

**4. Zoning By-law Amendment – 266 and 268 Carruthers Avenue and 177
Armstrong Street**

**Modification du Règlement de zonage – 266 et 268, avenue Carruthers et
177, rue Armstrong**

Committee recommendation as amended

That Council

- 1. approve an amendment to Zoning By-law 2008-250 for 266 and 268 Carruthers Avenue and 177 Armstrong Street, as shown in Document 1, to permit a Planned Unit Development (PUD) consisting of two three-and-one-half storey apartment buildings, as detailed in Document 2; and**
- 2. waive demolition control approval, and allow the Owner to proceed directly to demolition of 266 Carruthers Avenue, via a Demolition Permit, making the site safe for the public.**

Recommandation du Comité telles que modifiées

Que le Conseil

- 1 approuve une modification du Règlement de zonage (no 2008-250) visant les 266 et 268, avenue Carruthers et le 177, rue Armstrong, comme il est indiqué dans le document 1, afin de permettre l'aménagement d'un complexe immobilier comprenant deux immeubles d'habitation de trois étages et demi, comme il est expliqué en détail dans le document 2; et**
- 2 exempte le propriétaire de déposer une demande d'approbation de la démolition et lui permette de démolir sans plus de formalité le bâtiment situé au 266, avenue Carruthers, avec un permis de démolir, afin de sécuriser le site pour le public.**

Documentation/Documentation

- 1 Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department, dated February 16, 2024 (ACS2024-PRE-PS-0040)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 16 février 2024 (ACS2024-PRE-PS-0040)

- 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 – 266 and 268 Carruthers Avenue and 177
Armstrong Street

File No. ACS2024-PRE-PS-0040 - Kitchissippi (15)

Andrew McCreight, Manager, Development Review - Central, 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 Patricia Warren and Scott Alain, Fotenn Planning + Design provided an overview of the Application and responded to questions from Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The following staff were also present to respond to questions:

PRED

- Royce Fu, Manager, Policy Planning
- John Buck, Chief Building Inspector

The Committee heard from the following delegations:

1. Cheryl Parrott * provided context of the area, noting Hintonburg has hit it's density target as most buildings in the area are low-rise, high-density buildings.
2. Linda Hoad * spoke to a slide that illustrates several issues arising from current intensification policies and their implementation. Many buildings were once single family homes and are now multi-unit dwellings without yards. The diversity of housing options is available and the community is not getting the choices needed.

3. Celine Kavanagh * spoke to accessibility concerns that touched on there not being barrier free access to various parts of the proposed buildings, ie, garbage room, storage room, rooftop patio and outdoor space.

[Individuals / groups, as marked above, either provided comments (*) in writing or by e-mail; all submissions and presentations (+) are held on file with the Office of the City Clerk.]

Following discussion and questions of staff, the Committee carried the report recommendations as amended by Motion No. PHC 2024-23-01.

Report Recommendation(s)

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 266 and 268 Carruthers Avenue and 177 Armstrong Street, as shown in Document 1, to permit a Planned Unit Development (PUD) consisting of two three-and-one-half storey apartment 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 March 6, 2024," subject to submissions received between the publication of this report and the time of Council's decision.**

Carried as amended

**Amendment:
Motion No. PHC 2024-23-01**

Moved by G. Gower

WHEREAS the buildings on the parcels of land known as 266 and 268 Carruthers Avenue and 177 Armstrong Street are owned by Theberge Homes; and

WHEREAS the building located at 266 Carruthers Avenue is currently vacant and subject to Site Plan Control and Building Permit processes; and

WHEREAS the site is subject to a Demolition Control application in the event the owner applies to demolish the buildings before obtaining Site Plan Control approval and issuance of a Building Permit; and

WHEREAS the Owner has obtained Site Plan Control and Building Permit approval for the building located at 177 Armstrong Street and such building is nearing completion; and

WHEREAS the Owner has applied for a Zoning By-law Amendment and Site Plan Control approval to construct a replacement building at 266 and 268 Carruthers Avenue; and

WHEREAS, by waiving demolition control approval, the City will not receive \$5,339.42 (includes \$1,028.00 Legal Fee + HST) which is the fee associated with a demolition control application.

THEREFORE BE IT RESOLVED that, given the unique circumstances, Council waive demolition control approval, and allow the Owner to proceed directly to demolition of 266 Carruthers Avenue, via a Demolition Permit, making the site safe for the public.

Carried