

**Extract of Draft Minutes 17
Planning Committee
November 28, 2019**

**Extrait de l'ébauche
du procès-verbal 17
Comité de l'urbanisme
le 28 novembre 2019**

Zoning By-law Amendment – 87 Stirling Avenue

ACS2019-PIE-PS-0125

Kitchissippi (15)

Report recommendations

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 87 Stirling Avenue to permit a three-storey low-rise apartment dwelling with seven dwelling units, as detailed in Document 2.**
- 2. That Planning 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 December 11, 2019," subject to submissions received between the publication of this report and the time of Council's decision.**

The committee heard two delegations:

Linda Hoad, Hintonburg Community Association¹ highlighted several positive changes from the earlier proposal by the developer, including the provision of a visitor parking/deliveries space and the provision of one bicycle parking space per unit. She encouraged the City, going forward, to increase the minimum bicycle parking requirements in areas where there will not be vehicle parking provided, and to set a standard for indoor bicycle parking. She appreciated improvements to the original

¹ Submission on file

façade, but also requested that the existing brick on the façade be retained on the ground and second floors. She noted the importance of requiring higher quality compatible designs when adding low-rise apartments through the R4 zoning review, to neighbourhoods such as Hintonburg, in order to mitigate considerable resistance.

Bria Aird, Fotenn Consultants Inc., and Olivia Gauthier, 2B Developments (applicant) noted changes that have been made to the design to address community concerns, and that they will continue working with the community through the site plan control process to address concerns. They noted that a significant amount of relief the applicant is seeking, and perhaps some of the cause for community concerns around process, is due to the existing building being retained and the impact on affordability of construction.

The following staff responded to questions: Ann O'Connor, Planner II, and Doug James, Manager, Development Review – Central, Planning, Infrastructure and Economic Development department

The following correspondence was provided to the committee coordinator for the Planning Committee between November 18 (the date the report was published to the City's website with the agenda) and the time it was considered on November 28, a copy of which is held on file:

Comments dated November 24 from Lorrie Marlow and Azeb Debebe

Comments dated November 27 from Linda Hoad, Hintonburg Community Association

The committee carried the report recommendations as presented.