

Zoning By-Law Amendment – 383 Albert Street and 340 Queen Street

ACS2019-PIE-PS-0044

Somerset (14)

Report Recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 383 Albert Street and 340 Queen Street to permit two twenty-seven storey apartment buildings with ground floor commercial and a parking garage, as detailed in Document 2.
2. 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 City Clerk and Solicitor's Office 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 12 June 2019," subject to submissions received between the publication of this report and the time of Council's decision.

Ann O'Connor, Planner, Planning, Infrastructure and Economic Development (PIED) department, provided a presentation and responded to questions. A copy of the presentation is held on file.

Saide Sayeh, Program Manager, Affordable Housing, Community and Social Services Department also responded to questions.

Ward Councillor Catherine McKenney was present and took part in discussion

The committee heard the following three delegations:

- Jack Davis¹, Board of Park Square (CCC145), suggested the proposed development should meet certain standards, given its proximity to the Parliament buildings. He raised questions and concerns about: intensification (height and transition that does not meet Official Plan goals); the need for reasonable setbacks to avoid canyon and wind tunnel effects; environmental considerations (LEED standards for green certification, easy access for separation of recyclables and organics on every floor, sun shadowing of adjacent properties); measures to maximize the safety of cyclists and pedestrians at the entranceway; visible landscaping that meets the City's goals; ground level amenities that complement the neighbourhood; an increase in public parking with an exceptional facility for servicing electric vehicles.
- Evelyn Weynerowski, Park Square, suggested the setback of the proposed building should be increased for aesthetic reasons as well as for safety, and transportation and traffic flow.
- Jaime Posen, FoTenn (applicant), provided some history of the subject development and its as-of-right zoning, and explained that the purpose of this Zoning By-law amendment request is to enshrine, through the height schedule, a new lower density, two-tower development with minor variances that include setback and parking garage use. The following representatives for the applicant were also present to respond to questions: Miguel Tremblay, FoTenn; Neil Malhotra, Claridge Homes; Jennifer Luong, Novatech Engineering Consultants Ltd.; Emma Blanchard, Borden Ladner Gervais.

The Planning Committee received the following correspondence between May 13 (the date the report was published to the City's website with the agenda) and the time it was considered on May 23, a copy of which is held on file:

- Email dated May 21 from Linda Hoad
- Email dated May 23 from Matthew Osika

Planning Committee CARRIED the report recommendations as presented.

¹ Written submission provided; a copy is held on file with the City Clerk