

2. Official Plan Amendment and Zoning By-law Amendment – 245, 249, 261, 263 Rochester Street and 27 Balsam Street

Modification du Plan officiel et du Règlement de zonage – 245, 249, 261, 263, rue Rochester et 27, rue Balsam

Committee recommendation(s)

That Council:

- 1. Approve an amendment to the Official Plan, Volume 2C, for 245, 249, 261, 263 Rochester Street and 27 Balsam Street, with area-specific policies in order to permit increased building height for the construction of a new nine-storey mixed-use building, as detailed in Document 2.**
- 2. Approve an amendment to Zoning By-law 2008-250 for 245, 249, 261, 263 Rochester Street and 27 Balsam Street to permit a nine-storey mixed-use building, as detailed in Document 3.**

Recommandation(s) du Comité

Que le Conseil municipal :

- 1. approuve une modification à apporter au volume 2C du Plan officiel pour les 245, 249, 261 et 263, rue Rochester et pour le 27, rue Balsam, ainsi que les politiques sectorielles, pour autoriser l'augmentation de la hauteur des bâtiments afin de construire un nouvel immeuble polyvalent de neuf étages, selon les modalités précisées dans la pièce 2;**
- 2. approuve une modification à apporter au Règlement de zonage pour les 245, 249, 261 et 263, rue Rochester et pour le 27, rue Balsam afin d'autoriser la construction d'un immeuble polyvalent de neuf étages, selon les modalités précisées dans la pièce 3.**

Documentation/Documentation

- 1 Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department, dated August 3, 2023 (ACS2023-PRE-PS-0096)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 3 août 2023 (ACS2023-PRE-PS-0096)

- 2 Extract of draft Minutes, Planning and Housing Committee, August 16, 2023

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 16 août 2023

Official Plan Amendment and Zoning By-law Amendment - 245, 249, 261,
263 Rochester Street and 27 Balsam Street

File No. ACS2023-PRE-PS-0096 - Somerset (14)

Jean-Charles Renaud, Planner, Planning, Real Estate and Economic Development (PRED), presented an overview of the report recommendations and answered questions from the Committee. Andrew McCreight, Manager, Development Review – Central, PRED was also present and responded to questions. A copy of the slide presentation is filed with the Office of the City Clerk.

The following were present to respond to questions representing the Applicant/Owner:

- Carl Madigan, 3N Group Holdings Inc.
- Marc Rivet and Connor Joy, JL Richards and Associates
- Scott Hayward, Architect, and Brian Davis, Technologist, Christopher Simmonds Architect

The Committee heard from the following delegations:

- Jane Harley expressed concern with lack of parking spaces recommended as part of the development, safety of children in the neighbourhood who attend nearby childcare centres and the negative impacts of noise incurred from blasting bedrock during construction.
- John Robillard explained the proposed development is only 2 feet from his residence and feels shadowing will negatively impact his property. Also noting concerns with lack of greenspace and the affects on the underground stream that currently runs under the property.

- Jeffrey Meyer spoke in opposition of the proposed development and expressed frustration, feeling concerns and questions submitted to staff have not been heard or answered. Concerns related to allowing a company to purchase five adjacent parcels of land designated for R4, now being permitted to build a 9-storey building.

Members received the following written submissions, held on file with the City Clerk:

- Email dated August 14, 2023 from Joseph Salvatore
- Email dated August 15, 2023 from Alda Kiss
- Email dated August 15, 2023 from Jeffrey Meyer

Following discussions and questions of staff, the Committee carried the report recommendations as presented with the following direction to staff.

Direction to staff

Councillor A. Troster

That staff pursue significant improvements to the streetscapes of Rochester St and Balsam St through the Site Plan Approval process, with focus on elements including soil cells for trees, planter boxes, and other soft landscaping elements. Further preference should be given to native and pollinator plants.

Report recommendations

That Planning and Housing Committee recommend Council:

1. **Approve an amendment to the Official Plan, Volume 2C, for 245, 249, 261, 263 Rochester Street and 27 Balsam Street, with area-specific policies in order to permit increased building height for the construction of a new nine-storey mixed-use building, as detailed in Document 2.**
2. **Approve an amendment to Zoning By-law 2008-250 for 245, 249, 261, 263 Rochester Street and 27 Balsam Street to permit a nine-storey mixed-use building, as detailed in Document 3.**

3. **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 August 23, 2023,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried