

1. **Zoning By-law Amendment – 16 Anna Avenue and 1160 Carling Avenue**  
**Modification du Règlement de zonage – 16, avenue Anna et 1160, avenue Carling**

**Committee recommendation(s)**

**That Council approve an amendment to Zoning By-law 2008-250 for 16 Anna Avenue and 1160 Carling Avenue, as shown in Document 1, to permit a day care in the existing detached dwelling and to consider the properties one lot for zoning purposes, as detailed in Document 2.**

**Recommandation(s) du comité**

**Que le Conseil approuve une modification du *Règlement de zonage 2008-250* visant le 16, avenue Anna et le 1160, avenue Carling, des biens-fonds illustrés dans le document 1, afin qu'une garderie puisse occuper une habitation isolée et que les propriétés soient réputées ne constituer qu'un seul lot aux fins de zonage, comme l'expose en détail le document 2.**

Documentation/Documentation

1. Extract of draft Minutes, Planning and Housing Committee, February 5, 2025  
Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 5 février 2025
2. Director's Report, Planning Services, Planning, Development and Building Services, dated January 15, 2025 (ACS2025-PDB-PSX-0014)  
Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 15 janvier 2025 (ACS2025-PDB-PSX-0014)

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Zoning By-law Amendment – 16 Anna Avenue and 1160 Carling Avenue

File No. ACS2025-PDB-PSX-0014 – River (16)

Samantha Gatchene, 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. Annie Woo\* expressed concern with the approval of this application resulting in the loss of affordable housing, safety of children due to configuration, increased parking and lack of transparency.
2. Bernard Sullivan\* spoke in opposition to the application to rezone, noting lack of visible signage, parking issues, traffic congestion. Concerns were also expressed with the potential of future buildings on the site, if the property was sold.

[ \* Individuals / groups marked with an asterisk above either provided comments in writing or by e-mail; all submissions and presentations are held on file with the Office of the City Clerk. ]

The Applicant/Owner as represented by Tamara Nahal, Fotenn Planning + Design provided an overview of the Application and responded to questions from Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

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

- Email dated January 31, 2025 from Bob Crout
- Email dated February 2, 2025 from Jonathan Coles
- Email dated February 2, 2025 from Carole Horgan
- Email dated February 2, 2025 from Eamon Colevin

- Email dated February 3, 2025 from Kevin Anderson

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 16 Anna Avenue and 1160 Carling Avenue, as shown in Document 1, to permit a day care in the existing detached dwelling and to consider the properties one lot for zoning purposes, 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 February 12, 2025, subject to submissions received between the publication of this report and the time of Council's decision.**

**Carried**