

**7. Zoning By-Law Amendment – 249 and 255 Richmond Road and 372 Tweedsmuir Avenue**

**Modification du Règlement de zonage – 249 et 255, chemin Richmond et 372, avenue Tweedsmuir**

**Committee recommendation(s), as amended**

**That Council approve an amendment to Zoning By-law 2008-250 for 249 and 255 Richmond Road and 372 Tweedsmuir Avenue, as shown in Document 1, to permit a nine-storey mixed-use, mid-rise building with site-specific zoning exceptions, as detailed in Document 2.**

**Recommandation(s) du Comité, telle que modifiée**

**Que le Conseil approuve une modification du Règlement de zonage no 2008-250 pour le 249 et le 255, chemin Richmond et le 372, avenue Tweedsmuir comme indiqué dans le document 1, afin de permettre la construction d'un immeuble de hauteur moyenne à usage polyvalent de neuf étages, avec des exceptions propres aux emplacements, comme indiqué dans le document 2.**

**Documentation/Documentation**

- 1 Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department, dated August 4, 2023 (ACS2023-PRE-PS-0078) - Revised Report (Motion No. PHC 2023-13/01)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 4 août 2023 (ACS2023-PRE-PS-0078) – Rapport Révisé (Motion n° CPL 2023-13/01)

- 2 Extract of draft Minutes, Planning and Housing Committee, August 16, 2023

Extrait de l'ébauche du procès-verbal du Comité de la planification et du

logement, le 16 août 2023

**Extract of Minutes 13  
Planning and Housing Committee  
August 16, 2023**

**Extrait du procès-verbal 13  
Comité de la planification et du logement  
Le 16 août 2023**

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Zoning By-Law Amendment – 249 and 255 Richmond Road and 373  
Tweedsmuir Avenue

File No. ACS2023-PRE-PS-0078 - Kitchissippi (15)

The Applicant, as represented Tamara Nahal, Fotenn was present in support, and available to answer questions. The Applicant advised that they did not need to address the Committee if the item carried.

The Committee carried the report recommendations as amended.

**Report recommendations**

- 1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 249 and 255 Richmond Road and 373 Tweedsmuir Avenue, as shown in Document 1, to permit a nine-storey mixed-use, mid-rise building with site-specific zoning exceptions, 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 August 23, 2023 subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried as amended

**Amendment:**

**Motion No. PHC 2023-13/01**

Moved by G. Gower

**WHEREAS** report ACS2023-PRE-PS-0078 was distributed via email to the notification list with the correct version of the report, except some references to the municipal address; and

**WHEREAS** the online version of the report was posted publicly with some minor discrepancies to the zoning schedule and the municipal addresses;

**WHEREAS** the online version of the report was posted with the incorrect Councillor comments embedded; and

**WHEREAS** it has been determined that the discrepancies are minor in nature and the amendments required have no impact on the report recommendations; and

**WHEREAS** notification with the correct report content and recommendations was provided accordingly to interested parties;

**THEREFORE BE IT RESOLVED THAT** with respect to report ACS2023-PRE-PS-0078, a revised report (attached) be accepted by Planning and Housing Committee to reflect the following minor discrepancies:

- **Correcting all references of 373 Tweedsmuir Avenue to 372 Tweedsmuir Avenue**
- **Adding the full Councillor Comments**
- **Replacing Document 3 – Schedule YYY with the correct version of the Schedule.**

**AND BE IT FURTHER RESOLVED** that pursuant to subsection 34(17) of the *Planning Act*, no further notice be given.

Carried