

1. Zoning By-law Amendment – 3430 Carling Avenue

Modification du Règlement de zonage – 3430, avenue Carling

**Committee recommendation(s)**

**That Council approve an amendment to Zoning By-law 2008-250 for 3430 Carling Avenue, as shown in Document 1, to permit two six-storey residential buildings, as detailed in Document 2.**

**Recommandation(s) du Comité**

**Que le Conseil approuve une modification du Règlement de zonage (no 2008-250) pour la propriété située au 3430, avenue Carling, comme le montre le document 1, en vue de permettre l'aménagement de deux immeubles d'habitation 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 August 24, 2023 (ACS2023-PRE-PS-0104)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 24 août 2023 (ACS2023-PRE-PS-0104)

- 2 Extract of draft Minutes, Planning and Housing Committee, September 6, 2023

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 6 septembre 2023

Zoning By-law Amendment – 3430 Carling Avenue

File No. ACS2023-PRE-PS-0104 - Bay (7)

Lisa Stern, Planner III, Planning, Real Estate and Economic Development (PRED), presented an overview of the report recommendations and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The Applicant/Owner as represented by Nico Church, Fotenn provided an overview of the Application. A copy of the slide presentation is filed with the Office of the City Clerk.

The following were present on behalf of the applicant and available for questions:

- Tim Beed, Fotenn
- Akash Sinha, Rohit
- John Hebert, Rohit
- Shibinn Manivannan, Rohit

The Committee heard from the following delegations:

- Lewis Auberbach noted the zoning permitted already allows for intensification required for housing and expressed concerns with height and setbacks.
- Rick Nelson expressed concerns related to location, safety, winter maintenance issues and loss of trees on the property.

Members received the following written submissions, held on file with the City Clerk:

- Email dated August 30, 2023 from Kevin Williams
- Email dated September 5, 2023 from Kenneth LaGrave
- Email dated September 5, 2023 from Rick Nelson

Following discussions and questions of staff, 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 3430 Carling Avenue, as shown in Document 1, to permit two six-storey residential buildings, 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 September 13, 2023" subject to submissions received between the publication of this report and the time of Council's decision.**

**Carried**