

**9. Zoning By-law Amendment – 3437 Innes Road
Modification du Règlement de zonage – 3437, chemin Innes**

Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 3437 Innes Road to permit a mixed-use building up to six-storeys in height, as shown in Document 1 and as detailed in Documents 2 and 3.

Recommandation du Comité

Que le Conseil approuve une modification du Règlement de zonage (no 2008-250) visant le 3437, chemin Innes pour permettre l'aménagement d'un immeuble polyvalent d'une hauteur maximale de six étages, comme indiqué dans le document 1 et expliqué en détail dans les documents 2 et 3.

Documentation/Documentation

1. Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department, dated October 11, 2022 (ACS2022-PIE-PS-0090)

Rapport du Directeur, Services de la planification, Direction générale de la planification, de l'immobilier et du développement économique, daté le 11 octobre 2022 (ACS2022-PIE-PS-0090)

2. Extract of draft Minutes, Planning Committee, October 27, 2022

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 27 octobre 2022

Zoning By-law Amendment – 3437 Innes Road

File No. ACS2022-PIE-PS-0090 - Innes (Ward 2)

The Applicant/Owner as represented by Ryan Poulton, Novatech, provided an overview of the Application and responded to questions from Committee.

The following speaker addressed the Committee to speak to the application:

- Roxanne Chatelain expressed concerns with the intensification of the proposal, noting a six storey building is out of character and not compatible with the existing neighbourhood. Appreciates that the Applicant has made several compromises trying to accommodate concerns of the residents, however, there are still concerns related to privacy and noise.

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Anne Doucet Board email dated October 18, 2022, with comments

Following discussion on this item, the Committee carried the report recommendations as presented.

Report recommendations

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3437 Innes Road to permit a mixed-use building up to six-storeys in height, as shown in Document 1 and as detailed in Documents 2 and 3.**
- 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 November 9, 2022 subject to submissions received between the publication of this report and the time of Council's decision.

Carried