

## Summary of Written and Oral Submissions

**Note: This is a draft Summary of the Written and Oral Submissions received in respect of Zoning By-law Amendment– 3443 Innes Road (ACS2018-PIE-PS-0034), prior to City Council’s consideration of the matter on September 12, 2018.**

**The final Summary will be presented to Council for approval at its meeting of September 26, 2018, 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 September 12, 2018’. Please refer to the ‘Bulk Consent’ section of the Council Agenda of September 26, 2018 to access this item.**

## Zoning By-Law Amendment – 3443 Innes Road

(ACS2018-PIE-PS-0034)

### 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 September 12, 2018 : 9**

### Primary concerns, by individual

#### **Charles Roy** (*written submission*)

- suggested a new traffic analysis should be conducted, as traffic has increased substantially since the traffic study was conducted in 2015
- indicated need for need for a long term strategy for traffic control on Innes Road between Boyer Road and Orléans Boulevard, including reopening Boyer Road to alleviate some of the traffic on Pagé Road
- suggested mitigation measures on Pagé Road to alleviate congestion, such as adding a right hand turning lane on Pagé Road north for west-bound traffic and adding a left turning light at the intersection of Pagé Road (direction north) and Innes Road (direction east)

**Chuck D. Chakraverty** (*written submission*)

- strongly protests any commercial development on Pagé Road close to the residential vicinity

**Donna Leith-Gudbranson** (*Oral submission*)

- exacerbation of existing traffic and parking issues
- possible contamination from nearby gas station lots
- potential impacts of ramming and blasting
- questioned whether Inclusionary zoning has been considered

**Gisèle Doyle** (*Oral submission*)

- questioned whether there will be affordable housing units in the development

**John DeMarco** (*written submission*)

- structure height: proposal substantially increases the current urban height restrictions (by 50%), and will be the tallest structure, by far, along Innes Road from Blackburn Hamlet to East of Trim Road; may set a precedent that leads to overdevelopment
- noise: the increased traffic to and from this structure, including associated emergency vehicle presence, will substantially increase the community noise level
- parking: insufficient amount
- traffic and safety: proposed structure will significantly detract from the current community ambience, exacerbate an already overdeveloped arterial road, create safety and noise and aesthetic issues and worse, lower community property values

**Karine Brunet** (*written submission*)

- the staff report does not satisfactorily address residents' concerns
- the proposed building height is inappropriate and out of character with the properties in the area, and would stand out, particularly from the corner property with relatively small dimensions

- the higher-level apartments will overlook the backyards on Sablewood and result in a loss of privacy
- the extra height will result in shadowing and a decrease in passive solar energy for the backyards and inner homes of the neighbours

**Luis Huapaya** (*written submission*)

- height of the proposed building will contrast with the surrounding neighbourhood character
- potential negative impact on neighbouring property values
- impact of adding density without improvements to infrastructure in advance of development

**Peter Rochon, on behalf of J.M. Filion, abutting property owner**

(*Oral submission*)

- impact on neighbouring property: concern that Mr. Filion's property would likely be disconnected from the private sanitary line when construction of the development begins

**Roxanne Châtelain** (*Oral and written submission*)

- insufficient notice of this meeting to affected community members;
- the potential 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

**Sara S. Pothén** (*Written submission*)

- exacerbation of existing traffic and parking issues on Pagé Road and Innes Road

- loss of backyard privacy due to overlook of windows and balconies of 20 apartments

**Susan Zwanenburg** (*Written submission*)

- requested that building height have to conform with existing zoning requirements and that Planning Committee and Council vote against the proposal until community concerns have been heard

**Tammy Lynch** (*oral submission*)

- insufficient parking
- exacerbation of existing traffic issues
- loss of privacy due to removal of mature trees

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

**Adam Thompson, accompanied by Jennifer Luong, Novatech Engineering Consultant Ltd. (applicant and traffic engineer, respectively),** (*Oral submission*)

- provided an overview of the site and proposed development, and indicated no perceived significant impacts

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

**Debate:** The Committee spent 45 minutes on this item.

**Vote:** The Committee CARRIED the item with an amendment to add a Holding provision to the Zoning and remove Delegated Authority on the site plan, as well as requiring the site plan to have both Committee and Council approval.

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

Council considered all written and oral submissions in making its decision, and CARRIED this item with a technical amendment, to provide rationale for the holding provision (amendments are underlined for ease of reference):

**That 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, as amended by the following:**

- 1. that Delegated Authority on the site plan be removed and that approval of the site plan require approval of Planning Committee and Council;**

2. that a Holding provision be added to the Zoning and the zoning be amended to specify that as a result of the lifting of delegated authority, the Holding provision on the property shall not be removed until such a time as the site plan has been approved by Committee and Council; and
3. that no further notice be given, pursuant to subsection 34(17) of the *Planning Act*.