

Planning Committee
Report 25
June 24, 2020

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Comité de l'urbanisme
Rapport 25
le 24 juin 2020

Extract of draft Minutes 25
Planning Committee
June 11, 2020

Extrait de l'ébauche du procès-verbal 25
Comité de l'urbanisme
le 11 juin 2020

Zoning By-Law Amendment – 3484 and 3490 Innes Road

ACS2020-PIE-PS-0006

Innes (2)

Deferred from the Planning Committee meeting of May 14, 2020

Report recommendations

1. That Planning Committee recommend Council refuse an amendment to Zoning By-law 2008-250 for 3484 and 3490 Innes Road to permit multiple mid- to high-rise apartment buildings of nine, 12 and 16 storeys, as detailed in Documents 5 and 6.
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 June 24, 2020", subject to submissions received between the publication of this report and the time of Council's decision.

Planning Committee, May 14, 2020

Motion No PLC 2020-23/1

Moved by Vice-chair G. Gower

WHEREAS the rezoning for the above address was to be considered at a meeting of Planning Committee on May 14, 2020 to be held using Zoom; and

WHEREAS in the days immediately prior to May 14, 2020 over 300 written submissions were received, some including a statement that the submitter also wished to make oral submissions to Committee; and

WHEREAS to utilize Zoom, it is necessary to identify whom amongst the over 300 submissions wish to make oral submissions and for staff from the Office of the City Clerk to provide them with further information for doing so;

THEREFORE BE IT RESOLVED that the consideration of the rezoning for 3484 and 3490 Innes be deferred to the Planning Committee meeting of June 11, 2020.

DEFERRAL CARRIED

Planning Committee, June 11, 2020

The committee heard 12 delegations on this item, as follows:

- Tom Lockett¹ spoke in support of the proposal as a good opportunity for intensification and for economic boom in Orleans. He refuted arguments about extra traffic congestion, noting existing problems are caused by traffic lights, not cars. He also suggested that many signatories of a circulating petition against the development signed on false assumption about lack of parking.
- Jun Zhang^{*2} spoke in opposition to the proposal, citing concerns about impacts of the high-rise-high density development on existing townhomes and low-rise buildings, and especially nearby seniors' homes, and concerns about public health and safety in light of the current pandemic.
- Gilbert Latreille^{*3} spoke in support of the proposal, suggesting that tax revenues and Development Charges from the development will help pay for municipal services and programs related to growth, could create jobs and have positive economic spinoff effects on the community. He also felt that Innes Road could accommodate any additional vehicles from tenants of the development.
- Brian Micallef suggested the scale of the proposal does not fit the area or land use policies, does not contribute to the streetscape, and does not represent thoughtful and careful intensification. He also noted the development would not be in a walkable area, with no LRT in proximity, and

¹ Submission on file

² Submission on file

³ Submission on file

is the opposite of the City's "15-Minute" neighbourhoods goal.

- Denise Frigon, President, Orleans Village and Area Community Group^{*4}, and also representing personally, spoke in opposition to the proposal. She spoke to a community petition with a large number of signatories opposed to the project, due to concerns about traffic, infrastructure, building height and density, and impact on quality of life and on privacy. She suggested a development of this magnitude would be better situated where there are amenities and transportation options to accommodate it. She raised concerns about setting a development precedent for increased density and mass in the area.
- Linda Qing Lin^{*5} raised concerns about potential impacts of the proposed development on the existing community, noting the excessive height and density compared to the adjacent residential neighbourhood, and noting the lack of proximity to transit and amenities.
- Susan Davies^{*6} supported refusal of the application, suggesting the development would have long-term implications across the City and for the Official Plan. She cited an incomplete public consultation / community engagement process and lack of a vision supported by master planning. She suggested there are insufficient amenities and LRT in the area to support this type of density.
- Siyamak Sasani supported refusal of the application, suggesting it disregards the City's goals for walkable 15-Minute neighbourhood and proximity to LRT. He also noted a lack of community engagement on the part of the developer.
- Tammy Lynch, Director of New Development, Chapel Hill South Community Association (CHSCA), suggested there had been a lack of forethought on this proposal, given the lack of area infrastructure. She suggested Innes is already over-capacity and that existing roads will be significantly impacted without new infrastructure, particularly if many tenants of the development will be commuters. She raised concerns about lack of proximity to LRT, and also about insufficient parking, and the impact of the proposed height on the look

⁴ Submission on file

⁵ Submission on file

⁶ Submission on file

of neighbourhood.

