

To: Mayor and members of Council

From: Councillor Jack Dennison

Date: April 24, 2018

Re: Proposed Amendments to draft Official Plan Downtown Policies

I request that Council consider the following motion regarding the proposed Downtown Mobility Hub Precinct Plan within the proposed new Official Plan policies:

Receive department of city building report PB-11-18 regarding supplementary information with respect to the proposed Downtown Mobility Hub Precinct Plan and associated Official Plan policies; and

Direct the Director of City Building to proceed with the proposed Downtown Precinct Plan, as described in report PB-81-17, as amended, and incorporate into the proposed New Official Plan; and

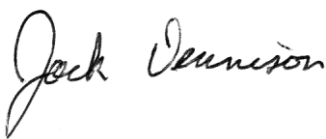
Direct the Director of City Building to incorporate Additional Supporting Policies for the Downtown, as described in report PB-11-18, as amended, into the proposed New Official Plan which will be presented to the Planning and Development Committee on April 4, 2018.

The following motions modify the proposed new Official Plan policies to avoid over intensification and ensure balanced growth of our downtown.

1. That the Director of the Department of City Building – Planning, Building & Culture be directed to modify the block shown on the north side of Lakeshore Road, between John Street and Elizabeth Street: (Gore Variety)
 - a) To have a maximum building height of 8 storeys
 - b) That this 8-storey maximum height building be moved to the north side of the lot, with the 6-storey located on the south side.
2. That the Director of the Department of City Building – Planning, Building & Culture be directed to modify the blocks shown on the east side of Brant Street, starting at 421 Brant Street heading north to Birch Avenue to require variety from 8 to 11 storeys maximum building height.
3. That the Director of the Department of City Building – Planning, Building & Culture be directed to modify the southeast block shown at the corner of Brant Street and James Street: (Elizabeth Interiors)
 - a) To have a maximum building height of 14 storeys
 - b) That the building be located towards the John Street (east side) of the lot.

4. That the Director of the Department of City Building – Planning, Building & Culture be directed to modify the block shown on the northwest corner of Lakeshore Road and Locust Street: (Esso Station)
 - a) The approved podium not exceed 3 storeys
 - b) The 45 degree angle be applicable from the 3rd storey up.
 - c) Move the 17-storey building location to the north side of the property, adjacent to the parking garage.
 - d) Modify the 6 storey to a 3 storey
5. That the Director of the Department of City Building – Planning, Building & Culture be directed to modify the block shown on the northwest corner of James Street and Elizabeth Street be modified to a maximum height of 8 storeys.
6. That the Director of the Department of City Building – Planning, Building & Culture be directed to modify the block shown on the south side of Caroline Street, between Brant Street and Locust Street:
 - a) Both 6 storey buildings be modified to a maximum of 4 storeys
 - b) 8 storey building be modified to a maximum of 6 storeys
7. That the Director of the Department of City Building – Planning, Building & Culture be directed to modify the block shown on the north side of Caroline Street at John Street be modified to 8 storeys (versus 11 storeys).
8. That the Director of the Department of City Building – Planning, Building & Culture be directed to modify the block shown on the south side of Victoria Street (No Frills site):
 - a) To have a maximum height of 14 storeys (versus 17 storeys)
 - b) To have a maximum height of 4 storeys (versus 6 storeys)
9. That the Director of the Department of City Building – Planning, Building & Culture be directed to modify the block shown on the northeast corner of Brant Street and Victoria Street: (Leggat)
 - a) To have a maximum height of 4 storeys (versus 6 as shown)
 - b) To have a maximum height of 14 storeys (versus 17 as shown)
10. That the Director of the Department of City Building – Planning, Building & Culture be directed to require the assembly of blocks of developable land in the downtown and be site-specific for tall buildings, medium buildings and ground oriented (2-3 storeys) or specify 25% of the city block allow 12-17 storey, 50% be 5-6 storeys and 25% be 2-3 storeys to allow movement within the blocks to create variety in heights and densities.

Thank you for your consideration.



Jack Dennison
City & Regional Councillor, Ward 4