

4. **Zoning By-law Amendment - 1649 Montreal Road and 741 Blair Road**
Modification du Règlement de zonage – 1649, chemin de Montréal et 741, chemin Blair

Committee recommendation

That Council refuse an amendment to Zoning By-law 2008-250 for 1649 Montreal Road and 741 Blair Road, as shown in Document 1, to permit a 26-storey mixed-use building, as detailed in Documents 2 and 3.

Recommandation du Comité

Que le Conseil refuse de modifier le Règlement de zonage no 2008 250 pour le 1649, chemin de Montréal et le 741, chemin Blair, représentés dans la pièce 1, pour permettre d'aménager un immeuble polyvalent de 26 étages, selon les modalités précisées dans les pièces 2 et 3.

Documentation/Documentation

1. Report from the Director, Planning Services, Planning, Real Estate and Economic Development, dated August 25, 2022 (ACS2022-PIE-PS-0100)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 25 août 2022 (ACS2022-PIE-PS-0100)
2. Extract of draft Minutes, Planning Committee, September 8, 2022

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 8 septembre 2022

Zoning By-law Amendment - 1649 Montreal Road and 741 Blair Road

File No. ACS2022-PIE-PS-0100 - Beacon Hill-Cyrville (Ward 11)

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

- Jane Brammer, Rothwell Heights Property Owners' Association spoke in support of the staff recommendation, and feel that the applicants position of 26 storeys is inappropriate in scale and massing. Also expressed concern with insufficient lot depth for appropriate transition from the height of the tower to abutting nearby residential properties.
- The Applicant/Owner as represented by Miguel Tremblay, Fotenn provided an overview of the Application and responded to questions from Committee.

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

- Pascal Bastien email received September 1, 2022, in support of the report recommendations
- Mary Hayes and Jeff Howes email received September 6, 2022, in support of the report recommendations
- Jane Brammer, Rothwell Heights Property Owners' Association letter received September 7, 2022, in support of the report recommendations

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

Report recommendations

1. That Planning Committee recommend Council refuse an amendment to Zoning By-law 2008-250 for 1649 Montreal Road and 741 Blair Road, as shown in Document 1, to permit a 26-storey mixed-use building, as detailed in Documents 2 and 3.
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 21, 2022," subject to submissions received between the publication of this report and the time of Council's decision.

Carried