

ZONING BY-LAW AMENDMENT – 200 BARIBEAU STREET

ACS2021-PIE-PS-0104

RIDEAU-VANIER (12)

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 200 Baribeau Street in order to accommodate the construction of an 85-unit Planned Unit 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 January 26, 2022," subject to submissions received between the publication of this report and the time of Council's decision.**

Ward Councillor M. Fleury was in attendance and participated in discussion on this item.

Jean-Charles Renaud, Planner II, 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. Douglas James, Manager, Development Review – Central (PIED) also responded to questions.

The Applicant as represented by Christine McCuaig (Q9 Planning & Design) provided an overview of the Application, opposed the deferral, and responded to

questions from Committee. The Applicant slides are on file with the City Clerk. Kevin McMahon (Park River Properties) and Barry Hobin (Hobin Architecture) also attended on behalf of the Applicant and answered questions.

The following speakers addressed the Committee to speak to the Application:

- Chris Greenshields (Vanier Community Association) – slides on file with the City Clerk. Mr. Greenshields spoke to setbacks and reciprocal yard setbacks, public realm enhancement and street trees, adjacent property rights, and privacy.
- David Prichard spoke to the number of parking units, the need for accessible parking, the lane reduction, speeding traffic on Monfort Street, lack of traffic enforcement.
- Arturo Macchi (Meilleur Private Residents Group) – slides on file with the City Clerk. Mr. Macchi spoke to Site perimeter setbacks, balcony projections, the park extension area, landscaping and trees, outdoor space design and private backyards,
- Nicole Carss and Michael Armstrong stated that they supported the submissions by Arturo Macchi. They also objected to the balcony projections and rear yard setbacks, and the need for more greenspace.
- Dan Dorner (Meilleur Private Residents Group) spoke to residents' concerns about the park size and traffic. There is cut-through traffic on Meilleure Private. Mr. Dorner requested a traffic study post-development and for additional backyard space within the development.

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

- David Wise and Kelly-Anne Maddox letter dated November 26, with comments
- Frederic Brisco email received November 29, with comments
- Keith Lobo email dated November 30, with comments
- Vanier Community Association letter dated December 2, opposed

- Eugénie Cormier-Lassonde letter dated December 2, with comments
- Nicole Carss and Michael Armstrong letter dated December 3, with comments
- Dan Dorner (Meilleur Private Residents Group) letter dated December 2, with comments
- Josée Maillette letter received December 4, with comments

Following discussion on this item, the Committee CARRIED the report recommendations as amended by motion n° PLC 2021-54/03.

Motion N° PLC 2021-54/02

Moved by Co-Chair S. Moffatt, on behalf of Councillor M. Fleury

WHEREAS Report ACS2021-PIE-PS-0104 seeks a zoning amendment to accommodate the construction of an 85-unit Planned Unit Development; and

WHEREAS the Ward Councillor has requested that the report be deferred to the next regular meeting of Planning Committee.

THEREFORE BE RESOLVED that Planning Committee defer report ACS2021-PIE-PS-0104 to the January 27, 2022 Meeting of Planning Committee;

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

WITHDRAWN

Motion N° PLC 2021-54/03

Moved by Co-Chair S. Moffatt

WHEREAS Report ACS2021-PIE-PS-0104 recommends approval of a Zoning By-law Amendment for 200 Baribeau Street to permit a planned unit development; and

WHEREAS inconsistencies between the zoning details in Document 1 – Location Map and Document 2 - Details of Recommended Zoning have been identified, specifically that Areas A and B to be rezoned are switched in Document 2;

THEREFORE BE IT RESOLVED that Planning Committee amend Document 2 – Details of Recommended Zoning by deleting sections 1 and 2 and replacing them with the following:

“1. Area A shown on Document 1 to be rezoned from I1A to R4UA[XXXX].

2. Area B shown on Document 1 to be rezoned from I1A to O1.”

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

CARRIED