

**13. Zoning By-law Amendment - 970 & 974 Silver Street and 1271 & 1275 Shillington Avenue**

**Modification du Règlement de zonage – 970 et 974, rue Silver et 1271 et 1275, avenue Shillington**

**Committee recommendation(s)**

**That Council approve an amendment to Zoning By-law 2008-250 for 970 & 974 Silver Street and 1271 & 1275 Shillington Avenue, as shown in Document 1, from R3A zone to R4Y[XXXX] and L1 zones, to permit a 4-storey low-rise residential building, as detailed in Document 2.**

**Recommandation(s) du Comité**

**Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant les 970 et 974, rue Silver et les 1271 et 1275, avenue Shillington, des biens-fonds illustrés dans le document 1 et dont la désignation de zonage passerait de R3A à R4Y[XXXX] et L1, afin de permettre la construction d'un immeuble résidentiel de faible hauteur, comme l'expose en détail le document 2.**

**Documentation/Documentation**

- 1 Report from Director, Planning Services, Planning, Real Estate and Economic Development, dated November 2, 2023  
(ACS2023-PRE-PS-0132)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 2 novembre 2023 (ACS2023-PRE-PS-0132)

- 2 Extract of draft Minutes, Planning and Housing Committee, November 15, 2023

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 15 novembre 2023

Zoning By-law Amendment - 970 & 974 Silver Street and 1271 & 1275  
Shillington Avenue

File No. ACS2023-PRE-PS-0132 – River (16)

Kelby Lodoen, 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 Jennifer Martens 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 heard from the following delegations:

1. Mark Dabrowski suggested a land swap as a potential option that would provide a win-win solution. Move the proposal to the other side of the park and give the current proposed property to the community centre to turn into a playground.
2. Chris Kushneriuk spoke in support of the proposed development as more density in the area is needed and will positively improve the look of the current area.
3. Jared Taylor spoke in support of the proposal, noting it is a reasonable amendment and will improve the community. The parking and bike parking also shows prioritization of active transportation.

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

- Email dated November 7, 2023 from Marisa Meaker-Williamson
- Email dated November 13, 2023 from Robert Brinker

Following discussion and questions of staff, the Committee carried the report recommendations as presented.

**Report recommendation(s)**

- 1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 970 & 974 Silver Street and 1271 & 1275 Shillington Avenue, as shown in Document 1, from R3A zone to R4Y[XXXX] and L1 zones, to permit a 4-storey low-rise residential 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 November 22, 2023," subject to submissions received between the publication of this report and the time of Council's decision.**

**Carried**