

- 2. Official Plan Amendment and Zoning By-law Amendment - 335 and 339 Roosevelt Avenue, 344 Winston Avenue, and 379 and 389 Wilmont Avenue**
- Modification du Plan officiel et modification du Règlement de zonage – 335 et 339, avenue Roosevelt, 344 avenue Winston ainsi que le 379 et le 389, avenue Wilmont**

**Committee recommendation(s)**

**That Council:**

- a. Approve an amendment to the Official Plan, Volume 2A - Urban Secondary Plans, Richmond Road / Westboro Secondary Plan, for 335 and 339 Roosevelt Avenue, 344 Winston Avenue, and 379 and 389 Wilmont Avenue, in order to permit a 13 and a 14-storey high rise apartment, as detailed in Document 2.**
- b. Approve an amendment to Zoning By-law 2008-250 for 335 and 339 Roosevelt Avenue, 344 Winston Avenue, and 379 and 389 Wilmont Avenue to permit a 13 and a 14-storey high rise apartment, and land for a new public park, as detailed in Documents 3 and 4.**

**Recommandation(s) du comité**

**Que le Conseil :**

- a. Approuve la modification à apporter au volume 2A (Plans secondaires urbains, Plan secondaire du secteur du chemin Richmond à Westboro) du Plan officiel pour le 335 et le 339, avenue Roosevelt, le 344, avenue Winston, ainsi que le 379 et le 389, avenue Wilmont, afin d'autoriser la construction d'un immeuble d'appartements de grande hauteur de 13 et de 14 étages selon les modalités précisées dans la pièce 2;**
- b. Approuve la modification à apporter au Règlement de zonage (no 2008 250) pour le 335 et le 339, avenue Roosevelt, le 344, avenue**

**Winston, ainsi que le 379 et le 389, avenue Wilmont afin d'autoriser la construction d'un immeuble d'appartements de grande hauteur de 13 et de 14 étages et l'aménagement d'un terrain pour un nouveau parc public, selon les modalités précisées dans les pièces 3 et 4.**

Documentation/Documentation

1. Extract of draft Minutes, Planning and Housing Committee, November 5, 2024  
  
Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 5 novembre 2024
2. Director's Report, Planning Services, Planning, Development and Building Services, dated October 30, 2024 (ACS2024-PDB-PSX-0034)  
  
Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 30 octobre 2024 (ACS2024-PDB-PSX-0034)

Official Plan Amendment and Zoning By-law Amendment - 335 and 339  
Roosevelt Avenue, 344 Winston Avenue, and 379 and 389 Wilmont  
Avenuee

File No. ACS2024-PDB-PSX-0034– Kitchissippi (15)

Jean Charles, Planner III, Planning, Development and Building Services (PDBS) 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 Committee heard from the following delegation:

- Tim Gray, Westboro Community Association expressed issues with the process of this development, noting the community was caught off guard with the addition of the park as it is felt it is not needed and that the land would be better used for housing. Also noted was the turning circle at the end of Roosevelt is problematic.

The Applicant/Owner as represented by Jacob Buldoc, Fotenn, was present to respond to questions from committee if required.

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:**
  - a. **Approve an amendment to the Official Plan, Volume 2A - Urban Secondary Plans, Richmond Road / Westboro Secondary Plan, for 335 and 339 Roosevelt Avenue, 344 Winston Avenue, and 379 and 389 Wilmont Avenue, in order to permit a 13 and a 14-storey high rise apartment, as detailed in Document 2.**
  - b. **Approve an amendment to Zoning By-law 2008-250 for 335 and 339 Roosevelt Avenue, 344 Winston Avenue, and 379**

**and 389 Wilmont Avenue to permit a 13 and a 14-storey high rise apartment, and land for a new public park, as detailed in Documents 3 and 4.**

- 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 13, 2024," subject to submissions received between the publication of this report and the time of Council's decision.**

**Carried**