

# Zoning By-Law Amendment – 1354 and 1376

## Carling Avenue

(ACS2018-PIE-PS-0083)

### Planning Committee

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: 6**
- ❖ **Number of written submissions received by Planning Committee and Council between August 17 and August 29, 2018 : 2**

### Primary concerns and arguments in opposition, by individual

- **Caroline Richter** (oral submission)
  - exacerbation of existing traffic issues, such as speeding and cut-through traffic on Thames Street,
  - potential impacts on quality of life of residents in the existing community
  - suggested that Archibald Street be closed to traffic prior to development to prevent cut-through traffic on Thames Street
- **Robert Brinker, Vice-president, Carlington Community Association** (oral submission)
  - proposed height and density are in excess of what is supported by the Westgate Secondary Plan
  - traffic impacts on the community
- **Richard Borsos** (oral and written submission)
  - Carling Avenue does not have the infrastructure needed to support this type of density
  - traffic impacts
  - loss of family-oriented greenspace
  - questioned whether the development will have an affordable housing component
  - health impacts due to sun-shadowing

- **Janette Niwa** (oral and written submission)
  - supported the development overall and appreciated efforts with respect to greenspace, relocation of parking, and the potential road closure, but was concerned about excessive density beyond what is currently permitted in the area and a lack of infrastructure to support it;
  - concerns about traffic impacts
  - potential risk to bird safety with so many tall, glass buildings
- **A. Woo** (oral and written submission)
  - burden on existing OC Transpo bus route 85 and questions about how public transit will be able to accommodate the additional ridership during rush hour
  - density as a result of this and the planned development at the current Westgate Shopping Centre
  - pedestrian safety, especially near the development access point and the Queensway ramp, and near any drive-through at-grade retail facilities in the development

### **Primary arguments in support, by individual**

- **Jesse Ajayi** (oral submission)
  - development can lead to community revitalization, provided measures are implemented in site plan control to ensure the development does not become prohibitive to residents' quality of life in the neighbourhood, including measures such as traffic control and road closures as needed, implementation of active street frontage on Carling Avenue and provision of public park space onsite
- **Paul Black, Fotenn (applicant) (for Holloway Lodging Corporation, owner)** (oral submission)
  - noted measures taken to respond to community, including: retention of the Japanese Steakhouse building, addition of a municipal park, removal of significant portions of surface parking and replacement with a more robust public realm, revision of building heights, vehicular access and podiums along Archibald Street to animate the street and aid in transitioning into the neighbourhood
  - expected that closure of Archibald and Meath streets, south of the property, will be a condition of site plan control and expect to submit a roadway modification agreement in that regard

- o noted the increased density is supported by the Official Plan, that it will be phased in and that studies show there is sufficient capacity in road network and infrastructure servicing to support it, and that transit infrastructure comes as a result of development

### **Effect of Submissions on Planning Committee Decision:**

Debate: The Committee spent one hour on this item.

Vote: The Committee CARRIED this item as presented on a division of 7 yeas to 2 nays

### **Effect of Submissions on Council Decision:**

Council considered all written and oral submissions in making its decision, and CARRIED this item as presented with two dissents.