

**EXTRACT OF DRAFT MINUTES 47
PLANNING COMMITTEE
27 JUNE 2017**

**EXTRAIT DE L'ÉBAUCHE DU
PROCÈS-VERBAL 47
COMITÉ DE L'URBANISME
LE 27 JUIN 2017**

**OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS – 1910 ST. LAURENT
BOULEVARD**

ACS2017-PIE-PS-0057

ALTA VISTA (18)

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council:**
 - a. approve an amendment to Volume 1 of the Official Plan to designate 1910 St. Laurent Boulevard as Arterial Mainstreet and add to Volume 2a of the Official Plan the Elmvale Acres Shopping Centre Secondary Plan, as detailed in Document 2;**
 - b. repeal a portion of the Arterial Mainstreet designation in Schedule 17 of Official Plan Amendment 150 adopted pursuant to By-law 2013-400, as it applies to 1910 St. Laurent Boulevard and as shown on Schedule 1 of the proposed Official Plan Amendment in Document 2; and**
 - c. approve an amendment to Zoning By-law 2008-250 for 1910 St. Laurent Boulevard to permit a mixed use development as detailed in Document 3 – Zoning Key Plan, Document 4 – Zoning By-law Amendment Height Schedule and Document 5 – Details of Recommended Zoning.**
- 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 July 2017 subject to submissions received between the publication of this report and the time of Council's decision.**

Ms. Melissa Jort-Conway, Planner, Planning, Infrastructure and Economic Development Department (PIED), provided a PowerPoint presentation, a copy of which is held on file. Mr. John Smit, Director, Economic Development, PIED also responded to questions.

Councillor Cloutier introduced a motion he would be moving with respect to amending Document 2 of the report to add a new policy to the Elmvale Acres Shopping Centre Secondary Plan, regarding site plan control applications.

The Committee heard seven delegations on this matter:

- Ms. Nicole Blundell* expressed overall support for the proposal and the efforts made to work with the community, and made suggestions regarding: closing the mall access on Othello between Chapman and Weston; ensuring traffic flow is via St. Laurent Boulevard; design and streetscaping for Othello Avenue and Olympia Crescent
- Mr. Stelios Loizides echoed Ms. Blundell's comments but raised concerns relating to: the validity of the projections that greater heights oriented to the transit station are appropriate for achieving greater transit ridership and a decreased reliance on automobiles and that the higher density will have minimal impact on the adjacent neighbourhood; the vision for the site should be a vision for the community as a whole and not based on existing highrises; the community's concerns are not all adequately reflected in the report; traffic impact on the adjacent neighbourhood
- Mr. Morgan Dushesney expressed concern about the impact on the neighbourhood but appreciated the collaboration that has occurred in developing the final proposal
- Mr. Walter Pulkkinen expressed support for the overall proposal but was concerned that it might only be a concept plan and not what actually gets constructed, and was further concerned about whether the sewage storage system will handle the increased load
- Mr. Kevin Kit, President, Elmvale Acres Community Association* expressed broad support for the proposal and appreciation for the collaboration that has occurred to address the community's concerns, but noted some remaining concerns that he hoped would be addressed, specifically relating to: cut-through traffic; on-street parking; a construction management plan for the duration of the project; the development plan for Othello Avenue

- Mr. John Marshall, Canterbury Community Association expressed broad support for the proposal and appreciation for the collaboration that has occurred to address community issues
- Mr. Bill Holzman, Holzman Consultants, the applicant, was accompanied by Ms. Stephanie Morris-Rashidpour, FOTENN Consultants*, Mr. Roderick Lahey, Rod Lahey Architecture*, and Mr. Christopher Gordon, Parson's* (engineer) in support of the application. Mr. Stuart Craig, RioCan Management Inc., the owner, was also present in support but did not speak.

[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 20 June 2017 (the date the report was published in the committee agenda) and the time the report was considered by Planning Committee on 27 June 2017, a copy of which is held on file:

- Email dated June 26, 2017 from Kris Nanda, President, Riverview Park Community Association, echoing the general support and outstanding concerns of the Elmvale Acres Community Association.

Motion N° PLC 47/2

Moved by Councillor J. Cloutier

BE IT RESOLVED that Document 2 of the staff report be amended by adding a new policy 4 to Section 7 of the Elmvale Acres Shopping Centre Secondary Plan as follows:

“4. Any application for Site Plan Control Approval will be subject to public notification and consultation including the requirement to hold a community information and comment session in accordance with the City’s Public Notification and Consultation Policy for Development Applications, in addition to any requirements of the *Planning Act*, as amended, and the Official Plan.”

CARRIED

Item 2 of Planning Committee Agenda 47, as amended by motion 47/2 and set out in full

below, was put to Committee.

1. That Planning Committee recommend Council:
 - a. approve an amendment to Volume 1 of the Official Plan to designate 1910 St. Laurent Boulevard as Arterial Mainstreet and add to Volume 2a of the Official Plan the Elmvale Acres Shopping Centre Secondary Plan, as detailed in Document 2 and amended by adding a new policy 4 to Section 7 of the Elmvale Acres Shopping Centre Secondary Plan as follows:

“4. Any application for Site Plan Control Approval will be subject to public notification and consultation including the requirement to hold a community information and comment session in accordance with the City’s Public Notification and Consultation Policy for Development Applications, in addition to any requirements of the *Planning Act*, as amended, and the Official Plan.”;
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CARRIED