diminish rather than enhance quality of life. She encouraged the City to re-examine its policies on separation between buildings.
- Jeff Rogers² proposed that this is wrong building in the wrong place at wrong time and followed that if it must be built, it should be built within existing rules. He

¹ Submission on file

² Submission on file

suggested that private gain is being made at public expense, that over-densification of the neighbourhood is not justified, and that exceptions provided for other developments for setback and height should not apply to this one just because such exemptions have been granted in the past.

- Mandana Ghadaksaz³ worried about impacts during construction staging, access to garages for buildings on Gloucester street, and loss of privacy for existing properties.
- The applicant, as represented by Nico Church and Brian Casagrande, Fotenn⁴, provided context about the site and detailed the requested amendments.

In addition to the submissions previously noted, the following correspondence was provided to the committee coordinator between August 17 (the date the report was published to the City's website with the agenda) and the time the matter was considered on August 27, a copy of which is held on file:

- Email dated August 18 from Sheilagh Gregory

Saide Sayah, Manager, Development Review – Central, Planning, Infrastructure and Economic Development department, responded to questions.

Ward councillor C. McKenney was present and took part in discussion.

Motion N° PLC 2020-28/6

Moved by Vice-Chair G. Gower

WHEREAS an application for a new 21-storey high-rise apartment building will be considered by Planning Committee on August 27, 2020; and

WHEREAS the report ACS2020-PIE-PS-0082, Zoning By-law Amendment - 339-343 Gloucester Street, proposes an amendment to the building performance standards; and

WHEREAS a more detailed wording of certain provisions is recommended to ensure clarity in the interpretation of the new performance standards with no material changes to the drawings submitted; and

THEREFORE, BE IT RESOLVED that Planning Committee recommend to Council

³ Submission on file

⁴ Slides on file

that the following changes be made to Document 2:

- **Replace Section 1 with: “Rezone the property known as 339, 341, and 343 Gloucester Street, shown in Document 1, from R5Q H(64) to R5Q [XXXX] H(64)”;**
- **Section 1 becomes Section 2;**
- **In the fourth and fifth subsections of section 2 (b), replace “double traffic lane” where it occurs with: “two-direction controlled single traffic lane”**

AND BE IT FURTHER RESOLVED that pursuant to the *Planning Act*, subsection 34(17), no further notice be given.

CARRIED

The committee Carried the report recommendations as amended by Motion 28/6.