

2. Zoning By-law Amendment - 1420 Richmond Road, 365 Forest Street and 2583 and 2589 Bond Street

Modification du Règlement de zonage – 1420, chemin Richmond, 365, rue Forest, et 2583 et 2589, rue Bond

Committee recommendation, as amended

That Council approve an amendment to Zoning By-law 2008-250 for 1420 Richmond Road, 365 Forest Street and 2583 and 2589 Bond Street, as shown in Document 1, to permit a maximum height of 41 metres and amended performance standards for the development of two 12-storey buildings, as detailed in Document 2, as revised.

Recommandation du Comité, telle que modifiée

Que le Conseil approuve une modification du Règlement de zonage (no 2008-250) pour le 1420, chemin Richmond, le 365, rue Forest et les 2583 et 2589, rue Bond, comme indiqué dans le document 1, pour que la hauteur maximale s'élève à 41 mètres et que les normes de rendement soient modifiées pour le projet d'aménagement de deux immeubles de 12 étages, comme indiqué dans le document 2, tel que révisé.

Documentation/Documentation

1. Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department, dated March 23, 2023 (ACS2023-PRE-PS-0034)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 23 mars 2023 (ACS2023-PRE-PS-0034)

2. Extract of draft Minutes, Planning and Housing Committee, April 19, 2023

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 19 avril 2023.

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Le 19 avril 2023

Zoning By-law Amendment - 1420 Richmond Road, 365 Forest Street and
2583 and 2589 Bond Street

File No. ACS2023-PRE-PS-0034 - Bay (7)

The Applicant, as represented Jaime Posen and Tamara Nahal, Fotenn, were present in support, and available to answer questions. The Applicants advised that they did not need to address the Committee if the item carried.

The following written submission was received by, and is filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated April 18, 2023 from Geoff Carran

The Committee carried the report recommendations as amended.

Report Recommendation(s)

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1420 Richmond Road, 365 Forest Street and 2583 and 2589 Bond Street, as shown in Document 1, to permit a maximum height of 41 metres and amended performance standards for the development of two 12-storey buildings, as detailed in Document 2.
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 April 26, 2023" subject to submissions received between the publication of this report and the time of Council's decision.

Carried as amended

Amendment:

Motion No. PHC 2023-07-xx

Moved by T. Kavanagh

WHEREAS Report ACS2023-PRE-PS-0034 (the “Report”) recommends Council approve an amendment to the Zoning By-law (By-law No. 2008-250) for 1420 Richmond Road, 365 Forest Street and 2583 and 2589 Bond Street to permit a maximum height of 41 metres and amended performance standards for the development of two 12-storey buildings; and

WHEREAS Document 3 of the Report does not provide an exemption for open stairways, stoops, landings, steps or ramps from Table 65(5)(i) of the Zoning By-law (By-law No. 2008-250) and the proposal includes such features which project into the required yards;

THEREFORE BE IT RESOLVED that Document 2 of the Report, “Details of Recommended Zoning” be amended by adding the following text as Paragraph 3.b.iii.:

“Notwithstanding the provisions of Table 65(5)(i), an open stairway, stoop, landing, steps or ramps may project to within 0 metres of a lot line in a front yard or corner side yard, and there is no projection limit for these features into setbacks shown on Schedule SYYY.”

; and

THEREFORE BE IT FURTHER RESOLVED that Document 3 – Zoning Schedule be replaced with Attachment 1 attached hereto; and

THEREFORE BE IT FURTHER RESOLVED that no further notice be given pursuant to Subsection 34(17) of the *Planning Act*, R.S.O. 1990, c. P.13.

Carried