

Summary of Written and Oral Submissions

Note: This is a draft Summary of the Written and Oral Submissions received in respect of OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS – 1910 ST. LAURENT BOULEVARD (ACS2017-PIE-PS-0057), 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.

OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS – 1910 ST. LAURENT BOULEVARD (ACS2017-PIE-PS-0057)

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: 7**
- **Number of Submissions received between 13 June and 12 July 2017: 6**
- **Primary arguments in support:**
 - The process to develop the plan was collaborative; the applicant worked with the community to address concerns and the community was involved in developing the final proposal
 - Intensification is appropriate because of the site’s proximity to transit
 - Development will include infrastructure improvements, including active transportation infrastructure, greenspace and parks
 - Support for making Othello a ‘complete street’
 - Hopeful redevelopment will fix problematic intersections, add right-turn lanes and facilitate a road realignment
 - Plan includes traffic calming, updated configuration of the loading dock and associated truck access.

Primary concerns and arguments in opposition:

- Doubt was expressed that transportation-oriented development would result in less automobile traffic
- Concern about the traffic impact on adjacent neighbourhood and streets such as Othello, Weston, Chapman, Wingate and Hamlet.
- Concern that mall access on Othello will create cut-through traffic on local streets. Residents would prefer that the site be accessed from a collector road
- Increase in demand for on-street parking
- The community's concerns are not all adequately reflected in the report
- Doubts whether the concept plan would actually get constructed
- Will change the character of Elmvale Acres
- The vision for the site should be a vision for the community as a whole and not based on existing high-rises
- A construction management plan should be put in place for the duration of the proposed 20-year phased development to address associated noise and disruptions
- Increased load on the sewage storage system
- Consultation is needed before the development of Othello Avenue is decided
- Whether there are appropriate policies in the secondary plan to address parking, traffic, and building heights
- The City should be doing a better job of negotiating with the developer and protecting the needs of its residents

Effect of Submissions on Committee Decision:

Debate The Committee spent 1 hour and 25 minutes on this item

Vote: The Committee approved a motion to amend Document 2 of the report to add a new policy to the Elmvale Acres Shopping Centre Secondary Plan, regarding site plan control applications.

Effect of Submissions on Council Decision:

Council considered all written and oral submissions in making its decision, and CARRIED this item as amended by the Planning Committee, and with a further amendment to correct Document 3 (Location Map and Zoning Key Plan), as follows:

COMMITTEE RECOMMENDATIONS AS AMENDED:

That Council:

- 1. 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, as 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.”;

- 2. 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**
- 3. 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.**

CARRIED as amended by the following motion:

MOTION

Moved by Councillor J. Cloutier

Seconded by Councillor J. Harder

WHEREAS part of the proposed zoning is inadvertently missing from Document 3 of Report ACS2017-PIE-PS-0057;

BE IT RESOLVED that Document 3 of the staff report, being the Location Map and Zoning Key Plan, be replaced with the revised Location Map and Zoning Key Plan attached to this motion; and

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



	
D02-02-15-0087	17-0689-X
I:\CO\2017\Zoning\St_Laurent_1910\...NoEx	
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small>	
<small>©Les données de parcelles appartiennent à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>	
REVISION / RÉVISION - 2017 / 07 / 06	

LOCATION MAP / PLAN DE LOCALISATION
 ZONING KEY PLAN / SCHÉMA DE ZONAGE
 1910 BOULEVARD ST. LAURENT BOULEVARD

Area A to be rezoned from GM F(1.0) to AM10[XXXX] S[XXX]-h
 Area B to be rezoned from GM F(1.0) to O1[XXXXY]
 Secteur A devant être rezoné de GM F(1.0) à AM10[XXXX] S[XXX]-h
 Secteur B devant être rezoné de GM F(1.0) à O1[XXXXY]



CARRIED