

**2. Zoning By-law Amendment – 377 and 381 Winona Avenue
Modification du Règlement de zonage – 377 et 381, avenue Winona**

Committee recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 377 and 381 Winona Avenue from TM to TM [XXXX], as shown in Document 1, to permit the redevelopment of the site into a six-storey mixed-use building, as detailed in Document 2.

Recommandation(s) du Comité

Que le Conseil approuve une modification du Règlement de zonage no 2008-250 pour le bien-fonds situé aux 377 et 381, avenue Winona, comme le montre le document 1, en vue de permettre le réaménagement de la propriété en un bâtiment polyvalent de six étages, comme l'explique en détail le document 2.

Documentation/Documentation

- 1. Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department, dated April 21, 2023 (ACS2023-PRE-PS-0050)**

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 21 avril 2023 (ACS2023-PRE-PS-0050)

- 2. Extract of draft Minutes, Planning and Housing Committee, May 3, 2023**

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 3 mai 2023

Zoning By-law Amendment – 377 and 381 Winona Avenue

File No. ACS2023-PRE-PS-0050- Kitchissippi (15)

Adrian van Wyk, Planner I, Planning, Real Estate and Economic Development Department (PRED), presented an overview of the report and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The Applicant as represented by Jeffrey Kelly and Murray Chown, Novatech, provided an overview of the Application and responded to questions from Committee. Darryl Hood, CSV Architects was also present to respond to questions.

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

- Tim Gray spoke to the importance of how a project transitions in the existing neighbourhood and how reducing the corner yard setback on this property by 3 meters would put restrictions on key elements of the application.

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

- Email dated April 28, 2023 from Tim Gray
- Email dated April 30, 2023 from Heather Mitchell
- Email dated May 2, 2023 from Gail Paterson

Report Recommendation(s)

- 1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 377 and 381 Winona Avenue from TM to TM [XXXX], as shown in Document 1, to permit the redevelopment of the site into a six-storey mixed-use building, as detailed in Document 2.**

- 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 May 10, 2023 subject to submissions received between the publication of this report and the time of Council's decision.**