

Official Plan Amendment and Zoning By-Law Amendment – 403 Richmond Road and  
389 Roosevelt Avenue

ACS2021-PIE-PS-0086

Kitchissippi (15)

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### Report recommendations

1. That Planning Committee recommend Council approve:
  - a. an amendment to the Official Plan, Volume 2a, Richmond Road / Westboro Secondary Plan, for 403 Richmond Road and 389 Roosevelt Avenue, for increased buildings heights, as detailed in Document 2;
  - b. an amendment to Zoning By-law 2008-250 for 403 Richmond Road and 389 Roosevelt Avenue to permit a nine-storey mixed-use building, as detailed in Document 3.
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 21, 2021 subject to submissions received between the publication of this report and the time of Council's decision.

The committee heard two delegations on this matter:

- Chantale Leclerc and Martin Hajek asked that Committee urged the committee to consider the impact of the development on the residents of the four low-rise residential properties that abut 389 Roosevelt Avenue and 403 Richmond Road to the east, two single family homes and a duplex, one of which is their home, as well as those to the north and west of the properties. They suggested the desired

level of intensification can be achieved within the current zoning, asked that the requested zoning and OP amendments to increase height be rejected, and indicated they would be supportive of increasing the maximum height allowable on the portion of the building closer to Richmond Road and abutting on the existing commercial building to the east beyond 31 meters if necessary, rather than having 7 and 9 storeys in residents' backyards.

- The applicant, as represented by John Smit, John H Smit Consulting; Matt McElligott, FoTenn; Rod Lahey, rla Architecture. They provided a brief overview of the proposal and its objectives in respect of advancing the Richmond Road Secondary Plan, as well as efforts to integrate the development into the community and minimize the impacts on Winston Avenue residents.

The following correspondence was provided to the committee coordinator between June 31 (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 July 8, 2021, a copy of which is held on file:

- Email dated July 5 from Judith Anderson
- Email dated July 7 from Chantale Leclerc and Martin Hajek

The committee CARRIED the report recommendations on a division of 9 yeas and 0 nays, as follows:

YEAS (9): Councillors J. Cloutier, L. Dudas, A. Hubley, C. Kitts, J. Leiper, S. Moffatt, J. Sudds, T. Tierney, Acting Chair G. Gower

NAYS (0): (none)