

3. Zoning By-law Amendment – 1495 Heron Road
Modification du Règlement de zonage – 1495, chemin Heron

Committee recommendation(s) as amended

That Council approve an amendment to Zoning By-law 2008-250 for 1495 Heron Road, as shown in Document 1, to permit a range of residential and non-residential uses in low and mid-rise buildings, as detailed in Document 2, as amended by Motion No. PHC 2024-36-01 and Document 3, as amended by Motion No. PHC 2024-36-01.

Recommandation(s) du comité telle que modifiée

Que le Conseil municipal approuve la modification à apporter au Règlement de zonage (no 2008-250) pour le 1495, chemin Heron, comme l'indique la pièce 1, pour autoriser l'aménagement de différentes vocations résidentielles et non résidentielles dans des immeubles de faible et de moyenne hauteurs, selon les modalités précisées dans les pièces 2 et 3, dans leurs versions modifiées par la motion no PHC 2024-36-01.

Documentation/Documentation

1. Extract of draft Minutes, Planning and Housing Committee, October 23, 2024
Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 23 octobre 2024
2. Director's Report, Planning Services, Planning, Development and Building Services, dated October 11, 2024 (ACS2024-PDB-PS-0095)
Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 11 octobre 2024 (ACS2024-PDB-PS-0095)

Zoning By-law Amendment - 1495 Heron Road

File No. ACS2024-PDB-PS-0095 – Alta Vista (18)

Siobhan Kelly, Planner II, Planning, Development and Building Services (PDBS) provided an overview of the report and answered questions from the Committee. Lesley Collins, Program Manager, Heritage Planning was also present and responded to questions. A copy of the slide presentation is filed with the Office of the City Clerk.

The Committee heard from the following delegations:

1. Maureen Drouin, Guildwood Residents Alliance* noted the Alliance supports the mixed-use zoning and low-rise housing, however, oppose additional non-residential uses (hotel, cinema, etc.). Also noted was senior and francophone demographic information to support site suitability for a Seniors Village and re-use of the heritage buildings.
2. Marc L. Reardon, representing the alumni of the Notre-Dame community spoke about the architectural integrity of the heritage buildings, as well, expressed concern with the proposed height from Heron Road impacting sight lines to the theatre and chapel and asked the decision to be postponed for additional study.

The Applicant/Owner as represented by Eric Bays, Stantec, Taylor Marquis and Mary Jarvis, Canada Lands Company were present, 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 written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated October 22, 2024 from Francis Kenny on October 22, 2024
- Email dated October 16, 2024 from Lynne Davidson-Fournier

The Committee carried the report recommendations as amended by Motion No. PHC 2024-36-01:

Report Recommendation(s)

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1495 Heron Road, as shown in Document 1, to permit a range of residential and non-residential uses in low and mid-rise buildings, as detailed in Document 2 and Document 3.**
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 October 30, 2024,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried as amended

**Amendment:
Motion No. PHC 2024-36-01**

Moved by G. Gower

**WHEREAS Report ACS2024-PDB-PS-0095 (the “Report”)
recommends amending the Zoning By-law (By-law No. 2008-250) to
permit a range of residential and non-residential uses in low and
mid-rise buildings at 1495 Heron Road; and**

WHEREAS an amendment to the Report is required to clarify the location of the theatre that currently exists at the site and specifics of certain performance standards of the new zones;

THEREFORE BE IT RESOLVED that Planning and Housing Committee amend Report ACS2024-PDB-PS-0095 – Zoning By-law Amendment – 1495 Heron Road by:

- 1. Replacing Document 2 – Details of Recommended Zoning with the document titled “Attachment 1” to this Motion; and**
- 2. Replacing Document 3 – Zoning Schedule – Maximum Building Heights with the document titled “Attachment 2” to this Motion; and**

THEREFORE BE IT FURTHER RESOLVED that there be no further notice pursuant to Subsection 34(17) of the Planning Act, R.S.O. 1990, c. P.13, as amended.

Carried