
Zoning By-Law Amendment – 1356 Clyde Avenue

ACS2021-PIE-PS-0083

College (8)

Report recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1356 Clyde Avenue to permit an 18 and 28 storey mixed use development, 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 September 8, 2021," subject to submissions received between the publication of this report and the time of Council's decision.

The following motion was introduced prior to discussion on the matter:

Motion N° PLC 2021-47/3

Moved by Co-Chair S. Moffatt

WHEREAS the proposed zoning amendment will commit 10 units of affordable housing as a condition of the Site Plan Agreement;

WHEREAS the Applicant has expressed willingness to extend their commitment for the 10 affordable units for a period of 20 years;

WHEREAS greater clarity is desirable to establish in which phase of development the affordable units will be constructed in;

THEREFORE BE IT RESOLVED that Section 2(b)(v)(a) of Document 2, as found on page 19 of the report be amended, by deleting the section in its entirety and replacing the text with the following:

- a. The Site Plan Agreement will contain a condition requiring 10 affordable housing units (five one-bedrooms, three two bedrooms and two three-bedroom units) for a commitment of 20 years which will be secured through an Affordable Housing Agreement and which shall be built as part of the first phase of construction.**

Laurel McCreight, Planner II, Planning, Infrastructure and Economic Development Department provided a presentation, which is held on file.

The applicant, as represented by Miguel Tremblay, FoTenn, and Rod Lahey, RLA Architecture provided an overview of the proposal, which is held on file. Together with Bill Sioulas, Director of Real Estate, Golpro Holdings Inc., they also responded to questions after the committee had heard from the other public delegations.

The committee heard seven other delegations on this matter, as follows:

- Kathy McVean, President, CCC62 Board of Directors recommended the project be delayed until bus rapid transit and appropriate infrastructure are in place in the area to support this scale of development, particularly given the notion of transit dependency is built into the proposal but there are currently just three bus routes serving the area and an increasing number of cars that will come on board with this and nearby developments.
- Nancy Hanna raised concerns about increased traffic and potential safety risks in this area given the existing and already approved developments, the number of seniors in the area and the current traffic hazards; she recommended a comprehensive traffic study be done for the area before approving this application.
- Pamela Laidler suggested the development is not appropriate for the site given that bus rapid transit will not be available for some years yet, that the site is already congested and complicated and poses traffic safety hazards, and that this will exacerbate both congestion and noise in the area.
- Nancy Wilson, co-president, City View Community Association, suggested the application represents over-development of the site and general area, will not

benefit new residents in terms of added amenities or affordability, and will increase traffic and noise. She questioned the integrity of the process, with developers meeting with City staff before they commit any resources to preparing an application. She questioned how the development could be permitted here, located in the airport vicinity development zone/flight path. She indicated that Jill Prot, co-president, City View Community Association, was also present to answer any questions.

- Marjorie Shaver-Jones, President, Copeland Park Community Alliance opposed the intended development on the basis the towers are too tall for this location and not compatible with the mid-rise scale of the neighbourhood and will add to existing traffic issues. She worried about health impacts that would result from loss of access to nature and the creation of high-rise silos and urged Committee to consider a more walkable and engaging neighbourhood of mid-rise development.
- Michael Sims spoke of inadequate public consultation and representation and disregard for concerns expressed by those in the Copeland Park community. He suggested the development would be a gross overbuild at an already failed intersection - particularly with no bus rapid transit for some time - incompatible with its surroundings, inundating the neighbourhood with increased construction and turmoil for years, and creating a terrible precedent along Baseline Road.
- Glenn Miller spoke of the existing traffic congestion in this area already, noting some of the challenges he personally experiences while navigating it in a wheelchair, and worried the traffic assumptions used in this application are not a true representation of the existing conditions. He also raised concerns about the loss of what little greenspace currently exists. He recommended consideration of the proposal be delayed at a minimum until bus rapid transit plans for the area are secured.

The following correspondence was provided to the committee coordinator between August 16, 2021 (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 August 26, 2021, a copy of which is held on file:

- Email dated August 16 from Bernie & Jean Finnerty
- Email dated August 17 from Paul Zachau

- Emails dated August 18 and 22 from John & Elizabeth Cotter
- Email dated August 18 from Kevin Gehrels
- Email dated August 18 from Andy & Diane Bootsma
- Email dated August 20 from G. Nloria Brooks
- Emails dated August 22 from Lila Nathans
- Email dated August 22 from Marjorie Shaver-Jones, President, Copeland Park Community Alliance
- Email dated August 23 from Sharon and Don Villeneuve
- Email dated August 23 from Leslie Carter
- Email dated August 24 from E. Hyndman
- Email dated August 24 from Barth G Curley
- Email dated August 24 from email sender 'James Harrison'
- Email dated August 25 from Robert Mills
- Email dated August 25 from Danielle Halloran
- Email dated August 25 from Helen Timm
- Email dated August 25 from Jill Prot, City View Community Association
- Email dated August 25 from Kathy Yach
- Emails dated August 25 and 26 from Emma Roy

The following submission was also received by the Committee Coordinator prior to the release of the agenda:

- Email dated March 12, 2021 from Maureen Maher, President, 1485 Baseline Road

Ward Councillor Rick Chiarelli was present and took part in discussions, as did adjacent ward Councillor Keith Egli.

Motion N° PLC 2021-47/3 Carried as presented

The report recommendations CARRIED as amended by motion N° PLC 2021-47/3 on a division of 8 yeas and 0 nays, as follows:

YEAS (8): Councillors J. Cloutier, L. Dudas, C. Kitts, J. Leiper, S. Menard,
T. Tierney, Co-Chair G. Gower, Co-Chair S. Moffatt

NAYS (0): (none)