

2. Zoning By-law Amendment – 314 Bell Street South

Modification du Règlement de zonage visant le 314, rue Bell sud

Committee recommendation(s), as amended

That Council approve an amendment to Zoning By-law 2008-250 for 314 Bell Street South, as shown in Document 1, to permit a three-storey four-unit addition to an existing three storey four-unit apartment building, as detailed in Document 2, revised.

Recommandation(s) du Comité, telle que modifiée

Que le Conseil approuve une modification du Règlement de zonage 2008-250 pour le 314, rue Bell Sud, comme indiqué dans le document 1, afin de permettre la construction d'un ajout de trois étages et quatre logements à un immeuble d'habitation existant de trois étages et quatre logements, comme décrit dans le document 2, tel que révisé.

Documentation/Documentation

- 1 Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department, dated August 24, 2023 (ACS2023-PRE-PS-0095)

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-0095)

- 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

**Planning and Housing
Committee
Report 14
September 13, 2023**

2

**Comité de de la planification et
du logement
Rapport 14
Le 13 septembre 2023**

**Extract of Minutes 14
Planning and Housing Committee
September 6, 2023**

**Extrait du procès-verbal 14
Comité de la planification et du logement
Le 6 septembre 2023**

Zoning By-law Amendment – 314 Bell Street South

File No. ACS2023-PRE-PS-0095 - Capital (17)

The Applicants, as represented Lucas Tardioli, HD and P 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 314 Bell Street South, as shown in Document 1, to permit a three-storey four-unit addition to an existing three storey four-unit apartment 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 13 September 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 - 14/01

Moved by G. Gower

WHEREAS report ACS2023-PRE-PS-0095 seeks approval to permit a three-storey four-unit addition to an existing three-storey four-unit apartment building, and

WHEREAS a technical amendment is required to correct one error in Document 2 of the report.

THEREFORE BE IT RESOLVED THAT, with respect to report ACS2023-PRE-PS-0095 Planning and Housing Committee, amend Document 2 by:

Substituting section 2(b)(iii) “Despite Section 65, Table 65, a porch may project 0.1 metres from a side lot line” with “Despite Section 65, Table 65, a porch and stairs may project 0.1 metres from a side lot line.”

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

Carried