

ZONING BY-LAW AMENDMENT – 2020 WALKLEY ROAD AND 2935
CONROY ROAD

ACS2021-PIE-PS-0130

GLOUCESTER-SOUTHGATE (10)

Report recommendations

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2020 Walkley Road and 2935 Conroy Road to permit 'warehouse' as an additional use on the site, 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 November 24, 2021 subject to submissions received between the publication of this report and the time of Council's decision.**

Ward Councillor D. Deans was in attendance and participated in discussions.

Sarah Ezzio, Planner I, Planning Services, Planning, Infrastructure and Economic Development Department (PIED), 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 following staff from Planning, Infrastructure, and Economic Development Department were also present and responded to questions:

- Lily Xu, Acting Director, Planning Services
- Mike Giampa, Senior Engineer, Planning Services
- Vivi Chi, Associate General Manager

The Applicant/Owner as represented by Murray Chown (Novatech), Jeff Kelly (Novatech), Jennifer Luong (Novatech), Stephen Nicoletti (Manulife) and Eric Cordon (Canderel) provided an overview of the Application and responded to questions from Committee. The Applicant/Owner was in support of the report recommendations.

The following speakers addressed the Committee on the Application:

- Martin Eley (South Keys Greenboro Community Association) was concerned about additional traffic and routes used to access the warehouses, that the warehouse use was not consistent with neighbouring uses, such as offices, and about the safety of cyclists and integration of the cycling lane with multi-use pathways.
- Paul R. Norris (Hunt Club Park Community Association) was also concerned about traffic, including between Conroy Road and the site, and its impact on residential areas. Mr. Norris proposed that warehouses should be closer to the 417 freeway.
- Kathy Fisher was concerned about increased traffic accidents, given the extra traffic between Conroy Road and the site. It will impact the experience of neighbouring residents.

The following written submissions, all opposed to the application, were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Martin Eley (South Keys Greenboro Community Association) speaking notes received November 2
- Michael Cushing email dated November 4
- Andrew and Suzanne Ng email dated November 4
- Ann Callaghan email dated November 4

- Barbara Slinn email dated November 4
- Seyed Mirdavoudi email dated November 4
- Sim Simanis email dated November 4
- S Fong email dated November 4
- Jacques Schingh email dated November 4
- Marie-France Castonguay email dated November 4
- Dan Begin email dated November 4
- Tariq Bhatti email dated November 4
- Wil Côté email dated November 4
- Carolynn Treffers email dated November 4
- John and Nancy Durkee email dated November 5
- Carol Lim email dated November 5
- Wayne Sollows email dated November 5
- Anne Makhoul and Danny Makhoul email dated November 5
- Carol Sollows email dated November 5
- Paola de Rose email dated November 5
- Mary Elizabeth Jaworski email dated November 5
- Heather Eaton email dated November 5
- Janet Bond email dated November 5
- Kim Horvath email dated November 5
- Frederick Michel email dated November 5
- Bev Chene email dated November 5

- Peter Lim email dated November 5
- Sandra Kuchta email dated November 5
- Allan and Lenore Porters email dated November 6
- Connie Ford email dated November 6
- Beverly Munn email dated November 6
- Lucia Debroy email dated November 7
- Nancy Holmes email dated November 7
- John and Kelly Fitzpatrick email dated November 7

Following discussion on this item, the Committee CARRIED the report recommendations as presented on a division of 7 yeas and 3 nays, as follows:

YEAS (7): Councillors L. Dudas, A. Hubley, C. Kitts, J. Leiper, T. Tierney,
Co-Chair G. Gower, Co-Chair S. Moffatt

NAYS (3): Councillors R. Brockington, J. Cloutier, S. Menard