

**5. Zoning By-law Amendment – 2006, 2020, 2026 Scott Street, and 314, 318 Athlone Avenue**

**Modification du Règlement de zonage – 2006, 2020 et 2026, rue Scott, et 314 et 318, avenue Athlone**

**Committee recommendation**

**That Council approve an amendment to Zoning By-law 2008-250 for 2006, 2020, 2026 Scott Street and 314, 318 Athlone Avenue, as shown in Document 1, to permit the construction of two 40-storey mixed-use buildings, as detailed in Document 2.**

**Recommandation du Comité**

**Que le Conseil approuve une modification du Règlement de zonage 2008-250 visant les 2006, 2020 et 2026, rue Scott et les 314 et 318, avenue Athlone, des biens-fonds illustrés dans le document 1, afin de permettre la construction de deux immeubles polyvalents de 40 étages, comme l'expose en détail le document 2.**

**Documentation/Documentation**

1. Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department, dated October 11, 2022 (ACS2022-PIE-PS-0130)

Rapport du Directeur, Services de la planification, Direction générale de la planification, de l'immobilier et du développement économique, daté le 11 octobre 2022 (ACS2022-PIE-PS-0130)

2. Extract of draft Minutes, Planning Committee, October 27, 2022

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 27 octobre 2022

Zoning By-law Amendment – 2006, 2020, 2026 Scott Street, and 314, 318  
Athlone Avenue

File No. ACS2022-PIE-PS-0130 - Kitchissippi (Ward 15)

Lorraine Stevens, Planner III(A), 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 Patrick Bisson, Hobin Architecture provided an overview of the Application and responded to questions from Committee. He was accompanied by the following:

- Ken Hoppner, Morley Hoppner Limited
- Tyler Yakichuk, Fotenn
- Miguel Tremblay, Fotenn
- Cyril Leeder, CEO, Myers Automotive Group

The following staff were also present and responded to questions:

- PRED: Andrew McCreight, Manager, Planning Services;
- Recreation, Cultural, and Facilities Services Department: Kevin Wherry, Manager, Parks and Facilities Planning.

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

- Heather Mitchell, Westboro Community Association noted the development does not provide enough amenities, expressed

concerns with the lack of affordable housing, location of the access to parking garage and the need for more community consultation.

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Granite Curling Club letter dated October 25, 2022, in support
- Hing Chong email dated October 26, 2022, with comments
- Kristen Dolenko email dated October 26, 2022, opposed

Following discussion on this item, the Committee carried the report recommendations as amended by the following motion:

#### **Report recommendations**

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2006, 2020, 2026 Scott Street and 314, 318 Athlone Avenue, as shown in Document 1, to permit the construction of two 40-storey mixed-use buildings, 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 November 9, 2022 subject to submissions received between the publication of this report and the time of Council's decision.**

**Carried as amended**

**Amendment:  
Motion No. PLC 2022-71/1**

Moved by Co-Chair: Councillor S. Moffatt

**WHEREAS** report ACS2022-PIE-PS-0130 recommends Council approve a Zoning By-law amendment to permit two 40-storey mixed-use buildings along Scott Street and Athlone Avenue; and

**WHEREAS** staff have identified technical errors with respect to Document 3 in reference to the Schedule 'areas'; and

**WHEREAS** the recommended building heights are not changing as a result of this technical error;

**THEREFORE BE IT RESOLVED THAT**, with respect to report ACS2022-PIE-PS-0130, Document 3 be replaced with the revised Document 3 enclosed;

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

**Carried**