

EXTRACT OF DRAFT MINUTES 41
PLANNING COMMITTEE
28 MARCH 2017

EXTRAIT DE L'ÉBAUCHE DU
PROCÈS-VERBAL 41
COMITÉ DE L'URBANISME
LE 28 MARS 2017

OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT – 125 MARKETPLACE
AVENUE AND 101A LINDENSHADE DRIVE

ACS2017-PIE-PS-0033

GLOUCESTER-SOUTH NEPEAN (22)

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council:
 - a. Approve an amendment to the Official Plan, Volume 2a, South Nepean Urban Area Secondary Plan, South Nepean Town Centre – Area 7, by incorporating site specific policies for 125 Marketplace Avenue and 101A Lindenshade Drive relating to building heights as detailed in Document 2; and
 - b. Approve an amendment to the Zoning By-law 2008-250 for 125 Marketplace Avenue and 101A Lindenshade Drive to permit a two building retirement home complex consisting of an eight storey building and a nine storey building, as detailed in Document 3.
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 12 April 2017," subject to submissions received between the publication of this report and the time of Council's decision.

Mr. Fred Zlepzig, Waterford Retirement Homes, and Ms. Susan Murphy, Minto Communities Inc. (applicant) were present in support but opted not to speak when the Chair indicated the Committee was prepared to carry the item on consent.

The committee received the following correspondence between 21 March 2017 (the

date the report was published in the committee agenda) and the time this item was considered on 28 March 2017, a copy of which is held on file:

- Comments dated March 20, 2017 from Heather Blais, stating objection to any building higher than 4 storeys being permitted on the basis it would negatively impact neighbouring views, light, aesthetics, property values, noise and traffic.
- Comments dated March 26, 2017 from Brian Mordfield, in opposition to the proposal, citing related traffic and parking concerns.

Planning Committee CARRIED the report recommendations as presented.