

EXTRACT OF DRAFT MINUTES 45
PLANNING COMMITTEE
23 MAY 2017

EXTRAIT DE L'ÉBAUCHE DU
PROCÈS-VERBAL 45
COMITÉ DE L'URBANISME
LE 23 MAI 2017

ZONING BY-LAW AMENDMENT – 190 RICHMOND ROAD

ACS2017-PIE-PS-0075

KITCHISSIPPI (15)

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve:
 - a. an amendment to Zoning By-law 2008-250 for 190 Richmond Road to permit a six-storey apartment building, and an area dedicated for parkland, as detailed in Document 2; and
 - b. that the implementing Zoning By-law not proceed to Council until such time as the agreement under Section 37 of the *Planning Act* is executed.
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 Bill 73 'Explanation Requirements' at the City Council Meeting of 14 June 2017 subject to submissions received between the publication of this report and the time of Council's decision.

Mr. Andrew McCreight, Planner, Planning, Infrastructure and Economic Development department, responded to questions on this matter.

The committee heard three delegations:

- Mr. Lorne Cutler, President, Hampton Iona Community Group (HICG)*, indicated that while the HICG is not in favour of the proposal, the bigger issue is that it does not conform with the results of the Ontario Municipal Board's decision

regarding the property and the intent of the Secondary Plan/Community Design Plan for Richmond Road. He noted the original proposal had been to build 23 townhouses within the R2 zone, later amended to a seniors' home that required greater height than permitted in the Secondary Plan, and now amended to build rental units that would require TM zoning. The HICG worried that the end result might be construction of another condo building. Mr. Cutler indicated the Group's expectation that Loblaws and the City should agree to the previous commitments to the community with respect to this property.

- Mr. Charles Ficner raised concerns about the City's lack of adherence to the planning process, and the resulting loss of community confidence. He suggested the City approaches planning in an ad-hoc and non-consistent manner, which often results in zoning for a higher level of intensification than the surrounding infrastructure supports, which, in turn, leads to taxpayer expense to augment the infrastructure to support the increased intensity. He proposed this approach to zoning and intensification is to create money and doesn't look good. He referenced the history of this particular development and implied there is some mystery as to why the City's planning process has allowed it to evolve from one proposal to another, with no Secondary Plan or clear process to dictate it.
- Mr. Jeff Nadeau, FoTenn Consultants Inc. (applicant), and Ms. Amy Chan, Choice Properties REIT (owner), were present to answer questions in support of the application.

[Individuals / groups marked with an asterisk above provided written comments; all submissions are held on file with the City Clerk.]*

In addition to that marked with an asterisk above, the committee received the following correspondence between 16 May 2017 (the date the report was published in the committee agenda) and the time the report was considered by Planning Committee on 23 May 2017, a copy of which is held on file:

- Email dated May 22, 2017 from Ruth Crabtree, in opposition to the proposed TM zoning amendment, suggesting the proposal is inappropriate, could set a precedent, and benefits the developer rather than the neighbourhood.

Motion N° PLC 45/1

Moved by Councillor T. Tierney

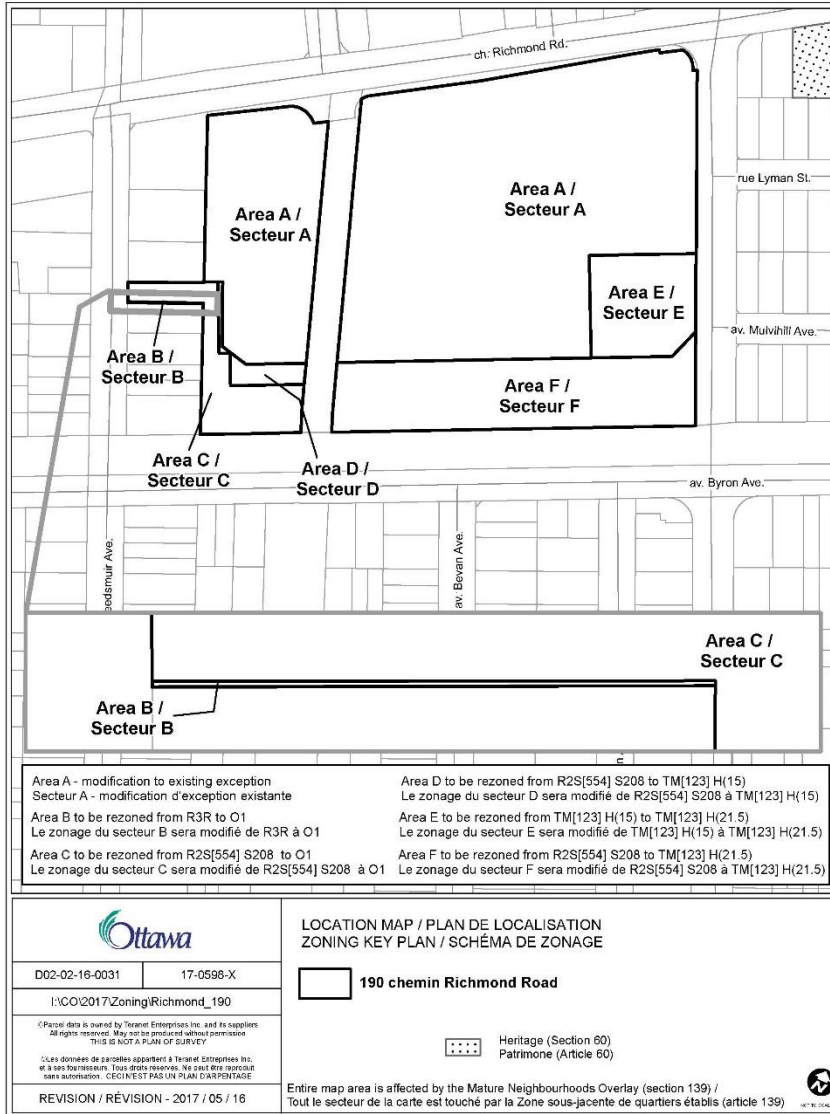
WHEREAS report ACS2017-PIE-PS-0075 (Zoning By-law Amendment- 190 Richmond Road), recommends approval of Zoning By-law Amendments including a maximum height of 21.5 metres; and

