

**5. Zoning By-law Amendment – 2254, 2262, 2270 Braeside Avenue, and 2345 Alta Vista Drive**

**Modification du Règlement de zonage – 2254, 2262 et 2270, avenue Braeside et 2345, promenade Alta Vista**

**Committee recommendation**

**That Council approve an amendment to Zoning By-law 2008-250 for 2254, 2262, 2270 Braeside Avenue, and 2345 Alta Vista Drive, as shown in Document 1, to permit the construction of a low-rise apartment building, as detailed in Document 2.**

**Recommandation du Comité**

**Que le Conseil approuve la modification du Règlement de zonage 2008-250 concernant les 2254, 2262 et 2270, avenue Braeside et le 2345, promenade Alta Vista, comme le montre le document 1, en vue de permettre la construction d'un immeuble d'habitation de faible hauteur, comme l'explique en détail le document 2.**

**Documentation/Documentation**

1. Report from the Director, Planning Services, Planning, Real Estate and Economic Development, dated August 15, 2022 (ACS2022-PIE-PS-0109)  
  
Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 15 août 2022 (ACS2022-PIE-PS-0109)
2. Extract of draft Minutes, Planning Committee, September 8, 2022  
  
Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 8 septembre 2022

Zoning By-law Amendment – 2254, 2262, 2270 Braeside Avenue, and  
2345 Alta Vista Drive

File No. ACS2022-PIE-PS-0109 - Alta Vista (Ward 18)

Kelby Lodoen Unseth, Planner II, Planning Services, Planning, Real Estate and Economic Development Department (PRED), presented an overview of the application and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The Applicant/Owner as represented by Nadia de Santi (WSP) and Jim Colizza provided an overview of the Application and responded to questions from Committee.

The following staff were also present and responded to questions:

- PRED: Lily Xu, Manager, Planning Services

The following speakers addressed the Committee to speak to the Application:

- Cathy Munroe spoke in support of the application on behalf of the Church of St. Thomas, co-owner of the property noting she has worked extensively with the Ellwood Host Board and project team ensuring concerns were addressed through community consultation.
- Janice Horton spoke in support of the application noting it is an exciting project and very positive for the neighbourhood.
- Peter Hume spoke in support for the application however expressed concern with the removal of a mature tree to be replaced with a driveway and encourages the applicant to do better to protect mature tree canopy.

Following discussion on this item, the Committee carried the report recommendations as presented with the following direction to staff:

Direction to Staff

Councillor J. Cloutier

That staff explore/consider in a diligent and fruitful way, at Site Plan, all the ways that no healthy City tree be removed for the simple sake of a laneway.

**Report recommendations**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2254, 2262, 2270 Braeside Avenue, and 2345 Alta Vista Drive, as shown in Document 1, to permit the construction of a low-rise apartment building, as detailed in Document 2.**
- 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 September 21, 2022," subject to submissions received between the publication of this report and the time of Council's decision.**

**Carried**