

6. Zoning By-law Amendment - 211 Armstrong Street

Modification du Règlement de zonage – 211, rue Armstrong

Committee recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 211 Armstrong Street, as shown in Document 1, to permit a three-storey low-rise residential apartment building containing 12 dwelling units as detailed in Document 2.

Recommandation(s) du Comité

Que le Conseil approuve une modification du Règlement de zonage (no 2008-250) visant le 211, rue Armstrong, comme le montre le document 1, afin de permettre la construction d'un immeuble d'habitation de trois étages (faible hauteur) comprenant 12 logements, comme l'explique en détail le document 2.

Documentation/Documentation

- 1 Report from the Director, Planning Services, Planning, Real Estate and Economic Development, dated June 9, 2023 (ACS2023-PRE-PS-0077)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 9 juin 2023 (ACS2023-PRE-PS-0077)
- 2 Extract of draft Minutes, Planning and Housing Committee, June 21, 2023

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 21 juin 2023

Zoning By-law Amendment - 211 Armstrong Street

ACS2023-PRE-PS-0077 - Kitchissippi (15)

Andrew McCreight, Manager Development Review - Central, Planning, Real Estate and Economic Development, was present and responded to questions from Committee.

The Applicant/Owner as represented by Jack Billen and Erik Brien-Wright from Lion Trade Ltd, were present and responded to questions from Committee.

The Committee heard from the following delegation:

- Cheryl Parrott, Hintonburg Community Association (HCA) commended the applicant and planner for responding to comments from the HCA, although expressed disappointment that the applicant is unwilling to increase bicycle parking given there is limited parking in the area. Bicycle parking should be increased to one space per unit with indoor protected parking available as well.

Report recommendation(s)

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 211 Armstrong Street, as shown in Document 1, to permit a three-storey low-rise residential apartment building containing 12 dwelling units 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**

**Planning and Housing
Committee
Report 11
June 28, 2023**

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**Comité de de la planification et
du logement
Rapport 11
Le 28 juin 2023**

**of Oral and Written Public Submissions for Items Subject to
the *Planning Act* ‘Explanation Requirements’ at the City
Council Meeting of June 28, 2023” subject to submissions
received between the publication of this report and the time of
Council’s decision.**

Carried