- Dave Janega opposed the application, suggesting it does not fit with current zoning, and has much greater massing and density with no transitioning to existing homes. He felt the proposal does not fit in with urban design guidelines and will set a precedent if allowed. He suggested it is disingenuous of the developer to have filed an appeal with the Local Planning Appeal Tribunal before community consultation or City consideration of the report had completed.
- Miguel Tremblay, Fotenn (applicant)^{*7} asked Committee to refer the application back to staff to review it per applicable policies. He suggested there were inconsistencies in staff report. He raised concerns about staff's position on the application of Arterial Main Street designation. He noted that, at the time the application was submitted, it met the current policies supporting nine storeys along arterial main streets, provided they're serviced by transit, and that there's a transition, and he noted the staff report fails to mention they approved the transportation report. He also indicated the buildings would have generous setbacks that allow for comfortable transition.
- Michael Polowin, Gowling WLG (representing owner, Canadian Rental Development Services) ^{*8} expanded on Mr. Tremblay's comments about inaccuracies in the staff report and how the Official Plan policies around Arterial Main (AM) Street designation were applied in review of this application. He spoke to a hearing of a settlement by the Local Planning Appeal Tribunal (LPAT) on May 22, in respect of Official Plan Amendment 150 regarding building heights, design and intensification provisions, at which it was decided that a maximum building height of 25 metres would be created in the AM zone. He noted this application was submitted on May 21, 2019 and that the City had not requested at the May 22 LPAT hearing that the decision be effective as of the date of the oral decision, and that, as such, the application must be judged on the basis of the absence of building heights in the Official Plan. He also referenced a Transportation Impact Study that was conducted and submitted to staff on March 24, 2020, which did not raise any traffic concerns, but which is not acknowledged in the staff report.

⁷ Submission on file

⁸ Submission on file

Annex A of these Minutes lists the correspondence provided to the committee coordinator between April 27 (the date the report was published to the City's website with the agenda for the May 14 Planning Committee meeting) and the time it was considered on June 11, a copy of which is held on file. Other submissions may have been provided after the meeting adjourned and would have been provided to all Members of Council prior to its consideration of the report on June 24, 2020.

The following staff responded to questions:

- Planning, Infrastructure and Economic Development department:
 - ❖ Michael Boughton, Planner
 - ❖ Doug James, Director, Planning Services
- Innovative Client Services department:
 - ❖ Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate

The Committee CARRIED the report recommendations on a division of 8 yeas and 1 nay and, as follows:

YEAS (8): Councillors L. Dudas, T. Tierney, R. Brockington S. Moffatt, A. Hubley, Vice-chair G. Gower, Chair J. Harder

NAYS (1): Councillor J. Leiper

Annex A – list of correspondence provided to the committee coordinator between April 27 (the date the report was published to the City's website with the agenda for the May 14 Planning Committee meeting) and the time it was considered on June 11

Email dated	from
April 28	Tom Lockett
April 30	Rhonda Tsang
April 30	Diane Lord
April 30	André Lord
May 1	Daniel Schnob
May 1	Mélanie Lord
May 1	email sender 'Monique Thompson'
May 1	Michèle Boyle
May 1	Lorraine Baker
May 1	Myrna and Pierre Pelletier
May 2	Guy Croteau
May 2	Don Whittle
May 2	Mohamed Jelassi
May 2	Cristina Tomas
May 2	Susan Trautmanis
May 3	Colleen (email sender 'Colleen Denison')
May 3	François Comeau et France Charlebois
May 3	Agnes and Wolfgang Koerner
May 3	Marielle Trudel
May 4	Patrick and Pierrette Grenier
May 4	email sender 'Roger Proulx'
May 4	Wanda Hoskin
May 4	Gary and Christine McDermott
May 4	email sender 'Marguerite Tremblay'
May 4	Gary Morton
May 4	Joy and Bryan Wooltorton
May 4	Elaine Andrews
May 4	Gérard Comeau et Pauline Comeau
May 4	Janice Lewis
May 4	Scott Brown
May 4	Rob Farrow and families
May 4	email sender 'Roy naugle'
May 4	Amanada Lenko
May 4	Linda Kuzniarz
May 4	Carmen Dion and Yves Ledoux
May 4	Dennis Frisby
May 4	Richard Dew
May 4	Helen Jennings

