



**Planning & Development Committee Meeting
Réunion du Comité de planification et de développement**

Wednesday, December 18, 2013 Mercredi le 18 décembre 2013
7:00 PM to 9:00 PM 19h00 à 21h00
Sandy Hill Community Centre Centre communautaire Côte-de-Sable

MINUTES

In Attendance: Chad Rollins, Judith Rinfret, Larry Newman, Daniel Marchand, Sally Marchand, Susan Young, Mark Erlich, Francois Bregha, Marc Tremblay, Elizabeth Grace, Sally Southey, Jacques Renaud, John Verbaas, Benoit Belisle, Steve Bellou, Eugene Deryeni

#	Item / Sujet	ACTION
01	Review of Agenda	Approved
02	Review of minutes from previous meeting	Approved
03	Committee Business	
	<u>400 Stewart</u> <ul style="list-style-type: none"> • Application submitted to City to construct a 31-storey residential tower on 3-storey podium with 6 levels of underground parking on current surface parking lot • Existing building completed between 1969 and 1971 • The proposed building exceeds the existing height limit and requires rezoning and changes to the OP • The geotechnical study seems to be for a different building as it mentions 24-storeys with 3 levels of underground parking • No FSI on the property but with the new tower would total about 15 times the average FSI • Nina Maher is the planner assigned • Mathieu Fleury has expressed his clear opposition • Neighbours expressed a number of concerns: <ul style="list-style-type: none"> ○ about issues with staging for construction given hemmed-in nature of property ○ that city seems to take developer's reports as correct and doesn't question them ○ believe the park/open space designation was a trade-off for the increased height when existing building was planned and built 	<p>Given overwhelming opposition by neighbours committee agreed to recommend opposition to application</p>

- the rooftop terrace will cause noise and privacy issues and there's no noise study

Truck Tunnel Study

- John Verbaas provided a background/history of this issue:
 - Study for new bridge began in 2007, truck tunnel option was dismissed at that time
 - Result of the study was to recommend a bridge at Kettle Island
 - No agreement was reached so the 3 primary options from the 2007 study were re-evaluated
 - The tunnel option was raised again but dismissed
 - Result of this second study in 2013 was to again recommend Kettle Island Bridge
 - Ontario immediately announced that they couldn't support that, so Quebec and NCC quickly backed-out too
 - The Mayor then started to say that perhaps the tunnel option should be given consideration
 - Mathieu Fleury also expressed support
 - At Transportation Master Plan review Fleury moved for a feasibility study of the tunnel
 - City then asked province to co-fund study
 - Province agreed, study will proceed
 - LCA was always previously opposed to tunnel but is now supportive of the study
 - John Verbaas would like LCA and ASH to co-sign letter of support for tunnel study

John Verbaas to circulate draft letter of support for tunnel study to be co-signed by ASH and LCA

Uptown Rideau Community Design Plan

- The City intends to reopen the URCDP in the new year with the intent of ensuring more clarity for future expected planning applications
- The planner assigned is Melaine Knight, she is just finishing the Vanier CDP

Chad will follow-up with Mathieu Fleury's office

04 Sub-Committee Updates

DARC

- Site plan application for 245 Rideau with planning department
- Site is in Lowertown but LCA has asked us to support their position

Agreed to recommend to ASH board that we send letter of support for LCA position

Heritage

- No update

Infill & Zoning

Members of the Infill & Zoning subcommittee met with Tim Moerman recently to discuss his proposal resulting from the conversions study.

John Verbaas to follow-up on LRT bus detours and opening of Chapel/Beausoleil

Transportation

- Bus detours due to LRT construction may include King Edward
- Opening of Chapel/Beausoleil intersection has caused concern, particularly the lack of consultation – was LCA consulted, how was this approved?

Vacant & Derelict Properties

- No update

05 Next meeting – Wednesday, January 15, 2014

06 Adjournment
