

**2. Zoning By-Law Amendment - 1525 and 1533 Goth Avenue**  
**Modification du Règlement de zonage – 1525 et 1533, avenue Goth**

**Committee recommendation, as amended**

**That Council approve an amendment to Zoning By-law 2008-250 for 1525 and 1533 Goth Avenue, as shown in Document 1, to rezone the lands from R2N to R4X[xxxx] in order to permit a low-rise apartment building with specific zoning provisions, as detailed in Document 2, as revised.**

**Recommandation du Comité, telle que modifiée**

**Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant les 1525 et 1533, avenue Goth, des biens-fonds illustrés dans le document 1, afin de faire passer la désignation des terrains de R2N à R4X[xxxx] et ainsi permettre la construction d'un immeuble résidentiel de faible hauteur assujetti à des dispositions de zonage particulières, comme l'expose en détail le document 2, tel que révisé.**

**Documentation/Documentation**

1. Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department, dated January 19, 2023 (ACS2023-PRE-PS-0011)  
  
Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 19 janvier 2023 (ACS2023-PRE-PS-0011)
2. Extract of draft Minutes, Planning and Housing Committee, January 31, 2023  
  
Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 31 janvier 2023

**Planning and Housing  
Committee  
Report 2  
February 8, 2023**

**2**

**Comité de de la planification et  
du logement  
Rapport 2  
Le 8 février 2023**

**Extract of Minutes 2  
Planning and Housing Committee  
January 31, 2023**

**Extrait du procès-verbal 2  
Comité de la planification et du logement  
Le 31 janvier 2023**

---

Zoning By-Law Amendment - 1525 and 1533 Goth Avenue

File No. ACS2023-PRE-PS-0011 - Gloucester-Southgate (10)

The Applicant/Owner as represented by Nadia De Santi, WSP, provided an overview of the Application and responded to questions from Committee. She was accompanied by the following:

- Keri Lewis, Interval House

Tracey Scaramozzino, Planner II and Lily Xu, Manager, Development Review – South, Planning, Real Estate and Economic Development (PRED) were present and responded to questions from Committee.

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

Tania Treciokas expressed concerns with the proposed application, noting concerns with safety, traffic and increased on street parking.

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

- Email dated January 29, 2023, from Richard Percival
- Email dated January 30, 2023, from Barbara Wasiewicz
- Email dated January 30, 2023, from Bea L
- Email dated January 30, 2023, from a Goth Avenue resident

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

**Report Recommendation(s)**

- 1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1525 and 1533 Goth Avenue, as shown in Document 1, to rezone the lands from R2N to R4X[xxxx] in order to permit a low-rise apartment building with specific zoning provisions, 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 *February 8, 2023*," subject to submissions received between the publication of this report and the time of Council's decision.**

For (12): J. Leiper, G. Gower, R. Brockington, C. Curry, L. Dudas, L. Johnson, T. Kavanagh, C. Kelly, C. Kitts, W. Lo, T. Tierney, and A. Troster

**Carried as amended (12 to 0)**

**Motion No. PHC 2023-2-2**

Moved by G. Gower

**WHEREAS** the applicant has advised the further requirement for a site specific exemption that reduces the minimum setback for any wall from 1.8 metres to 0.6 metres;

**WHEREAS** staff have no objections to this proposed reduction

**THEREFORE BE IT RESOLVED THAT**, with respect to report ACS2023-PRE-PS-0011, the Planning and Housing Committee amend Document 2 by adding a clause to Column V of Exceptions xxx1 and xxx2 with the following wording:

Planning and Housing  
Committee  
Report 2  
February 8, 2023

4

Comité de de la planification et  
du logement  
Rapport 2  
Le 8 février 2023

**“The minimum setback for the rear wall of a residential use building to a private way is 0.6 metres”**

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

**Carried**