

5. Zoning By-Law Amendment - 3750 North Bowesville Road

Modification du Règlement de zonage – 3750, chemin North Bowesville

Committee recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 3750 North Bowesville Road as shown in Document 1, from GM F(1.0) H(44) zone to GM [XXXX] SYYY zone, as detailed in Document 3, to allow two 14-storey towers in a residential building.

Recommandation(s) du Comité

Que le Conseil approuve une modification du Règlement de zonage (no 2008-250) afin de faire passer le zonage du 3750, chemin North Bowesville, un bien-fonds illustré dans le document 1, de GM F(1.0) H(44) à GM [XXXX] SYYY, comme l'expose en détail le document 3, pour permettre la construction de deux tours résidentielles de 14 étages.

Documentation/Documentation

- 1 Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department, dated January 8, 2024 (ACS2024-PRE-PS-0001)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 8 janvier 2024 (ACS2024-PRE-PS-0001)

- 2 Extract of draft Minutes, Planning and Housing Committee, January 17, 2024

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 17 janvier 2024

**Planning and Housing
Committee
Report 20
January 24, 2024**

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**Comité de de la planification et
du logement
Rapport 20
Le 24 janvier 2024**

**Extract of Minutes 20
Planning and Housing Committee
January 17, 2024**

**Extrait du procès-verbal 20
Comité de la planification et du logement
Le 17 janvier 2024**

Zoning By-Law Amendment - 3750 North Bowesville Road

File No. ACS2024-PRE-PS-0001 - River (16)

Tracey Scaramozzino, Planner II, Planning, Real Estate and Economic Development Department (PRED), provided an overview of the report 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 Brian Casagrande, Fotenn, provided an overview of the Application and responded to questions from Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The following staff were also present and responded to questions:

PRED:

- Lili Xu, Manager, Development Review - South
- Mike Giampa, Senior Engineer Infrastructure Applications

The Committee heard from the following delegations:

1. Andrei Grushman, Member, Hunt Club Community Association expressed concerns with the number of parking spaces, and urges the committee to mitigate the impact of parking or allow standard parking minimums.
2. Patrick Morton, Secretary, Hunt Club Community Association stated concerns related to parking and highlighted the lack of public transportation and difficulties of active transportation in the area as well. Slide presentation held on file with the Office of the City Clerk.

3. Peter Brimacombe, Past President, Hunt Club Community Association spoke to residents of Chatsworth Crescent who also expressed concerns with the parking requirement.
4. John D Reid expressed support for the proposal although noted reservations related to lack of adequate amenities in the area leaving residents to rely on personal transportation and suggested the minimum parking standard be allowed, not less.
5. Audrey Bélanger Baur indicated support for the proposal to increase density in the neighbourhood, however, does not believe that additional parking is necessary. Instead the City should focus on promoting active transportation, adding additional bus lines and protected cycling infrastructure.
6. Joanne Leveille spoke to the issue of health as it relates to cars and noise pollution and noted active transportation should be improved in the area and reduce the need for cars, as parking is a concern.

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 10, 2024 from Craig Steenburgh
- Email dated January 10, 2024 from Judith Foulger
- Email dated January 10, 2024 from Joanne Souaid
- Email dated January 12, 2024 from Ian Stacey
- Email dated January 15, 2024 from David Duck
- Email dated January 15, 2024 from Bob Brûlé
- Email dated January 15, 2024 from Peter Brimacombe
- Email dated January 16, 2024 from Andrei Grushman

Following discussion and questions of staff, 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 3750 North Bowesville Road as shown in Document 1, from GM F(1.0) H(44) zone to GM [XXXX] SYYY zone, as detailed in Document 3, to allow two 14-storey towers in a residential building.**
- 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 January 24, 2024," subject to submissions received between the publication of this report and the time of Council's decision.**

Carried