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Zoning By-Law Amendment – 300 Miwàte Private

ACS2021-PIE-PS-0002

Somerset (14)

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### Report recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 300 Miwàte Private to permit a 25-storey mixed use building, as detailed in Documents 2 and 3.
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 February 24, 2021," subject to submissions received between the publication of this report and the time of Council's decision.  
*(note: recommendation updated to reflect the associated revised Council date)*

The committee heard three delegations on this matter, as follows:

- Dr. Peter Stockdale spoke to the historical use and importance of this site and spoke strongly against the redevelopment of the site for private benefit rather than honouring the Algonquin Peoples and their land.
- Judith King Matheson, Executive Director, Owl Wellness Learning Centre, spoke to the emotional spiritual pain being caused by redevelopment of these sacred islands, to the importance of considering the ecology, wisdom and knowledge of the First Peoples, and to the need to support leaders to create a healthy democracy where the need to pay for infrastructure does not take precedence over the environment and the people.

- The applicant, as represented by the following persons: Rodney Wilts, Theia Partners; Paul Black, Fotenn; Tomer Diamant, Teeple Architects; Sean Lawrence, Kohn Architects. They commended the previous delegations on their persistent and passionate opposition to the project but noted that the issues they raised and their previous appeals have been adjudicated and dismissed. They spoke to: increased public access to the site; collaboration and involvement with the Algonquin; their zero carbon district energy system and their emerging park system. They welcomed further dialogue but saw no new concerns to prevent moving forward.

The following correspondence was provided to the committee coordinator between January 4 (the date the report was originally published to the City's website with the agenda for the January 14 meeting) and the time the matter was considered on February 11, 2021, a copy of which is held on file:

- Email dated January 10 from Lindsay Lambert
- Email dated January 12 from Dr. Peter Stockdale
- Emails dated February 9 from Judith King Matheson, Executive Director, Owl Wellness Learning Centre

#### **Motion N° PLC 2021-37/1**

Moved by Vice-chair G. Gower

**WHEREAS Report ACS2021-PIE-PS-0002 recommends zoning changes to the lands known municipally as 300 Miwàte Private, including an increase to the maximum permitted height limit to 75.5 metres as shown on Document 4 of the report; and**

**WHEREAS Document 3 of the report amends Part 17 of the By-law to introduce a revised Schedule 332 consistent with the recommended zoning details; and**

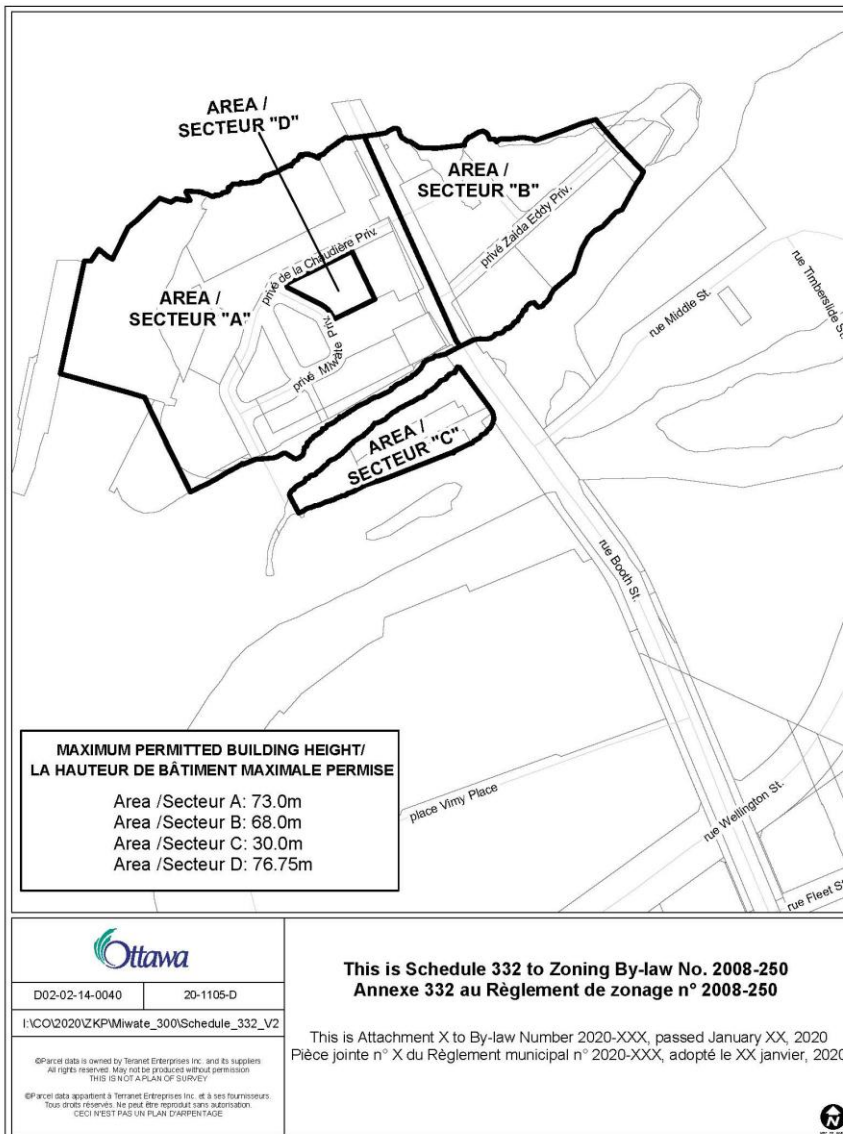
**WHEREAS through an additional review of the calculation of average grade for the proposed development, the height of the proposed building within Area D exceeds 75.5 metres, and should read 76.75 metres; and**

**WHEREAS notwithstanding the minor revision in the permitted height, the project as reviewed in report ACS2021-PIE-PS-0002 will remain a 25-storey mixed use building, with no additional density permitted as a result of the motion, if**

approved;

THEREFORE BE IT RESOLVED that the following changes be made to the staff report:

1. Document 4 of Report ACS2021-PIE-PS-0002 be replaced with the following revised schedule:



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

**CARRIED**

The committee CARRIED the report recommendations as amended by Motion 37/1.