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| <p><b>1. Zoning By-law Amendment - 10 Garrison Street</b></p> <p><b>Modification du Règlement de zonage – 10, rue Garrison</b></p> |
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**Committee recommendation(s)**

**That Council approve an amendment to Zoning By-law 2008-250 for 10 Garrison Street from R1MM to R4UC[xxxx], as shown in Document 1, to permit the redevelopment of the site into a three-storey plus basement low-rise apartment building, as detailed in Document 2.**

**Recommandation(s) du comité**

**Que le Conseil approuve une modification du Règlement de zonage (no 2008-250) pour le 10, rue Garrison, afin de passer de la zone R1MM à la zone R4UC[xxxx], comme l'indique le document 1, pour autoriser le réaménagement du site en immeuble d'appartements de faible hauteur de trois étages (plus le sous-sol), selon les modalités précisées dans le document 2.**

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-0029)  
  
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-0029)

Zoning By-law Amendment - 10 Garrison Street

File No. ACS2024-PDB-PSX-0029 – Kitchissippi (15)

Margot Linker, Planner II, 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 delegations:

1. Dave Allston, Wellington Village Community Association expressed concerns with privacy, lack of consideration of trees and the need for more discussion.
2. Katie Cullwick echoed comments of the previous speaker noting more community engagement with the City on the new Zoning By-law review would be ideal, and expressed concerns with converting space in the building in the future to more units.

The Applicant/Owner as represented by Paul Robinson, P H Robinson Consulting, provided an overview of the Application and responded to questions from Committee.

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

- Email dated October 30, 2024 from David Fraser
- Email dated November 3, 2024 from Jerene Southerland
- Email dated November 4, 2024 from Carolyn Kearney

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 10**

**Garrison Street from R1MM to R4UC[xxxx], as shown in Document 1, to permit the redevelopment of the site into a three-storey plus basement low-rise apartment 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 13, 2024,” subject to submissions received between the publication of this report and the time of Council’s decision.**

**Carried**