

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 – 809 RICHMOND ROAD (ACS2017-PIE-PS-0095), prior to City Council’s consideration of the matter on 12 July 2017.

The final Summary will be presented to Council for approval at its meeting of 23 August 2017, 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 July 2017 (ACS2017-CCS-OCC-0012)*’. Please refer to the ‘Bulk Consent’ section of the Council Agenda of 23 August 2017 to access this item.

ZONING BY-LAW AMENDMENT – 809 RICHMOND ROAD (ACS2017-PIE-PS-0095)

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:** 5
- **Number of Submissions received between 4 and 12 July 2017:** 8
- **Primary arguments in support:**
 - Broad agreement with the principle that higher heights and more density are both required and appropriate in this area
 - Grateful to see that developer has made accommodations and additional shadowing studies to ensure shadowing is minimised
 - The height and design of the proposed 5-storey podium is compatible with and sensitive to the area
- **Primary concerns and arguments in opposition:**
 - Proposal is not compatible with the existing Secondary Plan / community vision
 - Discontent with both the process and the results of the planning exercise for this proposal
 - The building will impose shadowing on neighbouring Woodroffe North and River Parkway daycare
 - A 19-storey building is tolerable but a 24-storey is not appropriate for the scale and character of the neighbourhood

- A 24-storey building will create a ‘wall’ and block natural flow down to the river
- Lack of active frontage with public spaces proposed
- Will result in increased traffic and waste management issues, which also poses safety concerns
- Lack of proper and transparent public consultation when proposed height was increased from previously stated 19 stories to 24
- The maximum building heights and densities for the area should be reverted back to what was proposed and mutually agreed upon at the Working Group meeting of April 20, 2017 regarding the Cleary and New Orchard Planning Study
- Approval could set a precedent for extensively high LRT development along the strip
- Approval of this application will make it increasingly difficult to ensure “a sensitively developed new traditional mainstreet” is respected
- Concerns about future planning and how to meet city planning/LRT intensification goals while adding to the quality of city life, public space in Carlingwood
- Development in this area will have a significant impact on the quality of life of nearby neighbourhoods, as well as on the traffic patterns along Richmond Road, Byron Avenue and neighbouring streets

Effect of Submissions on Committee Decision:

Debate The Committee spent one hour and forty-five minutes on this item

Vote: The Committee CARRIED this item as presented

Effect of Submissions on Council Decision:

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