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OFFICIAL PLAN AND ZONING AMENDMENTS –ROCHESTER FIELD

ACS2018-PIE-EDP-0001

KITCHISSIPPI (15)

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## REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council:
  - a. adopt the Official Plan amendment to re-designate part of Rochester Field as General Urban Area as detailed in Document 1; and
  - b. pass the Zoning By-law amendment to rezone two sites in Rochester Field and fronting Richmond Road in a Traditional Mainstreet TM [xxx] – h zone and rezone the balance of Rochester Field to a Park and Open Space O1[xxx] 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 City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of 31 January 2018," subject to submissions received between the publication of this report and the time of Council's decision.

Bruce Finlay, Planner, Planning, Infrastructure and Economic Development (PIED) department, provided a PowerPoint presentation, a copy of which is held on file. He was accompanied by Alain Miguelez, Program Manager, Community Planning, PIED. Tim Marc, Senior Legal Counsel, Planning, Development and Real Estate, Office of the City Clerk and Solicitor, also commented on the legal implications in terms of proposed transitional regulation under Bill 139.

The following staff also responded to questions: John Smit, Director, Economic Development and Long Range Planning, PIED, and Chris Swail, Director, O-Train Planning, Transportation Services department.

The committee heard 10 delegations on this matter. The following delegations spoke in opposition to the proposal or with concerns:

- \*Julia Clarkson
- \*Rich Brandau
- \*Gary Ludington, Westboro Community Association
- Paul Pearl
- \*Chris Hircock
- \*Julie Pandeya
- \*Dan O'Hagan and Sybil Powell, McKellar Park Community Association
- \*David Broscoe
- \*Diana Partridge

*[\* Individuals / groups marked with an asterisk above provided written comments; all submissions are held on file with the City Clerk.]*

The primary arguments and concerns against the proposal included (but were not necessarily limited to):

- Loss of open, accessible and inviting greenspace that is well used by the community
- Loss of link from Richmond Road to the Parkway and the river
- Loss of sightlines to the river
- Loss of historical use and heritage aspect of the field/park
- Excessive building height and proposed change in zoning does not fit the surrounding character

- Traffic impact
- Lack of consultation on the proposed plan
- Approval of this proposal could set a precedent for future building heights
- The northeast corner of the site would be the better location for development, being close to the transitway, as well as existing high-rise and commercial buildings
- The City is not obligated to approve the requested zoning changes and the proposal should be delayed for community consultation
- The zoning amendment is premature without any site plan proposal

The following delegation spoke in support of the proposal:

- Mark Kwiecinski, Condominium Board, 485 Richmond

The primary arguments and concerns against the proposal included (but were not necessarily limited to):

- The field is not as well-used by the community other than as a dog path or thoroughfare
- Many residents in the community support development of the land
- The portion of the field that is to be developed is too close to Richmond Road to safely enjoy as community greenspace
- There would probably be more community use of the land if part of the field was converted to a more manicured linear park with benches

Lucie Bureau, Chief, Planning and Transportation, National Capital Commission, was also present and responded to a question from Committee.

In addition to the correspondence noted with an asterisk, above, the committee received the following correspondence between 16 January 2018 (the date the report was published in the committee agenda) and the time the report was considered by Planning Committee on 23 January 2016, a copy of which is held on file:

- Comments dated January 18, 2018 from Jane and Keith Horner

- Comments dated January 21, 2018 from Bruce Bowie
- Comments dated January 22, 2018 from Graham Jeffery, on behalf of Cynthia Jeffery
- Comments dated January 22, 2018 from Carolyn Chalupka
- Comments dated January 22, 2018 from Greg Almond and Isabelle Catelas
- Comments dated January 23, 2018 from Heather Mitchell

The report recommendations, as set out below, were put to Committee.

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CARRIED on a division of 6 yeas and 4 nays, as follows:

YEAS (6): Councillors S. Blais, R. Brockington, T. Nussbaum, S. Qadri, Vice-chair T. Tierney, Chair J. Harder

NAYS (4): Councillors R. Chiarelli, J. Cloutier, A. Hubley, J. Leiper

#### **DIRECTION TO STAFF**

That staff be directed to review the Details of Recommended Zoning (Document 2) and bring forward a motion at Council on 31 January 2018 to make the necessary

clarifications with respect to setbacks and retention of mature vegetation.