

3. Official Plan and Zoning By-law Amendment - 424 Churchill Avenue N.

Modification du Plan officiel et modification du Règlement de zonage – 424, avenue Churchill Nord

Committee recommendation(s)

That Council:

- 1. Approve an amendment to the Official Plan, Volume 2a, Richmond Road / Westboro Secondary Plan, for 424 Churchill Avenue North, as shown in Document 1, for increased buildings heights as detailed in Document 2.**
- 2. Approve an amendment to Zoning By-law 2008-250 for 424 Churchill Avenue North, as shown in Document 1, to permit an eight-storey residential building, as detailed in Document 3.**

Recommandation(s) du comité

Que le Conseil :

- 1. Approuve une modification à apporter au volume 2A (Plan secondaire du secteur du chemin Richmond à Westboro) du Plan officiel pour le 424, avenue Churchill Nord, comme l'indique la pièce 1, pour augmenter la hauteur des immeubles selon les modalités précisées dans la pièce 2;**
- 2. Approuve une modification à apporter au Règlement de zonage (no 2008-250) pour le 424, avenue Churchill Nord, comme l'indique la pièce 1, afin d'autoriser la construction d'un immeuble d'habitation de huit étages selon les modalités précisées dans la pièce 3.**

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 25, 2024 (ACS2024-PDB-PS-0098)

Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 25 octobre 2024 (ACS2024-PDB-PS-0098)

Official Plan and Zoning By-law Amendment - 424 Churchill Avenue N.

File No. ACS2024-PDB-PS-0098 – Kitchissippi (15)

The Applicant/Owner as represented by Jillian Simpson and Lisa Dalla Rosa, Fotenn Planning + Design were present in support, and available to answer questions. The Applicants advised that they did not need to address the Committee if the item carried.

Tim Gray, Westboro Community Association was present in support of the application and advised he did not need to address the Committee if the item carried.

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 4, 2024 from Deb Chapman
- Email dated November 4, 2024 from Kristi Ross

The Committee Carried the report recommendations as presented.

Report Recommendation(s)

That Planning and Housing Committee:

1. **Recommend Council approve an amendment to the Official Plan, Volume 2a, Richmond Road / Westboro Secondary Plan, for 424 Churchill Avenue North, as shown in Document 1, for increased buildings heights as detailed in Document 2.**
2. **Recommend Council approve an amendment to Zoning By-law 2008-250 for 424 Churchill Avenue North, as shown in Document 1, to permit an eight-storey residential building, as detailed in Document 3.**
3. **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**

**Planning and Housing
Committee
Report 37
November 13, 2024**

4

**Comité de de la planification et
du logement
Rapport 37
Le 13 novembre 2024**

**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