Email dated	from
May 4	Diane Schmolka
May 4	Rhéal Delorme
May 4	email sender 'Roy Berlinquette'
May 4	Ghislain and Julie St-Jacques
May 5	Norm Dorion
May 5	Heather Lait
May 5	Gilbert Latreille
May 5	Daniel St-James
May 5	email sender 'Carole Drouin'
May 5	Kiel Greenshields
May 5	Stephanie McEwen and Francis Simard
May 5	Pat Teolis, President, Chateaufort Community Association
May 6	Jennifer Reil
May 6	Lucille and Pierre Proulx
May 6	Monique et Cléo Beaudry
May 6	Orville Potvin and Claudette Trottier
May 6	Andrea & François Francis
May 6	Denis A. Hotte
May 7	Robert Hawes
May 7	Sylvie Poloni
May 7	Jeannine Gougeon
May 8	Cliff and Laurel Seibel
May 8	Edith Maciura
May 8	Fred Whichelo
May 8	Gisèle Proulx
May 8	Jim Lyons
May 8	Nicholas Moreau
May 8	email sender 'Martine Richer' (unsigned)
May 8	email sender 'Suzanne St-Jean' (unsigned)
May 8	email sender 'Terri Ann Clark' (unsigned)
May 9	Lorraine Joly
May 9	Geneviève Painchaud
May 9	Josée Poirier
May 9	email sender 'Lucie Masson' (unsigned)
May 9	Alain Saint-Yves
May 9	Carole Stuart
May 9	Catherine Platt
May 9	email sender 'Cheryl Cardillo' (unsigned)
May 9	David and Elizabeth (Betty) Shields
May 9	Marc Tremblay and Elizabeth Grace
May 9	Marisa Verrucci
May 9	email sender 'Mary Robinson' (unsigned)
May 9	Nancy and Barrie Pratt
May 9	Richard and Susan Courville

Email dated	from
May 9	Thomas Muldoon
May 9	Valerie Nabb
May 10	Stephen Brush
May 10	Erin Connor
May 10	Evelyn Perkins
May 10	François Brouard
May 10	George Thwaites
May 10	Asad Khalid
May 10	Carol Beaudry
May 11	Denis and Diane Lajoie
May 11	EJ Ford
May 11	Francine and Richard McEwen
May 11	Isabelle Proulx
May 11	Jun Zhang
May 11	Kelly Crichton
May 11	Michael S. Polowin, Gowling WLG, for Canadian Rental Development Services Inc. (Lepine)
May 11	Miguel Tremblay, Fotenn, for Canadian Rental Development Services Inc. (Lepine)
May 11	Sylvie Groulx
May 11	Don Schultz, Planning Manager, Lépine
May 12	Ernesto Sy
May 12	Jane Christmas
May 12	Jennifer Brunet-Colvey and Joseph W. Colvey
May 12	Lilian So
May 12	email sender 'Ann'
May 12	Yasmine Fathers, Bradley Estates Community Association
May 12	Richard R. Lalande and Thérèse Lalande
May 12	Sharon Lewis
May 12	Marian & Guy Brethour
May 12	Madeleine Hurtubise
May 12	John Guinn
May 13	Farah Abboud (Telephone call)
May 13	Jonah Molinski
May 13	Jack and Irene Toonders
May 13	Ryan Toonders
May 13	Lyne Grimes
May 13	J. Toonders
May 13	Erik and Sabrina Toonders
May 13	Suzie Micallef
May 13	Sara Evans
May 13	email sender 'Mireille Bourdeau'
May 13	Veronique Lauziere
May 13	Dena Palamedes

Email dated	from
May 13	Allison Pichette
May 13	Rob (email sender 'Rob Evans')
May 13	Betty Tan
May 13	Harshad (email sender 'harshad yadav')
May 13	Joyce Heenan
May 13	Denis Cousineau and Catherine Doucet
May 13	George F. Redling.
May 13	Eric Muller
May 13	Cynthia Wagner
May 13	Melanie Dubois
May 13	Lynda Gibson
May 13	Serge Seguin
May 13	Alannah Gilmore
May 13	Hong (email sender 'Hong Ding')
May 13	Kendra Brett
May 13	Lori Kemp
May 13	email sender 'Stephanie Fex'
May 13	Rachel Gagnon
May 13	Phil Murphy & Nicole Levasseur
May 13	Laurel Clark
May 13	Wathira Kamoji
May 13	Teresa Sirianni
May 13	Madeleine St Amand
May 13	Mike Dupuis
May 13	Ryne (email sender 'Ryne Gulliver')
May 13	Lynda Kadey
May 13	Julie Fleury
May 13	Wyn Fournier
May 13	André Landry
May 13	Adnan Hakim
May 13	Varuna Sahgal & Michael Francis
May 13	Chengfa (email sender 'Chengfa Wang')
May 13	Fateh Hamou-Lhadj and Desiree Bilsky
May 13	Caroline Gaudet
May 13	Alain Séguin and Sylvie Ménard
May 13	Anne (email sender 'Anne Lauzon')
May 13	Danielle Duguay
May 13	Bernard Albert
May 13	Marie-Josée Sanche
May 13	Marie-Michele Theoret
May 13	Ann & Frank Harris
May 13	Anthony T. Power
May 13	Sylvain Boily
May 13	Jonathan Bouchard

