

2. Zoning By-law Amendment – 8 Withrow Avenue

Modification du Règlement de zonage – 8, avenue Withrow

Committee recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 8 Withrow Avenue, as shown in Document 1, to permit an eight-storey mixed-use building with residential and place of worship uses, and two three-storey stacked dwellings, as detailed in Document 2.

Recommandation(s) du Comité

Que le Conseil municipal approuve une modification du Règlement de zonage (no 2008 250) pour 8, avenue Withrow comme l'indique la pièce 1, afin d'autoriser la construction d'un immeuble à usage mixte de huit étages, offrant des utilisations résidentielles et religieuses, et de deux logements superposés de trois étages, selon les modalités précisées dans la pièce 2.

Documentation/Documentation

- 1. Report from the Director, Planning Services, Planning, Development and Building Services Department, dated June 10, 2024
(ACS2024-PDB-PS-0069)**

**Rapport du Directeur, Services de la planification, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 10 juin 2024
(ACS2024-PDB-PS-0069)**
- 2. Extract of draft Minutes, Planning and Housing Committee, June 19, 2024**

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 19 juin 2024

Zoning By-law Amendment – 8 Withrow Avenue

File No. ACS2024-PDB-PS-0069 - College (8)

Colette Gorni, Planner II, Planning, Development and Building Services (PDBS), provided an overview of the report and answered questions from the Committee. Royce Fu, Manager, Policy Planning, PDBS was also present and responded to questions. A copy of the slide presentation is filed with the Office of the City Clerk.

The Applicant/Owner as represented by Eric Bays, Stantec and Suzanne Le, Executive Director of Multifamily Housing Initiatives (MHI), provided an overview of the Application and responded to questions from Committee.

The Committee heard from the following delegation:

- Nancy Wilson expressed concern with access to this development and its new units. When approving new developments, it is important for the City to consider access to the property and what the traffic impacts will be. Road modifications are an integral part of this development, and the community was not given an opportunity to comment on lack of sidewalks, antiquated ditch system and traffic concerns.

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

- Email dated June 10, 2024 from Adriana Giardino
- Email dated June 17, 2024 from Nancy Wilson

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 8 Withrow Avenue, as shown in Document 1, to permit an eight-storey mixed-use building with residential and place of worship uses, and two three-storey stacked dwellings, 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 June 26, 2024, subject to submissions received between the publication of this report and the time of Council's decision.**

Carried