

Zoning By-law Amendment – 716 and 770 Brookfield Road

ACS2019-PIE-PS-0064

River (16)

Report Recommendations

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 716 and 770 Brookfield Road to permit a mixed use development consisting of approximately 1700 square metres of commercial space and 832 residential units, 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 July 10, 2019," subject to submissions received between the publication of this report and the time of Council's decision.**

The following staff responded to questions:

- Wendy Tse, Planner, Planning, Infrastructure and Economic Development department,
- Tim Marc, Senior Legal Counsel, Planning, Development and Real Estate, Office of the City Clerk and Solicitor:

The committee heard three delegations, as follows:

- Erwin Dreessen¹ objected to the proposal because it does not respect Riverside Park's Secondary Plan and because the proposed nine-storey building is not an appropriate transition to the potential Canada Post buildings on the north side of Brookfield Road, which are restricted to four storeys, and the single-family houses on Egan and Hobson Roads. He noted the absence of specific heights in the area Secondary Plan may be a weakness, but staff should have been more diligent in expressing the views of the community established in the visioning and neighbourhood plan exercise. He further added that amendments to the Secondary Plan should not be considered without prior consultation with the community.
- The applicant, represented by the following individuals, provided a brief overview of the proposal and how the report addresses some of the concerns raised: Barry Hobin, Hobin Architecture; Jamie Posen, Fotenn Planning and Design.

In addition to the submission previously noted, the following correspondence was provided to the committee coordinator for the Planning Committee between June 17 (the date the report was published to the City's website with the agenda) and the time it was considered on June 27, a copy of which is held on file:

- email dated June 19 from George Brown and Irene Brown
- email dated June 25 from Joel Duff, President, Riverside Park Community and Recreation Association

The committee CARRIED the report recommendations as presented.

¹ Written submission provided; a copy is held on file