Email dated	from
May 13	Gisèle and Joseph Doyle
May 13	John Evans
May 13	email sender 'Michelle Dorion'
May 13	Sharon & Don Gulliver
May 13	Paul Manu
May 13	Marc Légaré
May 13	Dan Hadden
May 13	Alex Liu
May 13	Lynn Bloess
May 13	April (email sender 'April Chen')
May 13	Andre Bouchard
May 13	Peter Earle
May 13	Nathalie Duguay-Earle
May 13	Jennifer Moufarrej
May 13	Brad Traves
May 13	Jackie Watcher
May 13	Ling (email sender 'Ling Wang')
May 13	Paula Joy
May 13	Gordon Brown
May 13	Amélie (email sender 'Amélie Maisonneuve')
May 13	Lily Xin Li
May 13	Charbel Moufarrej
May 13	Arif Alam
May 13	Noah Earle
May 13	Lucas Earle
May 13	Lianxu (email sender 'Lianxu Lin')
May 13	Marcel Renaud
May 13	Grazyna Rogulski
May 13	Don Barrett
May 13	Philippe et Janie Beauchamp
May 13	Ruby Dagher
May 13	Mireille Cloutier
May 13	Juhli Lyncaster
May 13	Terri French
May 13	Janie Beauchamp
May 13	Luis Huapaya
May 13	Cameron (email sender 'Cameron Latimer')
May 13	Emma Kennedy
May 13	Karine Delorme
May 13	Denise and Roger Frigon
May 13	Evelyne Borkowski-Parent
May 13	Krystian (email sender 'Krystian Seguin')
May 13	Alain Gagnon
May 13	Tracy Pratte

Email dated	from
May 13	Lisa Wellman-Patterson and Chris Patterson
May 13	Sabrina (email sender 'Sabrina Beriault')
May 13	Katherine Bouchard
May 13	Marilyn O'Keeffe
May 13	Darlene and Andre Maisonneuve
May 13	Mathieu Frigon
May 13	Peter Freibergs
May 13	Maha Alam
May 13	Darlene Robertson
May 13	Mohammad Yusuf Iqbal
May 13	Catherine Dussault
May 13	Daniel El-Hage
May 13	Natalie Dumas
May 13	Leann MacLean
May 13	Adrienne Turnbull
May 13	Gabriella De Leo
May 13	Lynn Brownlee
May 13	Mireille Poitras
May 13	Melissa (email sender 'Melissa Kang')
May 13	Darren (email sender 'Darren Wong')
May 13	Monique Guillouzic
May 13	Nicole Durocher
May 13	Crystal (email sender 'Crystal Zhao')
May 13	Edward Chen
May 13	email sender 'Michael Anstey'
May 13	Ryan Adelson
May 13	Qingdao Lan
May 13	Sifat Jamaly
May 13	Holly Mullin
May 13	email sender 'peiling lu'
May 13	Marisa LeBlanc
May 13	email sender Fengshan Liu
May 13	Chantal Du Perron and Robert Helal
May 13	Hille Viita
May 13	email sender 'Jishi Ren'
May 13	Kerry Houlahan
May 13	H.Y. Zhao
May 13	Tao (email sender 'TD')
May 13	Frank Dugal
May 13	email sender 'Ming Li'
May 13	Véronique Audet
May 13	Robert and Joanne Hart
May 13	Ross LaGrandeur
May 13	Ms. Andrea Atwall

Email dated	from
May 13	Rosa and Bill Ostrander
May 13	Jenn O'Keefe
May 13	Marcus Scheidegger
May 13	Myriam Wallet
May 13	Miranda Covey
May 13	John Crawford
May 13	Michelle Scheidegger
May 13	Leonard Reil
May 13	Lise McEwen
May 13	Barbara Oattes
May 13	Nathan (email sender "Nathan Belanger")
May 13	Kathleen Barrette
May 13	Ardeshir and Marjan Ariana
May 13	Mr. Dubin
May 13	Catherine Calvert
May 13	Karen Stirling
May 13	Elvis Azzi
May 13	Elizabeth Eastman
May 13	Louise Mellon
May 13	Cara (email sender 'Cara Beatty')
May 13	Marc Leclaire and Michel Leclaire
May 13	Bernard Leclaire
May 13	Danielle Joannette
May 13	Michel and Lise McEwen
May 13	Tom Kelly
May 13	Michelle Séguin
May 13	Susan Hodgins
May 13	Diane (email sender 'Diane Lord')
May 13	Wei Tang
May 13	Noé Reil
May 13	Kaleb Reil
May 13	Andrew Babawy
May 13	Louise Bissonnette Symington
May 13	Ryan McLeod
May 13	Lucy Yetts
May 13	email sender 'Sarah Geneau'
May 13	Kimberly Howie
May 13	André Lord
May 13	Suzelle Doucet
May 13	Michel Leclaire
May 13	Bonnie Seidman and Renaud Timson
May 13	SE Horton
May 13	Paul Mercier
May 13	Ronald Bourque

