

6. Orléans Corridor Secondary Plan
Plan secondaire du couloir d'Orléans

Committee recommendations, as amended

That Council:

1. Authorize the adoption of an amendment to the new Official Plan, as detailed in Document 1 (as amended), into Volume 2A – Urban Secondary Plans, upon the coming into force of the new Official Plan;
2. Authorize the adoption of an amendment to the new Official Plan to incorporate changes to Schedule C16 of Volume 1 of the new Official Plan for Road Right-of-Way Protection Requirements for Youville Drive and Belcourt Boulevard between St. Joseph Boulevard and Toulouse Crescent as detailed in Document 1 (as amended), upon the coming into force of the new Official Plan;
3. Authorize the adoption of an amendment to the new Official Plan to repeal Area-Specific Policy no. 27 from Volume 2C of the new Official Plan for the property at 8600 Jeanne d'Arc Boulevard North, upon the coming into force of the new Official Plan;
4. Repeal the St. Joseph Boulevard Corridor Study Community Design Plan effective upon the Official Plan Amendment set forth in Document 1 (as amended) coming into force;
5. Approve the concept plan for St Joseph Boulevard as a complete street as shown in Document 6; and,
6. Approve that the Planning Department be directed to seek transition requirements consistent with New Official Plan policies and applicable design guidelines when reviewing any application of a mid or high-rise building on St. Joseph prior to passage of the new Zoning By-law, and that the New Zoning By-law include a review of transition requirements between the neighbourhood designation and

mid/high-rise development on St. Joseph.

Recommandations du Comité, telles que modifiées

Que le Conseil :

1. autorise l'adoption d'une modification à apporter au nouveau Plan officiel selon les modalités précisées dans la pièce 1 (telle que modifiée), dans le volume 2A (Plans secondaires des secteurs urbains), dès qu'entrera en vigueur le nouveau Plan officiel;
2. autorise l'adoption d'une modification à apporter au nouveau Plan officiel afin d'intégrer des changements dans l'annexe C16 du volume 1 du nouveau Plan officiel pour les exigences de la protection de l'emprise routière pour la promenade Youville et le boulevard Belcourt, entre le boulevard St. Joseph et le croissant Toulouse, selon les modalités précisées dans la pièce 1 (telle que modifiée), dès qu'entrera en vigueur le nouveau Plan officiel;
3. autorise l'adoption d'une modification à apporter au nouveau Plan officiel afin d'abroger la Politique propre au secteur no 27 du volume 2C du nouveau Plan officiel pour la propriété du 8600, boulevard Jeanne-d'Arc Nord, dès qu'entrera en vigueur le nouveau Plan officiel;
4. abroge le Plan d'aménagement communautaire de l'Étude sur le couloir du boulevard St. Joseph dès qu'entrera en vigueur la modification du Plan officiel reproduite dans la pièce 1 (telle que modifiée);
5. approuve le plan d'avant-projet du boulevard St. Joseph comme rue complète représentée dans la pièce 6; et,
6. approuve que l'équipe d'urbanisme soit chargée de rechercher des impératifs de transition conformes aux politiques du nouveau Plan officiel et aux lignes directrices applicables en matière de conception lorsqu'elle examine une demande relative à un immeuble de moyenne

ou de grande hauteur sur le boulevard St-Joseph avant l'adoption du nouveau Règlement de zonage, et que le nouveau Règlement de zonage comprenne un examen des impératifs de transition entre la désignation du quartier et l'aménagement d'immeubles de moyenne ou de grande hauteur sur le boulevard St-Joseph.

Documentation/Documentation

1. Report from the Acting Director, Economic Development and Long-Range Planning, Planning, Real Estate and Economic Development, dated August 29, 2022 (ACS2022-PIE-EDP-0024)

Rapport du Directeur par intérim, Développement économique et planification à long terme, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 29 août 2022 (ACS2022-PIE-EDP-0024)

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

Orléans Corridor Secondary Plan

File No. ACS2022-PIE-EDP-0024 - Orléans (Ward 1), Innes (Ward 2)

Robin van de Lande, Planner III, and Peter Giles, Planner III, Planning Services, Planning, Real Estate and Economic Development Department (PRED), 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 following staff from PRED were also present and responded to questions:

- Nick Stow, Program Manager, Economic Development Services
- David Wise, Director, Economic Development and Long Range Planning

The following speakers addressed the Committee:

- Tony Provenzano spoke to the importance of 10th Line being included in the Secondary Plan as a station of the future and the Economic Development needs to be reinforced and supported.
- Denise Ménard expressed concern with the proposed third expropriation of their family farm land and of rezoning the land from Development Reserve (DR) to Environmentally Protected (EP).
- Marc Poirier spoke to a slide presentation (held on file with the Office of the City Clerk) that touched on an agreement to purchase land from the previous speaker however it is dependent on the decision made regarding the Secondary Plan.

- Murray Chown, Novatech, on behalf of the Myers Group noted general concerns regarding the requirement for non-residential uses on the ground floor abutting all publicly accessible spaces, privately-owned public spaces and cost sharing for Parkland and new public street.
- Brian Casagrande, Fotenn, on behalf of 154775 Canada Ltd, stated that approval of the new Official Plan should happen before considering approval of the Secondary Plan. Outlined clients concerns related to projected 10th Line Station location and maximum building heights.

