

EXTRACT OF DRAFT MINUTES 48
PLANNING COMMITTEE
11 JULY 2017

EXTRAIT DE L'ÉBAUCHE DU
PROCÈS-VERBAL 48
COMITÉ DE L'URBANISME
LE 11 JUILLET 2017

ZONING BY-LAW AMENDMENT – 809 RICHMOND ROAD

ACS2017-PIE-PS-0095

BAY (7)

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 809 Richmond Road to permit a 24-storey mixed-use building, as detailed in Document 2.
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 23 August 2017" subject to submissions received between the publication of this report and the time of Council's decision.

Mr. Andrew McCreight, Planner, Planning, Infrastructure and Economic Development Department (PIED), provided a PowerPoint presentation, a copy of which is held on file. Mr. Alain Miguelez, Program Manager, Community Planning, and Ms. Lee Ann Snedden, Director of Planning Services, PIED, also responded to questions.

The committee heard five delegations on this matter.

The following delegations spoke in opposition or with concerns:

- Ms. Alecia O'Brien, Past President & Development Lead, Carlingwood Community Association*
- Mr. Chad Humeniuk, President, Carlingwood Community Association*

- Ms. Stephanie Moores
- Ms. Allison Darke

The owner and applicant, represented as follows, spoke in support of the application:

- Mr. Mike Szilagyi, Fotenn Consultants Inc.; Mr. Brian Casagrande, Fotenn Consultants Inc.; Mr. Roderick Lahey, Roderick Lahey Architect Inc., Mr. Jamie Boyce (owner, Kristy's Restaurants Inc.).

[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 (with an asterisk), the committee received the following correspondence between 4 July 2017 (the date the report was published in the committee agenda) and the time the report was considered by Planning Committee on 11 July 2017, a copy of which is held on file:

- Email dated June 21, 2017 from Douglas Robertson, President, OCSCC 882 The Continental
- Email dated June 23, 2017 from Chad Humeniuk, Tricia Ross and Alecia O'Brien, Carlingwood Community Association
- Email dated June 23, 2017 from Melissa Hugh, Development Officer, and Dave Grosvenor, President, Woodroffe North Community Association
- Email dated June 26, 2017 from Sybill Powell, President, McKellar Park Community Association
- Email dated July 10, 2017 from Veronica Jackson
- Email dated July 10, 2017 from (ward) Councillor Mark Taylor.
- Comment sheet submitted on July 11, 2017 from Sherry Wasilow.

Motion

Moved by Councillor J. Leiper

Whereas the communities affected by the proposed development have expressed a clear desire for a reduced height of 19 stories; and

Whereas a 19-storey tower will result in fewer traffic and visual impacts and

greater consistency with the local context;

THEREFORE be it resolved that the height limit for area B & C be reduced to 53 m.

Be it further resolved that there be no further notice pursuant to Subsection 34(17) of the *Planning Act*

LOST, on a division of 1 yea and 9 nays, as follows:

YEAS (1): Councillor J. Leiper

NAYS (9): Councillors S. Blais, R. Brockington, R. Chiarelli, J. Cloutier, A. Hubley, T. Nussbaum, S. Qadri, Vice-chair T. Tierney, Chair J. Harder

Item 2 of Planning Committee Agenda 48 was put to Committee.

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CARRIED with Councillor J. Leiper dissenting