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Zoning By-Law Amendment – 341 and 343 Tweedsmuir Avenue

ACS2020-PIE-PS-0039

Kitchissippi (15)

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### Report recommendations

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 341 and 343 Tweedsmuir Avenue to permit the reduction of select zoning performance standards in order to convert an existing pair of three-unit dwelling into four-unit low-rise apartment dwellings, 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 May 27, 2020", subject to submissions received between the publication of this report and the time of Council's decision.**

The committee heard two delegations on this matter:

- Michael Glenwright, neighbouring property owner of the proposed development, spoke in opposition to the proposal. He noted the development would have an exit onto his property, under his driveway, and he raised concerns about how that might lead to issues with cut-through, lack of maintenance and snow removal and potential risk of injury to persons using his property.
- Murray Chown, Novatech (applicant)<sup>1</sup>, noted the proposal is also subject to a Site Plan application and indicated Mr. Glenwright's concerns could be considered

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<sup>1</sup> Submission held on file

during that process, including an agreement to construct a fence between the properties.

In addition to that previously noted, the following correspondence was provided to the committee coordinator between April 27 (the date the agenda was published to the City's website) and the time it was considered on May 14, a copy of which is held on file:

- Email dated May 2 from Matt (otherwise unsigned) (email sender 'Matthew Pamerter')

The committee CARRIED the report recommendations on a division of 6 yeas and 2 nays, as follows:

YEAS (6): Councillors T. Tierney, R. Brockington S. Moffatt, A. Hubley, Vice-chair G. Gower, Chair J. Harder

NAYS (2): Councillors L. Dudas, J. Leiper