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Zoning By-Law Amendment – 20 Mountain Crescent

ACS2021-PIE-PS-0074

Gloucester-Southgate (10)

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### Report recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 20 Mountain Crescent for minor provision changes associated with a 12-storey high-rise apartment, by reducing the setback for the high-rise portion of the building from 11.5 metres on the north and south sides to 5.5 metres; to increase the permitted height from 36 metres to 39 metres, and to lift the holding symbol 'h', 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 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 July 7, 2021" subject to submissions received between the publication of this report and the time of Council's decision.

Acting Vice-chair J. Leiper introduced the following motion:

**Motion N° PLC 2021-45/2**

**WHEREAS report ACS2021-PIE-PS-0074 recommends a zoning amendment to By-law 2008-250 for provision changes associated with a 12-storey apartment; and**

**WHEREAS staff have minor corrections in the report;**

**THEREFORE BE IT RESOLVED that Planning Committee:**

1. replace the location map in Document 1 – Location Map with the attached updated map including the legend<sup>1</sup>; and
2. replace point 1.a. in Document 2 – Details of Recommended Zoning, with the following clarifying text:

“1.a. Despite the location of 20 Mountain Crescent in Area Z on Schedule 1A, Part 17 of By-law 2008-250, the maximum number of required parking spaces shall be calculated as per Section 103, Table 103, Column III, Area B.”

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

The committee heard three delegations:

- Ali Fallah, The Management of Hunt Club Plaza, raised concerns about potential structural impacts to the Plaza during construction of the proposed development
- Ahmad Albarazanchi, The Management of Hunt Club Plaza, echoed Mr. Fallah's concerns, noting that other properties in the area, such as a nearby daycare facility, face the same structural risks, and asked for a written legal agreement that details mitigation measures and financial protection in the event of damage
- The applicant, as represented by Nick Sutherland and Brian Casagrande, FoTenn, indicated there will be a construction management plan that includes pre-construction surveys for the neighboring buildings, with checks and balances to mitigate damage to abutting buildings, and that they will provide something in writing. They also indicated they had not previously seen the motion introduced by the Acting Vice-chair and asked for clarity on its intent to ensure it would not be introducing limits on elements of the proposal, such as the amount of parking to be provided.

The following correspondence was provided to the committee coordinator between June 14 (the date the report was originally published to the City's website with the agenda for this meeting) and the time the matter was considered on June 24, 2021, a copy of which is held on file:

- Email dated June 13 (received June 22) from Ahmad Albarazanchi

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<sup>1</sup> See attached location map at end of this document

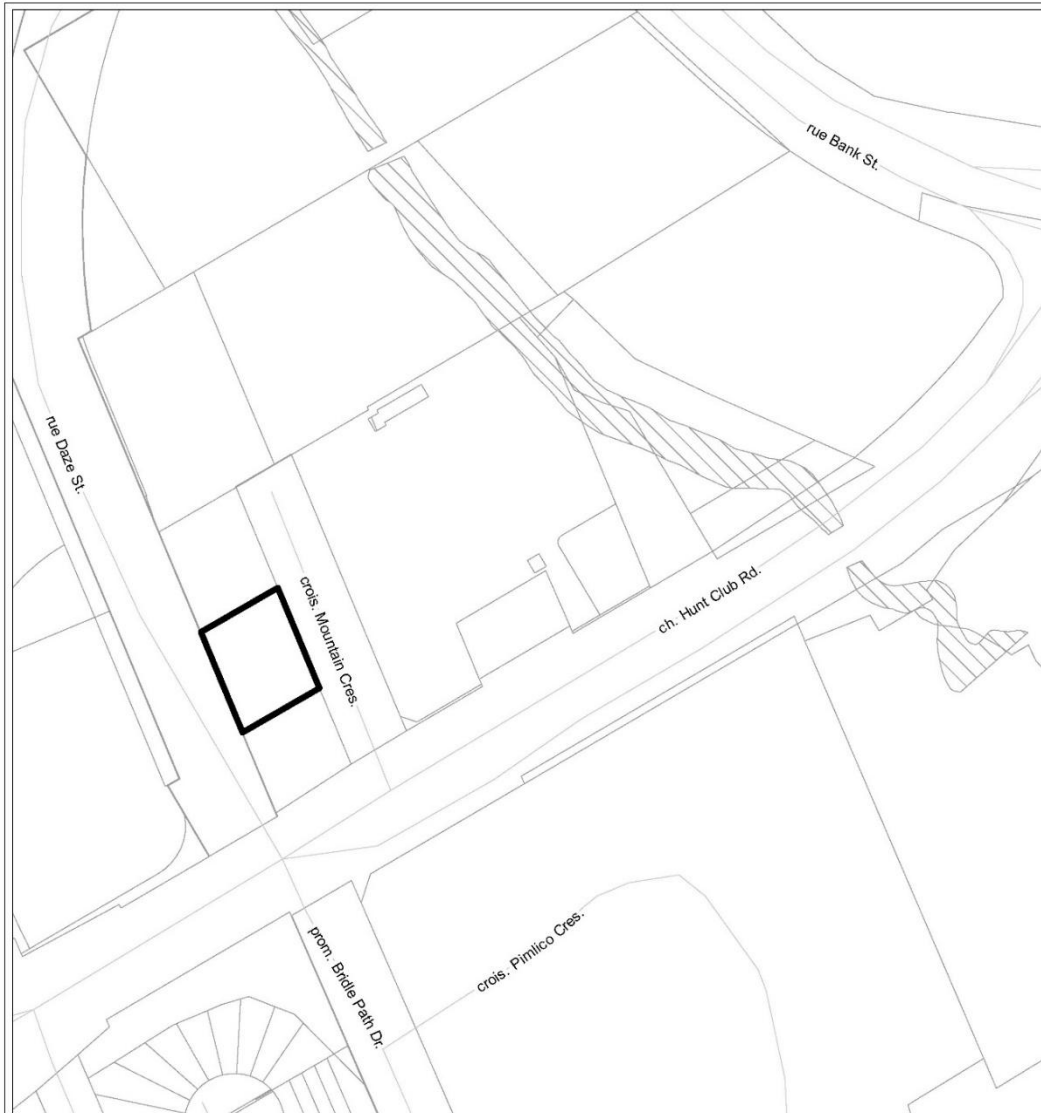
- Email dated June 16 (received June 22) from Zoubir Cherrak
- Email dated June 21 (received June 22) from Aqeel Yassin




Lily Xu, Manger, Development Review (South), Planning, Infrastructure and Economic Development Department, responded to questions.

Ward Councillor D. Deans was present and took part in discussion.

The committee carried Motion N° PLC 2021-45/2 and subsequently carried the report recommendations as amended.

Revised Document 1, location map, 20 Mountain Crescent, per Motion N° PLC 2021-45/2



		<b>LOCATION MAP / PLAN DE LOCALISATION</b> <b>ZONING KEY PLAN / SCHÉMA DE ZONAGE</b> <b>SITE PLAN / PLAN DE EMPLACEMENT</b>	
D02-02-20-0121	20-1106-L		
D07-12-20-0116			
I:\CO\2020\Zoning\Mountain_20			
<small>©Parcel data is owned by Terranet 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 Terranet Entreprises 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 - 2021 / 06 / 16		<b>20 croix. Mountain Cres.</b>  Area A to be rezoned from MC[2285] S349-h to MC[XXXX] Le zonage du secteur A sera modifié de MC[2285] S349-h à MC[XXXX]	
		 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	
		