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

- Roberto Aburto (Gowling WLG), on behalf of 3930149 Canada Inc., letter dated August 5, 2022, opposed
- Roberto Aburto (Gowling WLG), on behalf of Capital City Church Propertoes, letter dated September 2, 2022, with comments
- Fotenn, on behalf of 154775 Canada Inc., letter dated September 7, 2022, opposed
- Fotenn, on behalf of Antilia Homes, letter dated September 7, 2022, opposed
- Fotenn, on behalf of Brigil, letter dated September 7, 2022, opposed
- Fotenn, on behalf of Choice Properties and Loblaw, letter dated September 7, 2022, opposed
- Fotenn, on behalf of Effort Trust, letter dated September 7, 2022, opposed
- Fotenn, on behalf of Primaris REIT, letter dated September 7, 2022, opposed

- Fotenn, on behalf of the Owners of 1754 St. Joseph Boulevard, letter dated September 7, 2022, opposed
- Nicole Ouellette letter received September 7, 2022, opposed
- Robert Guibord email received September 7, 2022, opposed
- Wood Bull LLP, on behalf of Forum Asset Management, letter dated September 7, 2022, with comments

Following discussion on this item, the Committee CARRIED the report recommendations as amended by the following motions:

Report recommendations

That Planning Committee recommend that Council:

- 1. Authorize the adoption of an amendment to the new Official Plan, as detailed in Document 1, into Volume 2A – Urban Secondary Plans, upon the coming into force of the new Official Plan.**
- 2. Authorize the adoption of an amendment to the new Official Plan to incorporate changes to Schedule C16 of Volume 1 of the new Official Plan for Road Right-of-Way Protection Requirements for Youville Drive and Belcourt Boulevard between St. Joseph Boulevard and Toulouse Crescent as detailed in Document 1, upon the coming into force of the new Official Plan.**
- 3. Authorize the adoption of an amendment to the new Official Plan to repeal Area-Specific Policy no. 27 from Volume 2C of the new Official Plan for the property at 8600 Jeanne d'Arc Boulevard North, upon the coming into force of the new Official Plan.**
- 4. Repeal the St. Joseph Boulevard Corridor Study Community Design Plan effective upon the Official Plan Amendment set forth in Document 1 coming into force.**
- 5. Approve the concept plan for St Joseph Boulevard as a complete street as shown in Document 6;**

6. 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 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 as amended

Amendment:

Motion No. PLC 2022-69/5

Moved by Co-chair S. Moffatt

WHEREAS the proposed secondary plans, as written, includes a policy on marine clay; and

WHEREAS, the new Official Plan sufficiently addresses when technical studies are required in relation to sensitive marine clays, slope stability and retrogressive slope failure.

THEREFORE BE IT RESOLVED that, with respect to report ACS2022-PIE-EDP-0024, Planning Committee amend Document 1, Section 4.15, as contained on page 20, by approving the following:

1. deleting the word 'Policies' from the title of the section;
2. in paragraph 2, by replacing the word 'and' immediately following the words "address sensitive marine clay" with a comma;
3. in paragraph 2 by adding the words "and retrogressive slope failures" immediately following the words "slope stability";
and
4. delete policy 1, as contained at the end of Section 4.15, in its entirety.

Carried

**Amendment:
Motion No. PLC 2022-69/6**

Moved by Co-chair S. Moffatt

WHEREAS the Station Core designation in the Orléans Corridor Secondary Plan is intended to be the focal point for services and amenities in the vicinity of O-Train stations; and

WHEREAS the intent of Section 5.1(5) is to provide for active ground-oriented frontages along streets, through residential, retail or a mix of complementary uses; and

WHEREAS Section 5.1(5) includes a test that introduces unnecessary complexity that does not contribute to the desired outcome;

THEREFORE BE IT RESOLVED that, with respect to report ACS2022-PIE-EDP-0024, Planning Committee amend Document 1, Section 5.1(5) by approving the following:

1. delete the second sentence in Section 5.1 policy (5).

Carried

**Amendment:
Motion No. PLC 2022-69/7**

Moved by Co-chair S. Moffatt

WHEREAS an error has been identified in the Orléans Secondary Plan that has resulted in a number of residential properties along the Jeanne d'Arc corridor as incorrectly subject to a maximum height schedule;

THEREFORE BE IT RESOLVED that, with respect to report ACS2022-PIE-EDP-0024, Planning Committee replace Document 3 – Schedule B - Orleans Corridor Maximum Building Heights, with the attached schedule dated September 8, 2022.

Carried

**Amendment:
Motion No. PLC 2022-69/8**

Moved by L. Dudas

WHEREAS the Orleans Corridor Secondary Plan seeks to modernize and intensify residential and commercial development along St. Joseph Boulevard in line with the new Official Plan; and

WHEREAS many of the properties along St. Joseph Boulevard abut existing predominately two storey established neighbourhoods; and

WHEREAS intensification must fit with and respect the existing character of established neighbourhoods;

AND WHEREAS policy 4.6.6 of the New Official Plan directs development to provide transitions between low, medium and high-rise development in order to allow for sensitive integration of new development and policy 4.6.6(1) directs the new zoning by-law to include transition requirements;

THEREFORE BE IT RESOLVED that the Planning Department be directed to seek transition requirements consistent with New Official Plan policies and applicable design guidelines when reviewing any application of a mid or high-rise building on St. Joseph prior to passage of the new Zoning By-law, and that the New Zoning By-law include a review of transition requirements between the neighbourhood designation and mid/high-rise development on St. Joseph.

Carried