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Zoning By-Law Amendment – 70 Gloucester Street and 89 and 91 Nepean Street

ACS2020-PIE-PS-0050

Somerset (14)

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### Report recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 70 Gloucester Street and 89 and 91 Nepean Street to permit parking garage as an additional permitted use.
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 June 10, 2020", subject to submissions received between the publication of this report and the time of Council's decision.

The committee heard two delegations on this item, as follows:

- Shawn Barber, President, Centretown Community Association, requested the item be deferred to allow time for further consultation with the developer to address some concerns, specifically around the amount of vehicle parking versus bicycle parking. A copy of his submission is held on file.
- Greg Winters, Novatech, and Vincent Dénomme, for Claridge Homes (applicant), responded to Mr. Barber's comments, noting that they have proceeded on the basis of the building application that was approved in 2011 and that parking will be required as intensification occurs, and that future building and zoning by-laws should look to implement less vehicular parking requirements and more bicycle parking as LRT expands.

The following staff responded to questions:

- Doug James, Director, Planning Services, Planning, Infrastructure and Economic Development (PIED) department
- Simon Deiaco, Planner III, PIED
- Tim Marc, Sr Legal Counsel-Planning, Development and Real Estate, Innovative Client Services department

Ward Councillor C. McKenney was present and took part in discussion.

**Motion N° PLC 2020-24/1**

Move by Councillor J. Leiper (on behalf of Councillor C. McKenney)

**That the item be deferred to the June 25 Planning Committee meeting.**

**AND BE IT FURTHER RESOLVED that pursuant to the *Planning Act*, subsection 34(17), no further notice be given.**

DEFERRAL CARRIED on a division of 8 yeas and 0 yeas, as follows:

YEAS (8):               Councillors L. Dudas, T. Tierney, J. Leiper, R. Brockington  
                                  S. Moffatt, A. Hubley, Vice-chair G. Gower, Chair J. Harder

NAYS (0):

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Zoning By-Law Amendment – 70 Gloucester Street and 89 and 91 Nepean Street

ACS2020-PIE-PS-0050

Somerset (14)

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*Deferred from the Planning Committee meeting of May 28, 2020*

### Report recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 70 Gloucester Street and 89 and 91 Nepean Street to permit parking garage as an additional permitted use.
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 June 10, 2020", subject to submissions received between the publication of this report and the time of Council's decision.

The committee heard one delegation on this item, as follows:

- Shawn Barber, President, Centretown Community Association, spoke to possible options for adaptive reuse of underground parking, as well as the need for new City policies regarding minimum bicycle parking requirements and elimination of minimum vehicle parking requirements. He thanked the applicant for working with the community on a compromised solution for this application in terms of less commercial parking spaces and more bicycle parking spaces. A copy of his submission is held on file.

Doug James, Director, Planning Services, Planning, Infrastructure and Economic Development (PIED) department, responded to questions.

Ward Councillor C. McKenney was present and took part in discussion.

**Motion N° PLC 2020-26/5**

Moved by Councillor J. Leiper (*on behalf of Councillor C. McKenney*)

**WHEREAS report ACS2020-PIE-PS-0050 recommend a change in zoning for the properties at 70 Gloucester Street and 89-91 Nepean Street to permit a parking garage as an additional permitted use; and**

**WHEREAS the details of the zoning recommended that a parking garage is limited to a maximum of 250 parking stalls; and**

**WHEREAS concerns were raised by the Ward Councillor and Community Association with respect to the amount of stalls permitted to operate as a parking garage and the proposed bicycle parking rates; and**

**WHEREAS the intent is to reduce the amount of stalls permitted for a parking garage, promote non-automotive modes of transportation, and improve the supply of bicycle parking stalls for the subject property; and**

**WHEREAS the applicant through their affordable housing agreement with the Canadian Mortgage and Housing Corporation (CMHC) has agreed to provide a shared car service and electrical car charging stations; and**

**WHEREAS the applicant agrees to reduce the amount of parking stalls to be operated as a garage, and provide a minimum of 70 additional bicycle parking stall, which equates to a higher bicycle parking rate than previously approved through their Site Plan Control application (D07-12-11-0017);**

**THEREFORE BE IT RESOLVED that Document 2 – Details of Recommended Zoning, of the staff report ACS2020-PIE-PS-0050 be amended as follows:**

- 1) **With respect to amendment to Exception 1811 of Section 239:**
  - a) **Remove “A parking garage is limited to a maximum of 250 parking stalls” and replace it with “A parking garage is limited to a maximum of 125 parking stalls**
  - b) **Add the text iii) Section 111, subsections 8 to 11 does not apply to the subject property.**

- c) Add text iv), notwithstanding Table 111A – Bicycle parking space rates, bicycle parking for the properties at 70 Gloucester and 89-91 Nepean shall be provided at a rate of 0.7 spaces per dwelling unit.
- 2) With respect to amendment to Exception 1834 of Section 239:
- a) Remove “A parking garage is limited to a maximum of 250 parking stalls” and replace it with “A parking garage is limited to a maximum of 125 parking stalls
  - b) Add the text iii) Section 111, subsections 8 to 11 does not apply to the subject property.
  - c) Add text iv), notwithstanding Table 111A – Bicycle parking space rates, bicycle parking for the properties at 70 Gloucester and 89-91 Nepean shall be provided at a rate of 0.7 spaces per dwelling unit.

**AND BE IT FURTHER RESOLVED THAT pursuant to subsection 34(17) of the Planning Act, no further notice be given**

CARRIED

The Committee CARRIED the report recommendations as amended by the forgoing motion on a division of 8 yeas and 0 nays and, as follows:

YEAS (8): Councillors L. Dudas, T. Tierney, J. Leiper, R. Brockington S. Moffatt, A. Hubley, Vice-chair G. Gower, Chair J. Harder

NAYS (0):