

Zoning By-law Amendment – 353-357 Gardner Street

ACS2021-PIE-PS-0043

Rideau-Vanier (12)

Report recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 353-357 Gardner Street to permit a nine-storey Apartment Dwelling, Mid-Rise, as detailed in Document 3.
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 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 April 14, 2021," subject to submissions received between the publication of this report and the time of Council's decision.

The committee heard two delegations on this matter:

- Chris Greenshields, Vice-president, Vanier Community Association (VCA), spoke of continued reservations about the project, one of many in this area of Vanier that will have cumulative and significant traffic, shadowing, and other impacts on the area. He raised concerns about lack of stepback at the sixth floor; failure to complement the other three corners of the (major) McArthur/Vanier Parkway intersection or to maintain the public realm at the four corners; inadequate setback from residential streetscape; inadequate transition to the existing two-storey buildings; privacy implications for the adjacent residents due to rear yard balconies; the need for ground floor commercial to promote McArthur as an active Traditional Main Street; the loss of a heritage building. He indicated the VCA expects to continue consultations regarding the site plan control process and the

enhancement of the development at the ground level.

- the applicant, as represented by Daniel Paquette, Paquette Planning Associates Ltd., and Rosaline Hill, Rosaline J. Hill Architect Inc., provided context on the design of the proposed development, particularly in respect of its pedestrian-centric aspects, and indicated how the additional height proposed meets the City's planning and policy objectives for the area. Guy Whissel and Florent Filion, Longwood Building Corporation – representing the owner – were also present to answer questions if needed. A copy of their presentation slides is held on file.

Simon Deiaco, Planner III, Planning, Infrastructure and Economic Development Department, responded to questions.

Ward Councillor M. Fleury was present and took part in discussion.

The committee carried the report recommendations as presented.