

Official Plan and Zoning By-law Amendment, 26, 36 and 40 Armstrong Street  
and 961, 967, 969, 973 and 979 Wellington Street West

ACS2021-PIE-PS-0095

Kitchissippi (15)

---

### **Report recommendations**

- 1. That Planning Committee recommend Council approve:**
  - (a) an amendment to the Official Plan, Volume 2a, Scott Street Secondary Plan, by removing 26, 36 and 40 Armstrong Street from the plan boundary as detailed in Document 2;**
  - (b) an amendment to the Official Plan, Volume 2a, West Wellington Secondary Plan, by amending the plan boundary to included 26, 36 and 40 Armstrong Street, and to permit an increase in building height as detailed in Document 2;**
  - (c) an amendment to Zoning By-law 2008-250 for 979 Wellington Street West to permit a twelve-storey mixed use development as detailed in Documents 4 and 5; and**
  - (d) That the implementing Zoning By-law amendment does not proceed to City Council until the agreement under Section 37 of the *Planning Act* is executed by the applicant**
  
- 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 22, 2021," subject to submissions**

**received between the publication of this report and the time of Council's decision.**

Simon Deiaco, Planner III, Planning, Infrastructure and Economic Development Department (PIED) provided an overview of the application. A copy of the presentation is held on file.

The following staff were also present and responded to questions:

- PIED: Doug James; Manager, Development Review - Central
- Innovative Client Services Department: Tim Marc, Senior Legal Counsel- Planning, Development and Real Estate

The Applicant/Owner, as presented by the following people, provided an overview of their application, and later responded to questions and concerns about the requested height and conformity to existing plans: Rod Lahey, RLA Architecture; Miguel Tremblay, FoTenn; Maureen Flanigan, MLDevco.

In addition to the Applicant, the committee heard the following three delegations:

- the Hintonburg Community Association, as represented by Cheryl Parrott; Linda Hoad; Larry Hudon; Kristi Ross, Kristi M. Ross, Barrister & Solicitor provided a joint presentation in opposition to the requested 12 storey height and spoke primarily on the following points: height limits in the Secondary Plan; insufficient setbacks and stepbacks; shadowing impacts; inappropriate transition that does not respect the 'neighbourhood line'; impact on community trust in planning policies and City decision-makers; non-conformity to legally binding Secondary Plans for Wellington West and Scott Street.
- Brian Innes echoed the comments of the Hintonburg Community Association in opposition to the requested height and its non-conformity to the Secondary Plan
- Jake Hanna indicated the amount of densification that would be created by this proposal far exceeds what is currently permitted, planned, or needed for the neighbourhood and is not what the community was originally told would be built.

The following correspondence was provided to the committee coordinator between August 30, 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 September 9, 2021, a copy of which is held on file:

- Email dated September 2 from Miguel Tremblay, FoTenn
- Presentation slides, FoTenn
- Email dated September 5 from Emily Cumbaa
- Email dated September 6 from Jane Szepesi
- Email dated September 6 from Deborah Murphy
- Email dated September 6 from Guy Landry
- Email dated September 7 from Stuart Trew
- Email dated September 7 from Maša Vucetic
- Email dated September 7 from Ben Waldman
- Email dated September 8 from Kristi Ross, Kristi M. Ross, Barrister & Solicitor, on behalf of the Hintonburg Community Association
- Email dated September 7 from William Szepesi
- Email dated September 7 from Ravi Philar and Carol Card
- Email dated September 7 from Ed Overstreet
- Email dated September 8 from Barbara Clarke and Richard Nolan
- Email dated September 8 from Nicola Brodie
- Email dated September 8 from Chris (email sender 'Chris Khng')
- Email dated September 8 from Kevin Pickles
- Email dated September 8 from Deborah Ironside
- Email dated September 8 from Hélène Labbé

- Email dated September 8 from Carol Paschal
- Presentation slides, Hintonburg Community Association
- Presentation slides, Kristi Ross, Kristi M. Ross, Barrister & Solicitor, on behalf of the Hintonburg Community Association
- Email dated September 8 from M. Lewis
- Video presentation, Jake Hanna

The report recommendations CARRIED on a division of 8 yeas and 3 nays, as follows:

YEAS (8): Councillors R. Brockington, J. Cloutier, A. Hubley, C. Kitts, T. Tierney, E. El-Chantiry (ex-officio Member), Co-Chair G. Gower, Co-Chair S. Moffatt

NAYS (3): Councillors L. Dudas, J. Leiper, S. Menard