

3. Official Plan Amendment and Zoning By-law Amendment – 3030 St. Joseph Boulevard

Modification du Plan officiel et modification du Règlement de zonage – 3030, boulevard St Joseph

Committee recommendation(s)

That Council approve:

- 1. An amendment to the Official Plan, Volume 2A, Orléans Corridor Secondary Plan, for 3030 St. Joseph Boulevard, as shown in Document 1, to remove Section 6.1 (58) “3030 St. Joseph Boulevard - maximum building height is 16-stories”, as detailed in Document 2, to permit a high-rise building.**
- 2. An amendment to the Zoning By-law 2008-250 for 3030 St. Joseph Boulevard for the lands shown in Document 1 to amend the exception and schedule AM3[2705]S438 to permit an 18-storey mixed-use building, as detailed in Documents 3 and 4.**

Recommandation(s) du comité

Que le Conseil municipal approuve :

- 1. la modification à apporter au volume 2A (Plan secondaire du couloir d’Orléans) du Plan officiel pour le 3030, boulevard St Joseph, représenté dans la pièce 1, afin de retrancher la sous section 6.1 (58) « 3030, boulevard St Joseph — hauteur maximum des bâtiments : 16 étages », selon les modalités précisées dans la pièce 2, afin d’autoriser l’aménagement d’un immeuble de grande hauteur;**
- 2. la modification à apporter au Règlement de zonage (no 2008-250) pour le 3030, boulevard St-Joseph, pour les terrains représentés dans la pièce 1 afin de modifier l’exception et l’annexe AM3[2705]S438 pour autoriser l’aménagement d’un immeuble**

**polyvalent de 18 étages selon les modalités précisées dans les
pièces 3 et 4.**

Documentation/Documentation

1. Report from Director, Planning Services, Planning, Development and Building Services, dated June 21, 2024 (ACS2024-PDB-PS-0084)

Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 21 juin 2024 (ACS2024-PDB-PS-0084)
2. Extract of draft Minutes, Planning and Housing Committee, July 3, 2024

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 3 juillet 2024

Official Plan Amendment and Zoning By-law Amendment – 3030 St.
Joseph Boulevard

File No. ACS2024-PDB-PS-0084 - Orléans East-Cumberland (1)

Steve Belan, Planner II, Planning, Development and Building Services (PDBS), provided an overview of the report and answered questions from the Committee. John Sevigny, Manager, Development Review - East, 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 Miguel Tremblay and Tamara Nahal, Fotenn Planning + Design and 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 Committee heard from the following delegations:

1. Guy Dacquay expressed concerns related to the height of the development and noted many safety concerns around traffic, aesthetics, parking and privacy. The development will make the area less pedestrian friendly and retail on the ground floor is not likely to attract patrons as the streetscape is too busy and noisy.
2. JP Unger noted residents concerns have not been addressed. High-rise buildings are about maximizing profits instead of providing affordable housing and expressed concerns with slope stability.

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated June 28, 2024 from Sonia Gaal
- Email dated July 1, 2024 from Richard McNamee

- Email dated July, 2, 2024 from J.P. Unger

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

Report recommendation(s)

- 1. That the Planning and Housing Committee recommend Council approve:**
 - a. An amendment to the Official Plan, Volume 2A, Orléans Corridor Secondary Plan, for 3030 St. Joseph Boulevard, as shown in Document 1, to remove Section 6.1 (58) “3030 St. Joseph Boulevard - maximum building height is 16-storeys”, as detailed in Document 2, to permit a high-rise building.**
 - b. An amendment to the Zoning By-law 2008-250 for 3030 St. Joseph Boulevard for the lands shown in Document 1 to amend the exception and schedule AM3[2705]S438 to permit an 18-storey mixed-use building, as detailed in Documents 3 and 4.**
- 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 July 10 subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried