

**4. Zoning By-law Amendment – 366 Winona Avenue**

**Modification du Règlement de zonage – 366, avenue Winona**

**Committee recommendation**

**That Council approve an amendment to Zoning By-law 2008-250 for 366 Winona Avenue, as shown in Document 1, to permit relief from existing performance standards associated with the Residential Fourth Density Zone, Subzone UB (R4UB), as detailed in Document 2, to facilitate the development of two three-storey residential apartment buildings, each containing a total of eight dwelling units.**

**Recommandation du Comité**

**Que le Conseil approuve une modification du Règlement de zonage (no 2008-250) pour le 366, avenue Winona, comme il est indiqué dans le document 1, pour permettre une dérogation aux normes de rendement associées à la sous-zone UB (R4UB) de la zone résidentielle de densité 4, comme il est décrit dans le document 2, afin de faciliter l'aménagement de deux immeubles d'appartements de trois étages comprenant chacun huit logements.**

**Documentation/Documentation**

1. Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department, dated March 23, 2023 (ACS2023-PRE-PS-0042)  
  
Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 23 mars 2023 (ACS2023-PRE-PS-0042)
2. Extract of draft Minutes, Planning and Housing Committee, April 5, 2023  
  
Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 5 avril 2023

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File No. ACS2023-PRE-PS-0042 - Kitchissippi (15)

Masha Wakula, Planner I, Planning, Real Estate and Economic Development was present and responded to questions from Committee.

The Applicants, as represented by Murray Chown and Jeffrey Kelly, Novatech, were present in support, and available to answer questions. The Applicants advised that they did not need to address the Committee if the item carried.

The Committee carried the report recommendations as presented.

**Report Recommendations**

- 1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 366 Winona Avenue, as shown in Document 1, to permit relief from existing performance standards associated with the Residential Fourth Density Zone, Subzone UB (R4UB), as detailed in Document 2, to facilitate the development of two three-storey residential apartment buildings, each containing a total of eight dwelling units.**
- 2. That Planning and Housing 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 April 12, 2023” subject to submissions received between the publication of this report and the time of Council’s decision.**