

## Summary of Written and Oral Submissions

**Note: This is a draft Summary of the Written and Oral Submissions received in respect of ZONING BY-LAW AMENDMENT – 190 RICHMOND ROAD (ACS2017-PIE-PS-0075), prior to City Council’s consideration of the matter on 14 June 2017.**

**The final Summary will be presented to Council for approval at its meeting of 28 June 2017, 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 (ACS2017-CCS-OCC-0010)’. Please refer to the ‘Bulk Consent’ section of the Council Agenda of 24 May 2017 to access this item.**

### **ZONING BY-LAW AMENDMENT – 190 RICHMOND ROAD (ACS2017-PIE-PS-0075)**

In addition to those outlined in the Consultation Details section of the report, the following outlines the written and oral submissions received between the publication of the report and prior to City Council’s consideration:

- **Number of delegations at Planning Committee: 3**
- **Number of Submissions received between 16 May and 14 June 2017: 2**
- **Primary arguments in support:**
  - The applicant was present to answer questions about the planning merits of the application. The applicant said they are looking to build a rental community that integrates with community services and amenities.
- **Primary concerns and arguments in opposition:**
  - The proposed development does not conform to the Richmond Road/Westboro Community Design Plan and the Richmond Road/Westboro Secondary Plan and would require the site’s zoning to be amended to Traditional Mainstreet in order to accommodate a building height exceeding that currently allowed in the proposed residential zone.
  - The community is worried that the developer may choose to build a condominium complex, rather than the now proposed rental apartment building, and would prefer that the applicant’s previous commitment to the community be upheld.
  - The concept of the application has changed from seniors’ housing to rental housing; there is a concern that it will become market housing. The seniors’ housing concept was the reason the community entertained the idea of a higher

density development. While the zoning does allow for all concepts, the community is more supportive of senior and rental housings.

- If the rezoning is approved, it disregards the area's Community Design Plan and the secondary plan, the result is ad hoc planning and less confidence in planning documents and the planning process. An increase in successful rezoning applications supports the argument that the secondary plan needs to be rewritten.
- Redevelopment increases neighbourhood density, which necessitates upgrades to infrastructure to increase capacity and support intensification. The level of intensification does not align with the vision expressed in the community's planning documents.
- The proposed rezoning is inappropriate and benefits the developer, not the community.
- Rezoning this area to Traditional Mainstreet could set a precedent for future development along Byron Avenue, which is currently a residential and parkland street and does not align with the definition of a Traditional Mainstreet. Any further high-rise development that could come as a result would change the character of the street.

**Effect of Submissions on Committee Decision:**

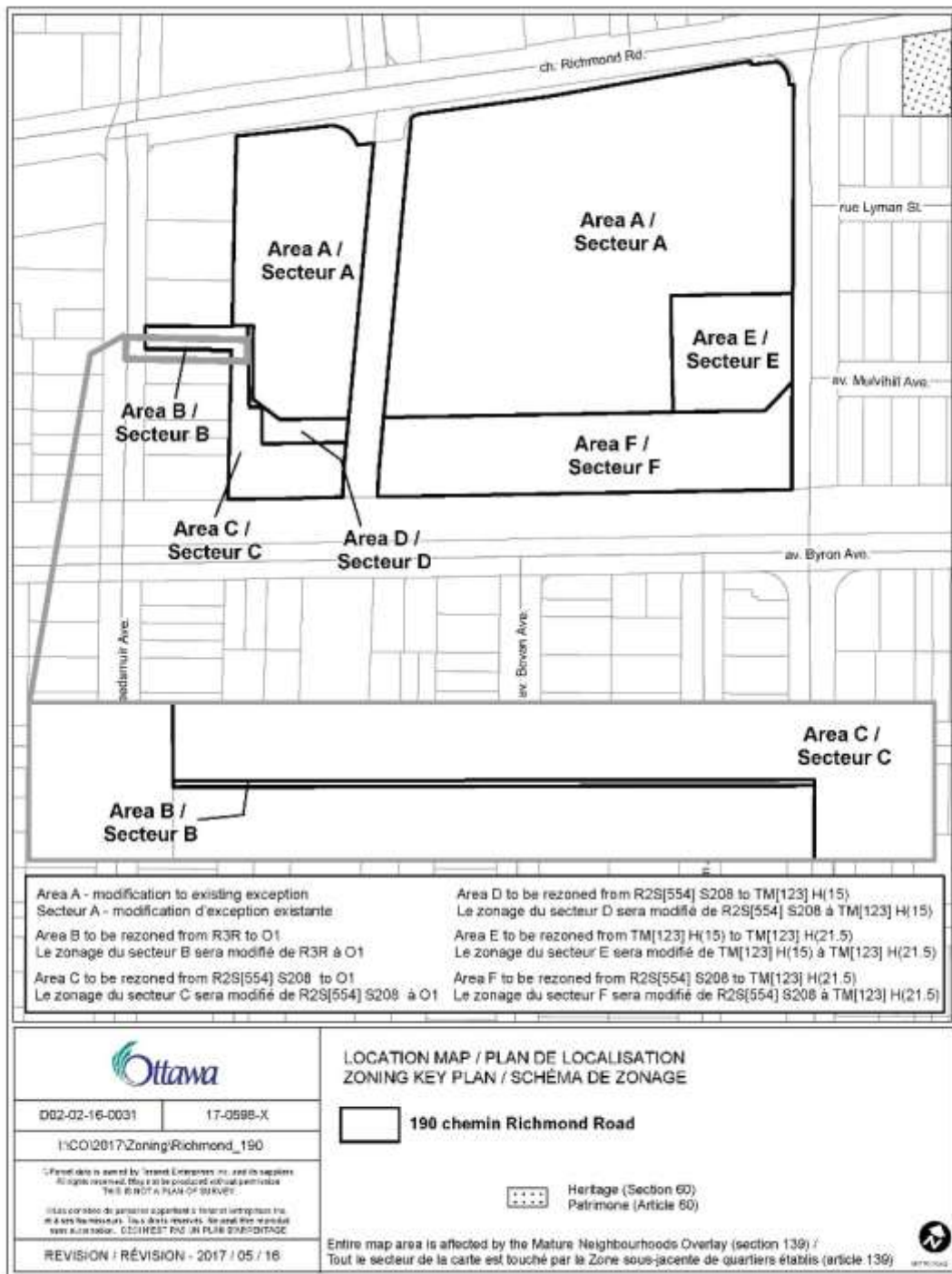
Debate        The Committee spent 23 minutes on this item

Vote:         Committee approved a technical amendment to replace Document 1, Location Map, with a corrected version and CARRIED the remainder of report recommendations as presented.

**Effect of Submissions on Council Decision:** Council considered all written and oral submissions in making its decision, and CARRIED this item as amended by the Planning Committee, as follows:

**That 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*.