
Official Plan Amendment and Zoning By-law Amendment – 70 Richmond Road
and 376 Island Park Drive

ACS2022-PIE-PS-PS-0067

Kitchissippi (15)

Report recommendations

- 1. That Planning Committee recommend Council:**
 - a. Approve an amendment to the Official Plan, Volume 2a, Richmond Road/Westboro Secondary Plan, for 70 Richmond Road and 376 Island Park Drive, with site-specific policies and an amendment to Schedule C2 for increased building height, as detailed in Document 2a.**
 - b. Approve an amendment to the New Official Plan, Volume 2A, Richmond Road/Westboro Secondary Plan, as detailed in Document 2b, for 70 Richmond Road and 376 Island Park Drive, with site-specific policies and an amendment to Schedule C for increased building height.**
 - c. Approve an amendment to Zoning By-law 2008-250 for 70 Richmond Road and 376 Island Park Drive to permit a nine-storey mixed use building, as detailed in Document 3.**
- 2. That the implementing Zoning By-law be listed upon the same agenda for enactment as that upon which this Report is listed in order to meet statutory deadlines, but that the by-law state that it shall not come into force until such time as the agreement under Section 37 of the *Planning Act* is registered on title to the lands.**
- 3. Direct staff to incorporate the Amendments to the Official Plan, Volume 2a, as detailed in Document 2b, into ____ of the new Official**

Plan and the _____ Secondary Plan as part of the new Official Plan being considered for approval by the Ministry of Municipal Affairs and Housing.

- 4. That Planning 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 June 22, 2022," subject to submissions received between the publication of this report and the time of Council's decision.**

The Committee considered this item concurrently with report (ACS2022-PIE-RHU-0017) *Application to Alter 70 Richmond Road, a Property Designated Under Part IV of the Ontario Heritage Act*

Jean-Charles Renaud, Planner II, Planning Services, Planning, Real Estate and Economic Development Department (PRED), presented an overview of the application 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 Paul Black, Fotenn Planning + Design, provided an overview of the Application and responded to questions from Committee. He was accompanied by the following:

- Trinity Group: Rob Wells;
- Hobin Architecture: Barry Hobin, Rheel Labelle.

The following staff were also present and responded to questions:

- PRED: Luis Juarez, Planner II, Right of Way, Heritage and Urban Design Services.

The following speakers addressed the Committee to speak to the Application:

- Jen and Mark Gillespie * offered some points for consideration before approving the application, noting what is being proposed doesn't respect

the original plan, provided some history of the neighbourhood and believes this application would set an improper precedent.

- Paul Forester, Island Park Community Association (IPCA)* noted the IPCA isn't against intensification however wanted to ask for two modifications to the application, those being a larger set back from the Parkway and a greater separation from the neighbouring house and outlined how this development will negatively impact Island Park Drive and the Parkway.
- Cathy Shaw, Island Park Community Association echoes comments from the previous speakers, noting the design may be better than the previous iterations, but doesn't go far enough for what the residents would like to see. The development needs to be safe and attractive, and landscaping will be an important element during the site plan process.
- Bruce Enstone* notes that the report indicates there will be no issues to adjacent structures, however expressed concern with how the development will affect his ground floor heating system. Further, he touched on NCC restrictions related to doors, windows and walkways on the Island Park Drive side of the development.

*[* Slide presentation and/or written submissions, held on file 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:

- Tim Gray email dated May 31, with comments
- Nik Dilawri, Dilawri Property Holdings Inc, email dated June 1, in support
- Bruce Enstone letter dated June 4, with concerns
- Cathy Shaw, Island Park Community Association, letter dated June 8, with comments
- Gregory Gillespie email dated June 8, opposed
- Paul Black, Fotenn Planning + Design letter dated June 8, in support

Following discussion on this item, the Committee CARRIED the report recommendations, with Councillor J. Leiper dissenting, and as amended by the following motion:

Motion No PLC 2022-65/5

Moved by Co-chair S. Moffatt

WHEREAS staff recommendation 1 of report ACS2022-PIE-PS-0067 recommends a Zoning amendment and Official Plan amendment concerning 70 Richmond Road and 376 Island Park Drive to permit a nine-storey mixed use building;

AND WHEREAS Documents 2a and 2b – Details of Recommended Official Plan Amendment (current and new) incorrectly identifies the subject site as “403 Richmond Road and 389 Roosevelt Avenue” on pages 25 and 30 of the report.

THEREFORE BE IT RESOLVED that, with respect to report ACS2022-PIE-PS-0067, the address “403 Richmond Road and 389 Roosevelt Avenue” as contained on pages 25 and 30 of the report under the headings “1. Purpose”, respectively, be substituted with the address “70 Richmond Road and 376 Island Park Drive”

THEREFORE BE IT FURTHER RESOLVED that there be no further notice pursuant to Section 34 (17) of the *Planning Act*.

CARRIED