WHEREAS Document 1- Location Map, incorrectly reflects a maximum height of 21 meters;

THEREFORE BE IT RESOLVED that Document 1- Location Map, of Report ACS2017-PIE-PS-0075 be replaced with the revised Location Map attached to this motion, which reflects a height limit of 21.5 metres; and

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

Revised Document 1- Location Map



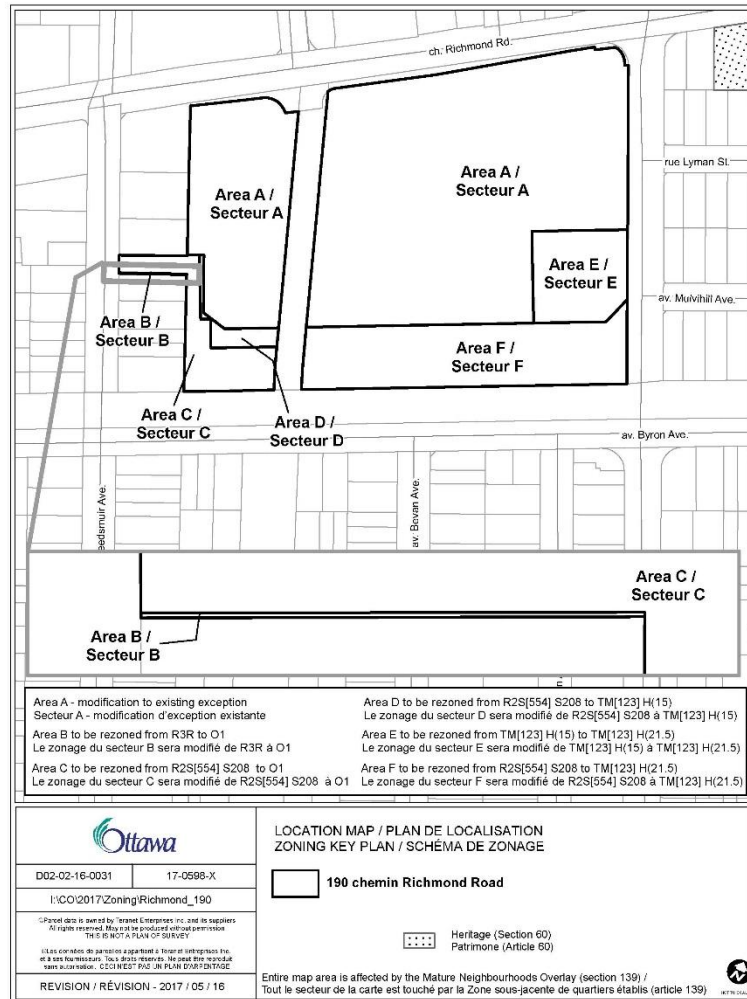
CARRIED

Item 1 of Planning Committee Agenda 45, as amended by motion 45/1 and set out in full below, was put to Committee.

1. That Planning Committee recommend Council approve:
 - a. an amendment to Zoning By-law 2008-250 for 190 Richmond Road to permit a six-storey apartment building, and an area

dedicated for parkland, as detailed in Document 2;

- b. that Document 1- Location Map, of Report ACS2017-PIE-PS-0075 be replaced with the following revised Location Map, which reflects a height limit of 21.5 metres:



- c. that the implementing Zoning By-law not proceed to Council until such time as the agreement under Section 37 of the *Planning Act* is executed; and
- d. that there be no further notice pursuant to Subsection 34 (17) of the *Planning Act*.

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 Bill 73 'Explanation Requirements' at the City Council Meeting of 14 June 2017 subject to submissions received between the publication of this report and the time of Council's decision.

CARRIED