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Official Plan Amendment and Zoning By-law Amendment - 335 and 339  
Roosevelt Avenue, 344 Winston Avenue, and 379 and 389 Wilmont Avenue

ACS2022-PIE-PS-0015

Kitchissippi (15)

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*Deferred from the Planning Committee meeting of April 14, 2022.*

### **Report recommendations**

- 1. That Planning Committee recommend Council approve the following:**
  - a. Amend the current Official Plan, Volume 2a, Secondary Plans, Richmond Road / Westboro Secondary Plan for 335 and 339 Roosevelt Avenue, 344 Winston Avenue, and 379 and 389 Wilmont Avenue to permit two 12-story high rise apartments and three three-story low rise apartments, as detailed in Document 2a.**
  - b. Amend the new Official Plan, Volume 2A, Urban Secondary Plans, Richmond Road / Westboro Secondary Plan for 335 and 339 Roosevelt Avenue, 344 Winston Avenue, and 379 and 389 Wilmont Avenue to permit two 12-story high rise apartments and three three-story low rise apartments, as detailed in Document 2b.**
  - c. Amend the Zoning By-law 2008-250 for 335 and 339 Roosevelt Avenue, 344 Winston Avenue, and 379 and 389 Wilmont Avenue to permit two 12 story high rise apartments and three three-story low rise apartments, as detailed in Documents 3 and 4.**
- 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 Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of May 11, 2022," subject to submissions received between the publication of this report and the time of Council's decision.**

Steve Gauthier, Planner II, Planning Services, Planning, Real Estate and Economic Development Department (PRED), presented an overview of the application and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The Applicant/Owner as represented by Jacob Bolduc, Fotenn, provided an overview of the Application and responded to questions from Committee. He was accompanied by the following representatives on behalf of the applicant:

- Fotenn: Brian Casagrande
- Uniform: Don Tomka, Emily Meyers
- Hobin Architecture: Barry Hobin

The following staff were also present and responded to questions:

- PRED: Steve Gauthier, Planner 3, Parks & Facilities Planning
- Innovative Client Services Department: Tim Marc, Senior Legal Counsel-Planning, Development and Real Estate

The following speakers addressed the Committee to speak to the Application:

- Tony Michel, Westboro Beach Community Association\* asked the committee to reject the application and ask the applicant to submit a revised proposal given the Committee was not provided adequate information given the inadequacies in the staff report.
- Heather Mitchell, Chair, Westboro Community association\* indicated that no new information has been provided since the previous Ontario

Municipal Board (OMB) decision. The Secondary Plan has meaning and should be considered, speaking to intensification and building heights.

- Dean Tester spoke in favour of the application indicating density is needed throughout the city, especially affordable housing.
- Gay Stinson expressed concerns related to building height and is upset this application is before committee again.
- Liam and Casey expressed concerns with the application, specifically how their property will be affected by shadowing.

*[ + Slide presentation and/or written submissions, held on file with the Office of the City Clerk ]*

The following written submission was received by, and is filed with, the Office of the City Clerk, and distributed to Committee Members:

- Letter from Heather Mitchell, Westboro Community Association dated April 21, opposed

Following discussion on this item, the Committee CARRIED on a division of 9 yeas and 1 nay, as follows:

YEAS (9): Councillors R. Brockington, J. Cloutier, C. Curry, L. Dudas, A. Hubley, C. Kitts, T. Tierney, Co-chair S. Moffatt and Co-chair G. Gower

NAYS (1): Councillor J. Leiper