Email dated	from
May 13	Kimberly McRae
May 13	Linda Qing Lin
(undated)	Shawn McCambley
May 13	Chaing Koung Kang
May 13	Lori Pancel
May 13	Deanna Kang
May 13	Darlene Janega
May 13	Justin Patrick Kang
May 13	Kim Eng Kang
May 13	Siv Ngo
May 13	Krista Curtis
May 13	Karen and Kerry Green
May 13	Linda (email sender 'Linda Quing Lin')
May 13	Cristina Afonso
May 13	Susan Davies
May 13	Myriam Pierre-Louis
May 13	email sender 'Brenda Nelson'
May 13	Elaine and George Shaver
May 13	Sarah Walsh
May 13	Ingrid Custeau
May 13	Marc-André Comeau
May 13	Scott & Anna Hayley
May 14	Darlene Guay
May 14	Julie Kent
May 14	Melissa and Tyler Roy
May 14	Rita Kein
May 14	Wendy Sawyer
May 15	Karen Allen
May 15	Jean-Francois Lachance
May 16	Soheil Habibi
May 19	Wayne Sundholm
May 31	Renée Chartier
June 3	Amir Hasani
June 3	Robert (email sender 'Robert Richard')
June 3	Neema (otherwise unsigned)
June 3	Duy Trieu
June 4	Leeda Tahiri
June 4	Marcia (otherwise unsigned)
June 4	C. Diab
June 5	Stan Kowala
June 5	Yves Joseph
June 5	Mahesh Bhattarai
June 5	Julie Beauchesne
June 5	Kevin Belanger

Email dated	from
June 6	Maxime Mercier
June 7	Tag Elkhazin
June 8	Shannon Redfern
June 8	Bob Proulx
June 8	K. Neufville
June 8	Else (email sender 'Elsie Tracey')
June 8	Atefeh Hermidas
June 8	Christine Sassine
June 8	Majid Ahangaran
June 9 (voicemail)	Bob Giroux
June 9	Denise Frigon, Orleans Village & Area Community Group
June 9	Kusai Alabidin
June 9	email sender 'elhajjaoui', unsigned
June 9	Mina Riazaty-Kesheh
June 9	Andrew Clark
June 9	email sender 'Dan Rivet', unsigned
June 9	Farzin Foroughi
June 9	Kristina Clark
June 9	Karen and Kerry Green
June 10	Musira Haider
June 10	Jessica Kumar
June 10	Ardeshir Ariana
June 10	Denise Frigon, Orleans Village & Area Community Group
June 10	Denise and Roger Frigon
June 10	Kevin Gallagher
June 10	Marjan (email sender 'Marjan Khalili')
June 10	Joelle Grimard Marchand
June 10	Jeffrey Smith and Madeleine Butcher
June 10	email sender 'Lois zabrosky', unsigned
June 10	signed 'concerned citizen' (email sender 'Maggie Fondong')
June 10	signed 'The residents of Orleans' (email sender 'Stephanie Fex')
June 10	Jenn O'Keefe
June 10	Jennifer Reil
June 10	Veronique Lauziere
June 10	email sender 'elie jibrine', unsigned
June 10	Rachelle Lecours, President, Greater Avalon Community Association
June 10	Francois Comeau
June 10	Karen Belanger
June 10	Guy Dore
June 10	Amanda Sulpher
June 10	Fateh Hamou-Lhadj and Desiree Bilsky
June 10	Susan Davies (speaking notes)
June 10	Linda Qing Lin, reference to online petition signed by 768

Email dated	from
	residents in opposition
June 10	Dave Janega
June 10	Geneviève LOUA
June 10	Chapel Hill resident (email sender 'Laurent Belanger')
June 11	Diane (email sender 'Diane Lord')
June 11	Malika (email sender 'Malika Ahmimat')
Prior to April 27	
	Petition, summer of 2019, in opposition, containing 694 signatures