

Zoning By-Law Amendment - 1375 Clyde Avenue

ACS2019-PIE-PS-0077

Knoxdale-Merivale (9)

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### **Report recommendations**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1375 Clyde Avenue to permit a self-storage building and restaurant, 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 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 January 29, 2020," subject to submissions received between the publication of this report and the time of Council's decision.**

Planning Committee heard the following three delegations:

- Bob McCaw, past President, Fisher Heights and Area Community Association<sup>1</sup> raised concerns about spot rezoning to allow a prohibited warehouse use on the site. He recommended that development proceed in accordance with previously stated planning goals for the Merivale Triangle area, citing the potential to create a community hub including a mixed-use centre (residential and commercial), parks and a public square.
- Lyn McCaw suggested that approving this application would be contrary to approved policy directions and planning objectives, would set a precedent for

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<sup>1</sup> submission held on file

area development, and would negate the significant community volunteer contribution and studies that occurred to create a vision for the area. She recommended taking advantage of the site's potential to create a welcoming mixed-use centre.

- Miguel Tremblay and Nico Church, Fotenn<sup>2</sup> (applicant), spoke to the difference between 'warehouse' and 'self-storage' uses, noting that Dymon self-storage centers are mixed-use centers that are generally located within a certain proximity of high residential development, which provide community use, retail and commercial, generate employment and facilitate intensification of surrounding property.

The following staff of the Planning, Infrastructure and Economic Development department responded to questions: Mary Dickinson, Planner II; Derrick Moodie, Manager, Development Review – West; Lee Ann Sneddon, Director, Planning Services.

Ward Councillor K. Egli was present and took part in discussion.

In addition to those previously noted, the following correspondence was provided to the committee coordinator for the Planning Committee between December 2 (the date the report was published to the City's website with the agenda) and the time it was considered on December 12, a copy of which is held on file:

- Comments dated December 11 from Agnes Warda, Chair, Knoxdale Merivale Council of Community Associations
- Comments dated December 12 from Miranda Gray

#### **Motion N° PLC 2019-18/1**

Moved by Councillor J. Leiper (on behalf of Councillor K. Egli)

**WHEREAS report ACS2019-PIE-PS-0077 recommends zoning changes to the lands known municipally as 1375 Clyde Avenue to permit a self-storage building and restaurant to be constructed on site; and**

**WHEREAS the Ward Councillor has identified community concerns relating to the future redevelopment of the lands bounded by Baseline Road to the north,**

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<sup>2</sup> presentation held on file

**Merivale Road to the south and east, and Clyde Avenue to the west, with these lands being commonly referred to as the Merivale Triangle; and**

**WHEREAS development proposals such as the one proposed in Report ACS2019-PIE-PS-0077 represents new pressures on the Merivale Triangle; and**

**WHEREAS a city-led urban design analysis would present an opportunity to set out a framework which could be used to guide future redevelopment of the Merivale Triangle;**

**THEREFORE BE IT RESOLVED that the following recommendation be added to the report:**

- **That the Planning Committee recommend Council add the completion of an urban design analysis of the Merivale Triangle to the Planning, Infrastructure and Economic Development Department's multi-year workplan, and direct staff to undertake this analysis as soon as feasible.**

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

CARRIED

The report recommendations CARRIED as amended by motion 18/1, on a division of 4 yeas and 3 nays, as follows:

YEAS (4): Councillors S. Moffatt and A. Hublely, Vice-chair T. Tierney, Chair J. Harder

NAYS (3): Councillors G. Gower, J. Leiper, and R. Brockington

Direction to staff:

That staff be directed to work with the applicant, through site plan control, to ensure the property is developed in such way as to provide connectivity to development within the Merivale Triangle.