

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 – 1309 CARLING AVENUE

ACS2017-PIE-PS-0037

KITCHISSIPPI (15)

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve:
 - a. an amendment to the Official Plan to add to Volume 2a the Westgate Secondary Plan, detailed in Document 2 – Proposed Official Plan Amendment – Westgate Secondary Plan; and
 - b. an amendment to Zoning By-law 2008-250 for 1309 Carling Avenue to permit five mixed use high-rise towers as detailed in Document 4 – Zoning By-law Amendment Height Schedule and Document 5 – Details of Recommended Zoning.
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.

Ms. Ann O'Connor, Planner, accompanied by Mr. Doug James, Manager, Development Review - Central, Planning, Infrastructure and Economic Development department, provided a PowerPoint presentation, a copy of which is held on file.

The committee heard two delegations on this matter:

- Ms. Ruth Parent felt the Westgate Shopping Centre (1309 Carling Avenue) should be designated as a heritage building and retained in its current format as

much as possible to service the seniors, vets and other members of the community that use it as one-stop commercial and community hub.

- Mr. Miguel Tremblay, FOTENN Consultants (the applicant) acknowledged the delegation's concerns, noting that similar comments had been raised during community consultation. He talked about the long-term phasing in of the development that is necessary for sustainability and that would allow the community to transition with it.

The committee received the following correspondence between 21 March 2017 (the date the report was published in the committee agenda) and the time public delegations were heard on 28 March 2017, a copy of which is held on file:

- Comments dated March 27, 2018 from Carolyn Herbert with concerns that none of the proposals on this agenda for large developments mentioned inclusion of affordable housing, or inclusion of elements that incorporate carbon and methane-reducing, energy-reducing components.

Motion No PLC 41/1

Moved by Councillor T. Tierney

WHEREAS Report ACS2017-PIE-PS-0037 (Official Plan and Zoning By-law Amendment – 1309 Carling Avenue) recommends approval of an Official Plan Amendment to adopt the Westgate Secondary Plan; and

WHEREAS, as a result of this secondary planning process being led by the applicant (in accordance with the direction set by OPA 150 Section 2.5.6), Schedule A – Land Use Plan and Schedule B – Public Realm Plan included with the Proposed Official Plan Amendment – Westgate Secondary Plan (Document 2) have been provided by the applicant; and

WHEREAS no changes are recommended to these Schedules' content, but staff-drawn versions are recommended to facilitate future functionality; and

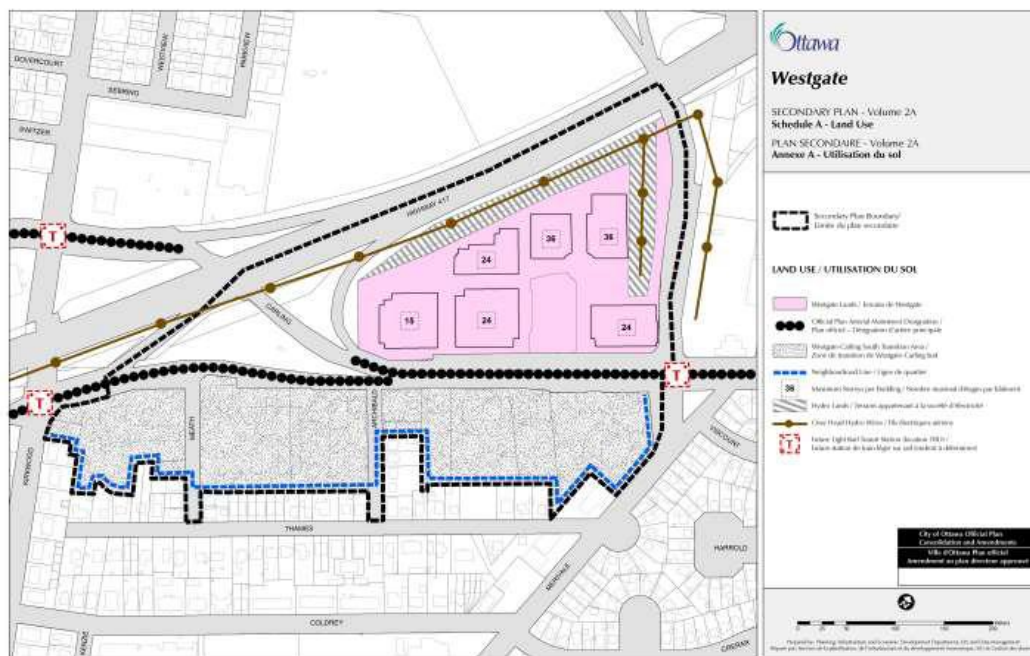
WHEREAS an error has been identified in Schedule C – Location, such that three residentially-zoned properties fronting on Archibald Street were incorrectly included within the bounds of the study area;

THEREFORE BE IT RESOLVED that Document 2 – Official Plan Amendment to Report ACS2017-PIE-PS-0037 be amended by replacing the developer-drawn

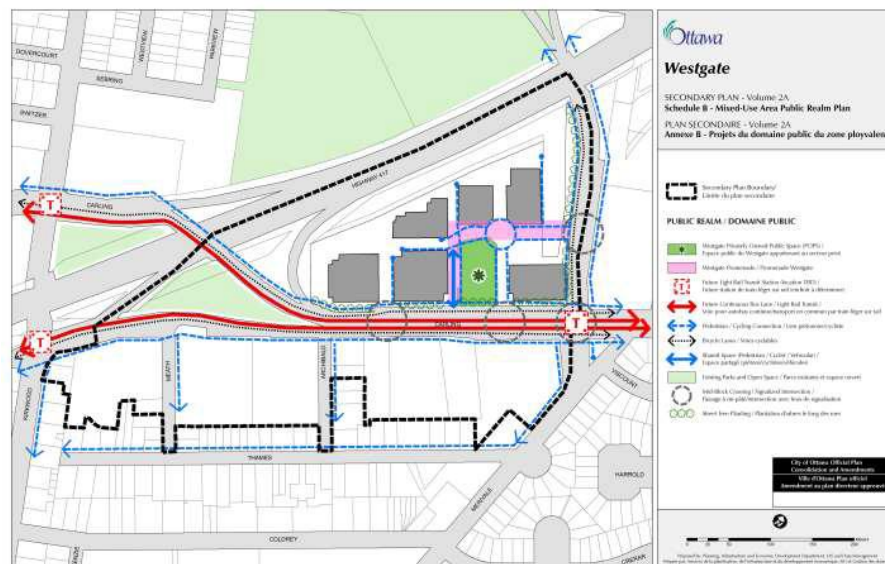
Schedule A – Land Use Plan and Schedule B – Public Realm Plan with the attached staff-drawn versions of the Schedules, and replacing Schedule C – Location with the attached correct version; and

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

Schedule A



Schedule B



Schedule C



CARRIED

Item 1 of Planning Committee Agenda 41, as amended by Motion 41/1 and set out in full below, was put to Committee.

1. That Planning Committee recommend Council approve:
 - a. an amendment to the Official Plan to add to Volume 2a the Westgate Secondary Plan, detailed in Document 2 – Proposed Official Plan Amendment – Westgate Secondary Plan, as amended by replacing Schedules A, B and C with the following Schedules:

Schedule C



; and

- b. an amendment to Zoning By-law 2008-250 for 1309 Carling Avenue to permit five mixed use high-rise towers as detailed in Document 4 – Zoning By-law Amendment Height Schedule and Document 5 – Details of Recommended Zoning.
 - c. that pursuant to the *Planning Act*, subsection 34(17) no further notice be given.
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.**

CARRIED