

**1. Zoning By-law and Official Plan Amendment – 50 Bayswater Avenue and 1088 Somerset Street West**

**Modification du Plan officiel et modification du Règlement de zonage – 50, avenue Bayswater et 1088, rue Somerset Ouest**

**Committee recommendation(s) as amended**

**That Council approve:**

- 1. An amendment to the Official Plan, Volume 2A, Wellington Street West Secondary Plan, for 50 Bayswater Avenue and 1088 Somerset Street West, as shown in Document 1, to permit a mixed-use development consisting of a six-storey building fronting onto Somerset Street West and a 16-storey addition to an existing 17-storey high-rise building on Bayswater Avenue, as detailed in Document 2.**
- 2. An amendment to Zoning By-law 2008-250, as amended, for 50 Bayswater Avenue and 1088 Somerset Street West, as shown in Document 1, to permit a mixed-use development consisting of a six-storey building fronting onto Somerset Street West and a 16-storey addition to an existing 17-storey high-rise building on Bayswater Avenue, as detailed in Document 3, as amended by Motion No. PHC 2025-43-01.**

**Recommandation(s) du comité, telles que modifiées**

**Que le Conseil municipal approuve :**

- 1. Une modification à apporter au volume 2A du Plan officiel, Plan secondaire de la rue Wellington Ouest, pour le 50, avenue Bayswater et le 1088, rue Somerset Ouest, comme l'indique le document 1, afin d'autoriser un aménagement polyvalent consistant en un bâtiment de six étages donnant sur la rue Somerset Ouest et un rajout de 16 étages à un bâtiment existant de grande hauteur de 17 étages sur l'avenue Bayswater, comme l'expose en détail le document 2.**
- 2. Une modification du Règlement de zonage 2008-250, dans sa version modifiée, pour le 50, avenue Bayswater et le 1088, rue Somerset Ouest, comme l'indique le document 1, afin d'autoriser un aménagement 3 polyvalent consistant en un bâtiment de six étages donnant sur la rue Somerset Ouest et un rajout de 16 étages à un bâtiment existant de grande hauteur de 17 étages sur l'avenue Bayswater, comme l'expose en détail le document 3, dans sa version modifiée par le motion no CPL 2025-43-01.**

Documentation/Documentation

1. Extract of draft Minutes, Planning and Housing Committee, March 19, 2025  
Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 19 mars 2025
2. Director's Report, Planning Services, Planning, Development and Building Services, dated March 11, 2025 (ACS2025-PDB-PSX-0006)  
Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 11 mars 2025 (ACS2025-PDB-PSX-0006)

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1088 Somerset Street West

File No. ACS2025-PDB-PSX-0006 – Kitchissippi (15)

The Applicant/Owner as represented by Tyler Yakichuk, Fotenn was present in support, and available to answer questions. The Applicant advised that they 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 March 17, 2025 from Linda Hoad

The Committee Carried the report recommendations as presented.

**Report Recommendation(s)**

- 1. That Planning and Housing Committee recommend Council approve:**
  - a. An amendment to the Official Plan, Volume 2A, Wellington Street West Secondary Plan, for 50 Bayswater Avenue and 1088 Somerset Street West, as shown in Document 1, to permit a mixed-use development consisting of a six-storey building fronting onto Somerset Street West and a 16-storey addition to an existing 17-storey high-rise building on Bayswater Avenue, as detailed in Document 2.**
  - b. An amendment to Zoning By-law 2008-250, as amended, for 50 Bayswater Avenue and 1088 Somerset Street West, as shown in Document 1, to permit a mixed-use development consisting of a six-storey building fronting onto Somerset**

**Street West and a 16-storey addition to an existing 17-storey high-rise building on Bayswater Avenue, as detailed in Document 3.**

- 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 26, 2025, subject to submissions received between the publication of this report and the time of Council’s decision.**

**Carried**

**Motion No. PHC 2025-43-01**

Moved by G. Gower

**THEREFORE BE IT RESOLVED that Planning and Housing Committee amend Report ACS2025-PDB-PSX-0006 – Zoning By-law Amendment – 50 Bayswater Avenue and 1088 Somerset Street West by amending Document 3 – Details of Recommended Zoning:**

- 1. By replacing the text: “Despite any provisions to the contrary, a required 2.0 metre building setback more than the provided setback from the front lot line may be provided at the 13th and 15th storey.” with the text: “Despite any provisions to the contrary, at least one setback of 2.0 metres is required at or above the 6th storey, but no higher than the 15th storey.”**

**and;**

**BE IT FURTHER RESOLVED that there be no further notice pursuant to Subsection 34(17) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.**

**Carried**