

EXTRACT OF DRAFT MINUTES 38
PLANNING COMMITTEE
24 JANUARY 2017

EXTRAIT DE L'ÉBAUCHE DU
PROCÈS-VERBAL 38
COMITÉ DE L'URBANISME
LE 24 JANVIER 2017

ZONING BY-LAW AMENDMENT – 404 EDEN AVENUE

ACS2017-PIE-PLS-0004

KITCHISSIPPI (15)

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 404 Eden Avenue to permit a four-storey apartment building, 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 Bill 73 'Explanation Requirements' at the City Council Meeting of 8 February 2017 subject to submissions received between the publication of this report and the time of Council's decision.

Mr. Andrew McCreight, Planner, and Mr. Doug James, Manager, Development Review - Central, Planning, Infrastructure and Economic Development Department, provided a PowerPoint presentation and responded to questions. A copy of the presentation is held on file.

The Committee heard three delegations on this matter:

- Mr. Jordie McDonnell, a resident of Eden Avenue, felt the proposal is out of scope with the character of the street. He raised concerns about traffic, vehicular access to and from the building, parking, loss of mature trees, impacts on privacy. He was concerned this could open the door to similar developments in the area and he felt that the infill development planned nearby,

on Kirkwood, mitigates the need for this one.

- Mr. Gary Ludington, Westboro Community Association, reminded committee this is an R3 zone and noted the permitted uses are semi-detached, doubles, singles and triplexes. He suggested a more suitable development for this lot would be a triplex within the permitted 10.7m height, with greenspace. He spoke of the need to protect the R3 zoning in the area, as he indicated was the intent for the area Community Design Plan. He also felt existing the traffic issues on Eden would be exacerbated if this development proceeds.
- Mr. Brian Casagrande, FOTENN, accompanied by Mr. Robert Martin, Robertson Martin Architects (the applicants), thanked staff, the ward councilor and the community for their collaboration on this application. He suggested the proposed 13 unit building is a balanced level of intensification for the area, particularly given the development is within 600m of Westboro transit station, steps away from Richmond Road and its amenities, and adjacent to mixed-use, mid-rise development and zoning to the north and west.. He noted that access to Eden immediately north of this site is prohibited so most traffic would be limited in this development to and from Richmond. Further, the underground parking access will occur at the rear of the building, thus eliminating the need for vehicular access across the face of the building, reducing pedestrian conflict and increasing the viability of street landscaping. He indicated the mass of the building has been reduced such that the rear yard setback is greater than required to reduce impacts on the adjacent neighbor and to accommodate underground parking access as well as communal amenity space. As well, he noted the fourth storey portions of the building are recessed from the front and southerly edges to mitigate any impacts on the streetscape and adjacent lands. Finally, he stated that refusing this application to re-examine the Secondary Plan for the area would be inappropriate and unjust given the merits of this development and for the basic fact that applications are to be considered under the policy framework in place when an application is made.

The committee received the following correspondence between 17 January 2017 (the date the report was published in the committee agenda) and the time public delegations were heard on 24 January 2017, a copy of which is held on file:

- Comments dated January 23, 2017 from Tessa Mackechnie in opposition to the proposal. She raised concerns about: the language used in the report to describe the proposal; building height; impact on light, space, views and privacy

of neighbours; parking provisions; and traffic impact.

- Comments dated January 23, 2017 from Barry Millman raising concerns about density and parking and whether there is any benefit to the community.

Following discussion, Item 1 of Planning Committee Agenda 38, as set out in full below, was put to Committee.

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 404 Eden Avenue to permit a four-storey apartment building, 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 Bill 73 'Explanation Requirements' at the City Council Meeting of 8 February 2017 subject to submissions received between the publication of this report and the time of Council's decision.**

CARRIED with Councillor J. Leiper dissenting