



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

Tuesday, June 18, 2013 Mardi le 18 juin 2013
7:00 PM to 9:00 PM 19h00 à 21h00
Sandy Hill Community Centre Centre communautaire Côte-de-Sable

MINUTES

Secretary: Chad Rollins

ASH Attendees: Dean Pallen, Bob Forbes, Sophie Beecher, Karina Kraenzle, Louise Shaughnessy, Susan Young, Eugene Derenyi, Diane Whalen, Judith Rinfret, Larry Newman, Sam Almsaddi, Christopher Collmorgan

Other Attendees: Bob Viner, Susan Viner-Vered, Barry Hobin

Regrets: Elaine Koren, Jane Gurr, Anthony Friend, Yves LeBouthillier, Katherine Spencer-Ross, John Verbaas

#	Item / Sujet	ACTION
01	Review of Agenda	Approved
02	Minutes from April & May meetings	Approved by email
03	<u>Laurier & Friel development (Viner Assets)</u> <ul style="list-style-type: none"> • Viner Assets Inc. owns 261, 265, 271, 275 & 281 Laurier and 400 Friel, currently multiple low-rise residential units with mostly students • Viner family has owned these properties for about 60 years • All properties together total about 1 acre of land • Roughly half of the property is within a TOD zone • Current zoning is R4 with 15 m height limit • Plan to redevelop as a 9-storey private, purpose-built student residence with between 160 and 190 units (2-4 bedrooms each) housing up to 750 students • Development would include underground parking, lots of onsite amenity space, onsite management and security, etc. • Proposal is still in the development stage, Viner hasn't made any applications to the City yet • Attendees expressed concerns about the height, heritage issues, monolithic nature of design and particularly the fact that it is more off-campus student housing 	Comments / questions / concerns are to be sent to Sophie Beecher, she will amalgamate and send to Viner for response
04	<u>Overall plan for Sandy Hill – Councillor's Office (Mat Genest)</u> <ul style="list-style-type: none"> • Mat is primary contact in Councillor's office for planning issues • Tim Moreman is leading the study on conversions as well as other studies • Implementation of Sandy Hill Heritage Study – Meeting next Monday between City and Sophie and Katharine • During interim control bylaw review of zoning is being done • Infill study 2 ongoing, to look at height / massing / etc. 	Concerns / questions about planning can be brought to Mat Genest Planning committee should meet with Tim Moreman

- Transit-oriented development (TOD) studies in the works for area around Lees station, Robinson Village may be exempt or given special consideration
 - Review of Sandy Hill Secondary Plan will likely begin within the next 2 years
- 05** 458 Nelson Update
- Some improvements have been made including to fence, rooftop patio setbacks, bike parking moved to backyard, overall design of building, etc.
 - Mat Genest indicated that Mathieu would not pull delegated authority as planning committee has no ground to deny
 - Judith moved that planning committee recommend that ASH Board ask Mathieu Fleury to pull delegated authority. Karina seconded. 8 votes in favour, 3 abstentions
 - Mat stressed that Mathieu would not want to use political capital to do this when it would have no positive result
- 06** ASH Infill/Zoning Booth at July 6th Farmer's Market
- On July 6th, tables and easels will be setup to display City planning documents and the Sandy Hill Zoning Map, next to the Farmer's Market on the All Saints Church lawn. Councillor Fleury has been invited to attend, and Tim Moreman, the City staff person in charge of the conversions study, will also be invited
 - This event is an opportunity for ASH Board and Planning Committee members to connect with residents about zoning, infill, and related development issues; Susan asked that as many board members and planning committee members as possible attend (9:30 to 1:30, help appreciated with set-up at 9am too)
 - A suggestion was made to prepare a handout with links to all the applicable documents (i.e.: Official Plan, URDP, etc.)
- 07** Arts Court Redevelopment
- Deadline for comments to City's built heritage committee is too close for ASH to prepare comments
 - Still time to comment on planning / zoning issues
 - Christopher suggested this project be added to ASH website
- 08** Transportation subcommittee update
- Province of Ontario has announced that they will not support Kettle Island interprovincial bridge
 - Sophie suggested that ASH should push for focus now to be on finding a solution to truck traffic
 - John recommended by email a method for soliciting community feedback on how to proceed
 - It was agreed that John's approach was a bit too involved
- 09** Development Application Review subCommittee (DARC) update
- 99-103 Henderson – Conversion to 8-units. Received before interim control bylaw was passed. Lots of issues typical of conversions. As June 19 is the last day to comment, DARC drafted a letter listing various concerns and site plan deficiencies which will be submitted by ASH provided the Board so agrees
 - 17, 19 & 23 Robinson – New 6-storey condo bldg with 2 levels of underground parking. Could be significant water table issues. DARC to draft letter to send to planning committee
- As moved by committee, Chad Rollins to raise issue at ASH Board meeting for vote by Board on whether or not to ask this of Mathieu Fleury**
- Chad Rollins to raise at ASH board meeting and encourage volunteers**
- Chad Rollins to send Alice link to development application to post on ASH website**
- John Verbaas / Sophie Beecher to organize special transportation subcommittee meeting to look at this issue more closely**
- Chad Rollins to send letter prepared by DARC on 99-103 Henderson ASAP**
- Chad Rollins to send letter prepared by DARC on 17, 19 & 23 Robinson once ready**

- 45 Mann – DARC met the owner and his consultants just before the meeting and while the proposal for a 9 storey student residence is interesting in this unique location, DARC will consider this at a separate meeting and make a recommendation to the Planning Committee and Board as soon as possible as the owner would like to proceed (but is consulting the community before a formal application)

10 Infill & Zoning subcommittee update

- No updates.

11 Heritage subcommittee update

- No updates.

12 The following items were deferred to next meeting:

- Review of terms of reference
- ASH position on Amenity space
- ASH position on Transit-Oriented Development (TOD) & LRT

13 Next meeting – Wednesday, July 17, 2013 at 7:00 PM

Date set by email

14 Adjournment

Meeting adjourned at 9:30PM
