

2. Zoning By-law Amendment – 845 Champlain Street

Modification au Règlement de zonage – 845, rue Champlain

Committee recommendation

That Council approve an amendment to the Zoning By-law (By-law No. 2008-250) for 845 Champlain Street, as shown in Document 1, to permit a stacked dwelling with 10 units and a parking lot, as detailed in Document 2.

Recommandation du Comité

Que le Conseil approuve une modification du Règlement de zonage (no 2008-250), visant le 845, rue Champlain, terrain représenté dans le document 1, pour autoriser l'aménagement d'une habitation superposée de 10 logements et d'un terrain de stationnement, selon les modalités précisées dans le document 2.

Documentation/Documentation

- 1 Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department, dated February 7, 2024 (ACS2024-PRE-PSX-0006)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 7 février 2024 (ACS2024-PRE-PSX-0006)

- 2 Extract of draft Minutes, Planning and Housing Committee, February 28, 2024

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 28 février 2024

Zoning By-law Amendment – 845 Champlain Street

File No. ACS2024-PRE-PSX-0006- Orléans East-Cumberland (1)

Lucy Ramirez, Planner II, Planning, Real Estate and Economic Development Department (PRED) provided an overview of the report 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 Christian Campanale, Evospace Developments provided an overview of the Application and responded to questions from Committee.

The Committee heard from the following delegations:

1. Marie Jolicoeur expressed concerns with the impact this proposed development would have on the neighbouring properties.
2. Mir Hashimi expressed concerns with potential damage to neighbouring properties as a result of demolition, as well as concerns related to privacy, parking and safety.

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

- Email dated February 21, 2024 from Melody Duncan
- Email dated February 27, 2024 from Cheryl Tofflemire

Following discussion, the Committee considered the report recommendations as presented.

Report Recommendation(s)

1. **That Planning and Housing Committee recommend Council approve an amendment to the Zoning By-law (By-law No. 2008-250) for 845 Champlain Street, as shown in Document 1, to**

permit a stacked dwelling with 10 units and a parking lot, 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 March 6, 2024" subject to submissions received between the publication of this report and the time of Council's decision.

Carried