

Zoning By-law Amendment – 348 and 350 Winona Avenue

ACS2019-PIE-PS-0034

Kitchissippi (15)

Report Recommendations

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 348 and 350 Winona Avenue to permit the reduction of select zoning performance standards in order to convert an existing three-unit dwelling into a four-unit low-rise apartment dwelling, 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 City Clerk and Solicitor's Office 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 8, 2019" subject to submissions received between the publication of this report and the time of Council's decision.**

The following staff of the Planning, Infrastructure and Economic Development department responded to questions:

- Doug James, Manager, Development Review – Central
- Jean-Charles Renaud, Planner
- Alain Miguelez, Manager, Policy Planning
- John Smit, Director, Economic Development and Long Range Planning

The committee heard two delegations:

- Gary Ludington, Westboro Community Association, raised concerns about process, noting the community submitted comments when the developer applied to the Committee of Adjustment for Consent and Minor Variance to construct a triplex and had come forward again now that the developer is seek a zoning amendment to build a fourth unit, which they always intended to construct. He was concerned about how often this two-stage process is occurring in Westboro and wondered whether there is a better way to treat these applications prior to construction, noting that it was easy to see there were plans for an extra unit because of the extra meter added during the building construction, even though the initial application was for a triplex. He also raised concerns about the lack of investment for parkland and about parking enforcement.
- Murray Chown, accompanied by Danna See-Har, Novatech (applicant), responded to Mr. Ludington's comments, noting that, in terms of parking, the applicant is providing two spaces even though none are required for this building under the By-law. In terms of process, he noted that many of his clients are small builders who undertake this two-staged process in order to avoid construction delays and to generate revenue from a triplex until they are in a better position to undertake the costly variance and site plan application required for a fourth unit. He indicated he has been working with his clients to be upfront with the community and the Committee of Adjustment from the initial stage about such intent, also noting his client on this application was not the original developer.

Planning Committee received the following correspondence between April 15 (the date the report was published to the City's website with the agenda) and the time it was considered on April 25, a copy of which is held on file:

- Email dated April 9 from Oliver Van Audenhaege for distribution at this meeting

Planning Committee CARRIED the report recommendations as presented with Councillors L. Dudas, G. Gower and J. Leiper dissenting.