

4. Zoning By-law Amendment – 2409 Carlsen Avenue

Modification du Règlement de zonage – 2409, avenue Carlsen

Committee recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 2409 Carlsen Avenue, as shown in Document 1, from “Residential Third Density, Subzone A” (R3A) to “Residential Fourth Density, Subzone UD”, Urban Exception XXXX (R4UD[XXXX])” in order to facilitate the construction of three, low-rise apartment buildings containing eight units each, as detailed in Document 2.

Recommandation(s) du comité

Que le Conseil approuve une modification du Règlement de zonage 2008-250 visant le 2409, avenue Carlsen, un bien-fonds illustré dans le document 1, afin de faire passer la désignation de l'emplacement de « Zone résidentielle de densité 3, sous-zone A » (R3A) à « Zone résidentielle de densité 4, sous zone UD, exception urbaine XXXX (R4UD[XXXX]) » et ainsi permettre la construction de trois immeubles résidentiels de faible hauteur abritant chacun huit logements, comme l'expose en détail le document 2.

Documentation/Documentation

1. Extract of draft Minutes, Planning and Housing Committee, August 20, 2025
Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 20 août 2025
2. Director's Report, Planning Services, Planning, Development and Building Services, dated August 14, 2025 (ACS2025-PDB-PSX-0056)
Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 14 août 2025 (ACS2025-PDB-PSX-0056)

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File No. ACS2025-PDB-PSX-0056 – Capital (17)

Jack Smith, Planner II, Planning, Development and Building Services (PDBS), provided an overview of the report and answered questions from the Committee. Andrew McCreight, Manager, Development Review – Central, PDBS was also present and responded to questions. A copy of the slide presentation is filed with the Office of the City Clerk.

S. Menard, Ward Councillor for the area, was present and participated in the discussion and questions of the delegations and Staff.

The Committee heard from the following delegations:

1. Martha Joslin spoke in opposition of the proposed development, noting issues related to lack of parking, pedestrian safety as well suggested the proposal should be modified to address the concerns of the community.
2. Alycia Artyszuk* expressed concerns related to parking and loss of greenspace. As well, noted there is a hedge that is slated to be removed that is not on the subject property, but rather on theirs and expressly stated they do not want it removed.
3. Adil Mahmed reiterated concerns related to parking, inadequate bike spaces, loss of greenspace and privacy.

[* 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 Jillian Simpson and Scott Alain, Fotenn and Jeremy Silbert, Theberge Homes 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 August 14, 2025 from Timothy Paupst and Mary Pootoogook

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 2409 Carlsen Avenue, as shown in Document 1, from “Residential Third Density, Subzone A” (R3A) to “Residential Fourth Density, Subzone UD”, Urban Exception XXXX (R4UD[XXXX])” in order to facilitate the construction of three, low-rise apartment buildings containing eight units each, 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 August 27, 2025,” subject to submissions received between the publication of this report and the time of Council’s decision.

Carried