

2. Zoning By-law Refusal – 1047 Richmond Road

Rejet de la demande de modification du Règlement de zonage – 1047, chemin Richmond

Committee recommendations

That Council:

- a. Refuse an amendment to the Cleary and New Orchard Area Site-Specific Policies in the Official Plan Volume 2b to permit high-rise buildings with heights up to 40 storeys at 1047 Richmond Road, shown in Document 1.**
- b. Refuse an amendment to Zoning By-law 2008-250 for 1047 Richmond Road, as shown in Document 1, to permit high-rise buildings with heights up to 40 storeys.**
- c. Give the following reasons for refusal:**
 - i. The three-tower proposal of 85,422 square metres of gross floor area is a significant and unwarranted increase in density.**
 - ii. The building setbacks do not allow for sufficient tree planting or landscaped open space.**
 - iii. The building massing is unsatisfactory and results in a built form that creates wind, shadow and safety concerns and negatively affects the public realm.**

Recommandations du Comité

Que le Conseil :

- a. refuse de modifier les politiques propres aux secteurs de l'avenue Cleary et de l'avenue New Orchard dans le volume 2b du Plan officiel**

afin d'autoriser l'aménagement d'immeubles de grande hauteur pouvant atteindre 40 étages au 1047, chemin Richmond, représentés dans la pièce 1;

- b. refuse de modifier le Règlement de zonage no 2008-250 pour le 1047, chemin Richmond, représenté dans la pièce 1, afin d'autoriser l'aménagement d'immeubles de grande hauteur pouvant atteindre 40 étages;**
- c. justifie ces refus par les motifs suivants :**
 - i. la proposition de construire trois tours de 85 422 mètres carrés de superficie brute constitue une hausse importante et injustifiée de la densité;**
 - ii. les marges de retrait des immeubles ne permettent pas d'aménager un espace ouvert suffisant pour planter des arbres ou pour paysager le site;**
 - iii. la volumétrie des immeubles est insatisfaisante et donne lieu à une forme bâtie qui suscite des inquiétudes pour ce qui est du vent, de l'ombre et de la sécurité, en plus d'avoir des incidences négatives sur le domaine public.**

Documentation/Documentation

1. Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department, dated October 14, 2022 (ACS2022-PIE-PS-0143)

Rapport du Directeur, Services de la planification, Direction générale de la planification, de l'immobilier et du développement économique, daté le 14 octobre 2022 (ACS2022-PIE-PS-0143)

2. Extract of draft Minutes, Planning Committee, October 27, 2022

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 27 octobre 2022

Zoning By-law Refusal – 1047 Richmond Road

File No. ACS2022-PIE-PS-0143 - Bay (Ward 7)

The Applicant, as represented by Lisa Dalla Rosa, Fotenn, was present and available to answer questions. The Applicant advised that they did not need to address the Committee if the item carried.

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

- Ian McCallum, President, Woodpark Community Association letter dated October 20, 2022, in support
- Ken Wings and family email dated October 24, 2022, in support
- Robert Cvetas emails dated October 24 and 25, 2022, with comments
- Cora Murphy, Jeannine Remy, Nancy Shipman letter dated October 25, 2022, in support
- Joan Tye email dated October 26, 2022, opposed

The Committee carried the report recommendations as presented.

Report recommendations

1. **That Planning Committee recommend Council**
 - a. **Refuse an amendment to the Cleary and New Orchard Area Site-Specific Policies in the Official Plan Volume 2b to permit high-rise buildings with heights up to 40 storeys at 1047 Richmond Road, shown in Document 1.**

- b. Refuse an amendment to Zoning By-law 2008-250 for 1047 Richmond Road, as shown in Document 1, to permit high-rise buildings with heights up to 40 storeys.**
- c. Give the following reasons for refusal:**
 - i. The three-tower proposal of 85,422 square metres of gross floor area is a significant and unwarranted increase in density.**
 - ii. The building setbacks do not allow for sufficient tree planting or landscaped open space.**
 - iii. The building massing is unsatisfactory and results in a built form that creates wind, shadow and safety concerns and negatively affects the public realm.**
- 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 November 9, 2022," subject to submissions received between the publication of this report and the time of Council's decision.**

Carried