

Official Plan and Zoning By-Law Amendments – 89 Richmond Road

ACS2019-PIE-PS-0112

Kitchissippi (15)

Report recommendations

1. That Planning Committee recommend Council approve:
 - a. an amendment to the Official Plan for the Richmond Road/Westboro Secondary Plan, Sector 4 – East Village, to permit a six-storey mixed-use building at 89 Richmond Road, as detailed in Document 2 – Proposed Official Plan Amendment; and
 - b. an amendment to Zoning By-law 2008-250 for 89 Richmond Road to permit a six-storey mixed-use building, as detailed in Document 3 – Details of Recommended Zoning and Document 4 – Location Map and Zoning Key Plan.
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 November 27, 2019," subject to submissions received between the publication of this report and the time of Council's decision.

Jenny Kluge, Planner II, Planning, Infrastructure and Economic Development department, responded to questions.

Planning Committee heard one delegation:

- Amy Murdock raised concerns about traffic and parking impacts, a possible canyon effect along Richmond Road, and a loss of light to neighbouring properties.

Carl Furney, Fotenn Consultants Inc. (applicant), and Kevin Reid, RLA Architecture (architect), were present in support and to answer questions if needed.

The following correspondence was provided to the committee coordinator for the Planning Committee between November 4 (the date the report was published to the City's website with the agenda) and the time it was considered on November 14, a copy of which is held on file:

- Comments dated November 13 from Isabelle Bouvier

Planning Committee Carried the report recommendations as presented.