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ZONING BY-LAW AMENDMENT – 3443 INNES ROAD

ACS2018-PIE-PS-0034

INNES (2)

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## **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3443 Innes Road, shown in Document 1 and detailed in Document 2, to facilitate the development of a six-storey mixed-use building.**
- 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 September 2018", subject to submissions received between the publication of this report and the time of Council's decision.**

The following staff responded to questions: Shoma Murshid, Planner, and Jeff McEwen, Manager, Development Review – East, Planning, Infrastructure and Economic Development department.

Committee heard six delegations:

- \*Roxanne Châtelain raised concerns about: insufficient notice of this meeting to affected community members; the impact of making major decisions when the appeal of Official Plan Amendment 150 is still in progress; inadequate representation of community comments in the staff report; excessive height and commercial development proposed that is out of character with the area;

insufficient amount of parking proposed; exacerbation of existing traffic issues; loss of privacy due to windows and balconies overlooking back yards and removal of mature tree; impacts of sun-shadowing.

- Donna Leith-Gudbranson raised concerns about: exacerbation of existing traffic and parking issues; possible contamination from nearby gas station lots, potential impacts of ramming and blasting; whether Inclusionary zoning has been considered
- Gisèle Doyle questioned whether there will be affordable housing units in the development
- Tammy Lynch raised concerns about: insufficient parking; exacerbation of existing traffic issues; loss of privacy due to removal of mature trees
- Peter Rochon, on behalf of J.M. Filion, abutting property owner, expressed concern that Mr. Filion's property would likely be disconnected from the private sanitary line when construction of the development begins
- Adam Thompson, accompanied by Jennifer Luong, Novatech Engineering Consultant Ltd. (applicant and traffic engineer, respectively), provided an overview of the site and proposed development, and indicated no perceived significant impacts

*[\* Individuals / groups marked with an asterisk above provided written comments; all submissions are held on file with the City Clerk.]*

In addition to that noted above, the committee received the following correspondence between 17 August (the date the report was published to the City's website in the Planning Committee agenda) and the time it was considered by the Planning Committee on 28 August, a copy of which is held on file:

- Email dated August 22 from John DeMarco
- Email dated August 23 from Charles Roy
- Email dated August 23 from Chuck D. Chakraverty

- Email dated August 27 from Susan Zwanenburg
- Letter dated August 27 from Karine Bruner
- Letter dated August 27 from Sara S. Pothen
- Comment sheet dated August 28 from Luis Huapaya

**Motion N° PLC 68/6**

Moved by Councillor S. Blais

**THEREFORE BE IT RESOLVED that a Holding provision be added to the Zoning, that Delegated Authority on the site plan be removed and that approval of the site plan require approval of Planning Committee and Council;**

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

CARRIED

Planning Committee CARRIED the report recommendations as amended by motion 68/6, set out in full below.

- 1. That Planning Committee recommend Council approve:**
  - a. an amendment to Zoning By-law 2008-250 for 3443 Innes Road, shown in Document 1 and detailed in Document 2, to facilitate the development of a six-storey mixed use building, as amended by the following:**
    - i. that a Holding provision be added to the Zoning; and,**
    - ii. that Delegated Authority on the site plan be removed and that approval of the site plan require approval of Planning Committee and Council;**
  - b. that no further notice be given, pursuant to subsection 34(17) of the *Planning Act*.**
- 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 September 2018", subject to submissions received between the publication of this report and the time of Council's decision.**

**CARRIED**