

8. Official Plan Amendment and Rezoning – 2475 Regina Street
Modification du Plan officiel et rezonage – 2475, rue Regina

Committee recommendation(s)

That Council:

- 1. approve an amendment to the Official Plan, Volume 2C, for 2475 Regina Street in order to permit buildings up to 28 storeys, as detailed in Document 2;**
- 2. approve an amendment to Zoning By-law 2008-250 for 2475 Regina Street (Parkway House) to rezone from Parks and Open Space Zone (O1) to Residential Fifth Density Subzone C with a site-specific schedule and a holding provision (R5C[XXXX] SYYY-h) to permit seven-, 16- and 28-storey residential buildings, as detailed in Documents 3 and 4;**

Recommandation(s) du Comité

Que le conseil :

- 1. Approuve une modification à apporter au volume 2C du Plan officiel pour le 2475, rue Regina afin d'autoriser la construction d'immeubles pouvant atteindre 28 étages selon les modalités précisées dans la pièce 2;**
- 2. Approuve une modification à apporter au *Règlement de zonage* (n° 2008-250) pour le 2475, rue Regina (Parkway House) afin de rezoner le secteur pour passer de la zone de parc et d'espace vert (O1) à la sous-zone C de la zone résidentielle de densité 5, d'après une annexe propre au site et une disposition d'aménagement différé (R5C[XXXX] SYYY-h) pour autoriser la construction d'immeubles résidentiels de 7,**

**de 16 et de 28 étages selon les modalités précisées dans les pièces 3
et 4;**

Documentation/Documentation

- 1 Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department, dated September 8, 2023 (ACS2023-PRE-PS-0109)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 8 septembre 2023 (ACS2023-PRE-PS-0109)

- 2 Extract of draft Minutes, Planning and Housing Committee, September 20, 2023

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 20 septembre 2023

**Planning and Housing
Committee
Report 15
September 27, 2023**

3

**Comité de de la planification et
du logement
Rapport 15
Le 27 septembre 2023**

**Extract of Minutes 15
Planning and Housing Committee
September 20, 2023**

**Extrait du procès-verbal 15
Comité de la planification et du logement
Le 20 septembre 2023**

Official Plan Amendment and Rezoning – 2475 Regina Street

File No. ACS2023-PRE-PS-0109 - Bay (7)

Councillor Brockington declared interest on this item and did not participate in discussions or vote.

Lisa Stern, Planner III, Planning, Real Estate and Economic Development (PRED), presented an overview of the report recommendations and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The Applicant/Owner as represented by Ross Farris, Windmill Developments and John Moser, Parkway House were present in support of the application and available to answer questions.

The following staff were also present and responded to questions:

PRED: Derrick Moodie, Director, Planning Services

Legal: Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate

The Committee heard from the following delegations:

- Doug Cope expressed concerns with loss of privacy, increased traffic and safety issues, removal of green space, access for emergency vehicles and location to Mud Lake conservation area.
- John O’Connell outlined inconsistencies in the Official Plan and Secondary Plan that relate to this development, noting the proposal is not compliant with either. Concerns with proximity to LRT, density, and traffic.

- Ron Purver noted the staff report understates the neighbourhood opposition to this development, inaccurately reflecting the number of signatures on the petition and speakers at the public meeting. Community isn't opposed to development, however the size of this proposal is unacceptable.
- Anthony Kaminskyj echoed comments from previous speakers relating to density and walking distance to the transit hub, as well as safety concerns during construction.
- Sarah Power spoke to concerns related to density, traffic and parking. Community isn't opposed to development, but this proposal is out of scale for the neighborhood.
- Kathy Momtahan spoke to a slide presentation (held on file with the Office of the City Clerk) outlining concerns with the proposal noting incomplete information regarding community opposition provided through the report to Committee, does not confirm with the Official Plan or Secondary Plan and does not meet the criteria for walking distance to the LRT entrance.
- Bill Glass noted the area is already underserved to parking, street is not wide and believes that a low-rise development would suit this space and accommodate the parkway better.
- Peter Caskey noted if the proposal is approved it would be precedent setting and damaging to the zoning. Also raised concerns with the removal of parkland and open space.
- James McLaren, President of the Board, Parkway House spoke in support of the application and outlined reasons this development would be positive for Parkway House and it's residents.

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

- Email dated September 11, 2023 from Dave Tod

- Email dated September 13, 2023 from Neil Charbonneau
- Email dated September 13, 2023 from Janice Yemensky
- Email dated September 18, 2023 from Doug Cope
- Email dated September 18, 2023 from John O’Connell
- Email dated September 18, 2023 from Ron Purver
- Email dated September 20, 2023 from Diana Nelson

Following discussions and questions of staff, the Committee carried the report recommendations as presented.

Report recommendations

- 1. That Planning Committee recommend Council approve an amendment to the Official Plan, Volume 2C, for 2475 Regina Street in order to permit buildings up to 28 storeys, as detailed in Document 2;**
- 2. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2475 Regina Street (Parkway House) to rezone from Parks and Open Space Zone (O1) to Residential Fifth Density Subzone C with a site-specific schedule and a holding provision (R5C[XXXX] SYYY-h) to permit seven-, 16- and 28-storey residential buildings, as detailed in Documents 3 and 4;**
- 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 September 27, 2023,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried