

3. Zoning By-law Amendment - 729 Ridgewood Avenue

Modification du Règlement de zonage - 729, avenue Ridgewood

Committee recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 729 Ridgewood Avenue, as shown in Document 1, from General Mixed Use, Subzone 1, Floor Space Index 1.0 (GM1 F(1.0)) to General Mixed Use, Urban Exception XXXX, Schedule Sxxx (GM[XXXX] Sxxx) to permit a low- to high-rise mixed-use development including 444 residential units, as detailed in Document 2.

Recommandation(s) du Comité

Que le Conseil approuve une modification au Règlement de zonage 2008-250 pour le 729, avenue Ridgewood, comme indiqué dans le document 1, faisant passer le zonage de la propriété de zone d'utilisations polyvalentes générale, sous zone 1, rapport plancher-sol 1.0 (GM1 F(1.0)) à zone d'utilisations polyvalentes générale, exception urbaine XXXX, annexe Sxxx (GM[XXXX] Sxxx) afin de permettre l'aménagement de bâtiments à utilisations polyvalentes de faible à grande hauteur comprenant 444 logements résidentiels, comme décrit dans le document 2.

Documentation/Documentation

- 1 Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department, dated August 24, 2023 (ACS2023-PRE-PS-0090)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 24 août 2023 (ACS2023-PRE-PS-0090)
- 2 Extract of draft Minutes, Planning and Housing Committee, September 6, 2023

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 6 septembre 2023

Zoning By-law Amendment - 729 Ridgewood Avenue

File No. ACS2023-PRE-PS-0090 - River (16)

Lily Xu, Manager, Development Review - South, Planning, Real Estate and Economic Development (PRED), presented an overview of the report recommendations and answered questions from the Committee. Kelby Lodoen Unseth, Planner II, PRED was also present and responded to questions. A copy of the slide presentation is filed with the Office of the City Clerk.

The Applicant/Owner as represented by Tim Beed, Fotenn provided an overview of the Application. A copy of the slide presentation is filed with the Office of the City Clerk.

The Committee heard from the following delegations:

- Craig Searle expressed concern with increased density and traffic congestion and encourage the city to focus more on architecture when approving developments.
- Elliott Bourgeois expressed concerns with shadowing on neighbouring properties.

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

- Email dated September 1, 2023 from John Vaissi Nagy

Following discussions and questions of staff the Committee carried the report recommendations as amended by the following:

Report recommendations

- 1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 729 Ridgewood Avenue, as shown in Document 1, from General**

Mixed Use, Subzone 1, Floor Space Index 1.0 (GM1 F(1.0)) to General Mixed Use, Urban Exception XXXX, Schedule Sxxx (GM[XXXX] Sxxx) to permit a low- to high-rise mixed-use development including 444 residential units, 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 September 13, 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 - 14/03

Moved by R. Brockington

WHEREAS the Ward Councillor's comments were inadvertently omitted from the report on this item;

THEREFORE BE IT RESOLVED THAT the "Comments by the Ward Councillor" section of the report be replaced with the following text:

I am aware of the zoning bylaw amendment application by Brigil Developments, for 729-735 Ridgewood Avenue, locally referred to as the Riverside Mall.

The Riverside Mall has a long history in the Riverside Park / Mooney's Bay neighbourhood. It has historically been the commercial hub of the community and up to approximately five years ago, the location of the only grocery store in the community. I can not comment on the redevelopment

of this site, without acknowledging the former owner and operator of the grocery store, Francois Bouchard, who also co-owned the mall. His community based approach to running his business and engagement in various activities was very much appreciated. His grocery store's closing was a sad day in our community.

The mall's slow decline has been noted. A number of retailers remain and the community supports and wants to see a true 15 minute neighbourhood. The development proposal before Committee promotes a mixed-use development, residential and retail and we certainly want to see well supported retailers retained, if possible and afford the opportunity to welcome new retailers to meet the needs of the community.

Brigil has engaged the community for a number of years. I hosted my first meeting on their proposal in the parking lot of the mall, with two dozen community leaders, in the summer of 2020. From that point forward, the community has immersed itself in this file, providing constructive comments and suggestions for improvement and Brigil, to their credit, has listened. Multiple changes to building locations, heights, unit numbers, entry point, space for retail and other requests have been actioned by Brigil.

The Riverside Park Community Association and two abutting condo corporations have been heavily engaged, as well as others in the community. Former Alderman for the area, George Brown (Council 1985-1994), has acted as a liaison with Brigil and his efforts have been appreciated.

I am supportive of this application and will continue to work with the community, Brigil and the City to refine the site plan, as well as the construction mitigation plan and move this development forward.

Carried