

**City Council, Standing Committee and Commission
Conseil, comités permanents et commission**

Committee / Commission: **Planning Committee**

Comité / Commission :

OR / OU

Report / Agenda: **Notice of Motion**

Rapport / Ordre du jour:

Item / Article: XXX

RE:

Moved by / Motion de: **Councillor Dudas**

WHEREAS in 2014, changes to the Zoning By-law were approved by Council to implement Official Plan Amendment 150, resulting in properties along key corridors, including Innes Road (Blackburn Hamlet), being rezoned (Innes Road Zoning Review Area – Document 1); and,

WHEREAS these changes introduced Arterial Mainstreet (AM11 Subzone) zoning on properties located along and adjacent to Innes Road, permitting building heights of up to 30-metres and a variety of land uses; and,

WHEREAS earlier this year, a Site Plan Control application to permit a 9-storey building was received for a property within the Innes Road Zoning Review Area that does not front on to Innes Road, therefore its side yard, rather than rear yard, abuts a low-rise residential zone; and,

WHEREAS the zoning provisions that establish building step backs in the AM11 Subzone are more permissive for side yards, allowing for greater height nearer to adjacent low-rise residential zones; and,

WHEREAS this application of step backs within the Innes Road Zoning Review Area creates inconsistencies in the way that buildings are massed and scaled in relation to low-rise residential areas, which can result in undesirable impacts on the surrounding community;

THEREFORE BE IT RESOLVED that staff be directed to investigate amending the Zoning By-law in the next Omnibus Amendment so that stepbacks within the Innes Road Zoning Review Area (Document 1) are applied to both the rear and side yards where development abuts low-rise residential zones (properties subject to an active planning application will be exempt from these changes);

BE IT FURTHER RESOLVED that staff be directed to re-examine the appropriateness of the AM11 Subzone within the Innes Road Zoning Review Area as part of the New Zoning By-law Project, as concerns related to building height and compatibility with the surrounding community remain.

Document 1 – Innes Road Zoning Review Area

