

**6. Zoning By-Law Amendment – 2784 and 2786 Lancaster Road
Modification du Règlement de zonage – 2784 et 2786, chemin Lancaster**

Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 2784 and 2786 Lancaster Road, as shown in Document 1, to permit retail use, as detailed in Document 2 and 3.

Recommandation du Comité

Que le Conseil approuve une modification au Règlement de zonage 2008-250 pour le 2784 et le 2786, chemin Lancaster, comme indiqué dans le Document 1, afin de permettre la vente au détail, comme décrit dans les Documents 2 et 3.

Documentation/Documentation

1. Report from the Director, Planning Services, Planning, Real Estate and Economic Development, dated January 4, 2023 (ACS2023-PRE-PS-0009)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 4 janvier 2023 (ACS2023-PRE-PS-0009)
2. Extract of draft Minutes, Planning and Housing Committee, January 18, 2023

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 18 janvier 2023

**Planning and Housing
Committee
Report 1
January 25, 2023**

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**Comité de de la planification et
du logement
Rapport 1
Le 25 janvier 2023**

**Extract of Minutes 1
Planning and Housing Committee
January 18, 2023**

**Extrait du procès-verbal
Comité de la planification et du logement
Le 18 janvier 2023**

Zoning By-Law Amendment – 2784 and 2786 Lancaster Road

File No. ACS2023-PRE-PS-0009 - Alta Vista (18)

Melanie Gervais, 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 Applicant, as represented by Jacob Bolduc, Fotenn, was present in support, and available to answer questions. The Applicant advised that they did not need to address the Committee if the item carried.

The following staff from PRED were also present and responded to questions: Melanie Gervais, Planner III, Planning Services; Lily Xu, Manager, Development Review South.

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

- Les Woolsey spoke in opposition to the staff report noting concerns with aspects of the report that relate to evaluation, circumstances are not accurately defined or described and notes the proposal does not represent good planning for 15-minute neighbourhoods.

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

- Email dated January 17, 2023 from Russell Beaupre, with concerns

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

Report Recommendations

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2784 and 2786 Lancaster Road, as shown in Document 1, to permit retail use, as detailed in Document 2 and 3.
2. That Planning and Housing 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 25 January 2023," subject to submissions received between the publication of this report and the time of Council's decision.

For (12): J. Leiper, G. Gower, R. Brockington, C. Curry, L. Dudas, L. Johnson, T. Kavanagh, C. Kelly, C. Kitts, W. Lo, T. Tierney, and A. Troster

Carried (12 to 0)