

10. Zoning By-law Amendment - 1015 Tweddle Road

Modification du Règlement de zonage – 1015, chemin Tweddle

Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for parts of 1015 Tweddle Road, as shown in Document 1, to rezone the lands from 'Development Reserve' to 'Residential Fifth Density, Subzone A, Exception XXXX - Holding', 'Parks and Open Space Zone, Subzone R', and 'Environmental Protection'; as detailed in Document 2.

Recommandation du Comité

Que le Conseil approuve une modification à apporter au Règlement de zonage no 2008 250 pour des parties du 1015, chemin Tweddle, représentées dans la pièce 1, afin de rezoner les terrains qui appartiennent à la zone « Aménagement futur » pour qu'ils relèvent de la zone « zone résidentielle de densité 5, sous zone A, exception XXXX – Aménagement différé », de la zone « parc et espace vert, sous zone R » et de la zone « protection de l'environnement », selon les modalités précisées dans la pièce 2.

Documentation/Documentation

1. Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department, dated October 12, 2022 (ACS2022-PIE-PS-0092)

Rapport du Directeur, Services de la planification, Direction générale de la planification, de l'immobilier et du développement économique, daté le 12 octobre 2022 (ACS2022-PIE-PS-0092)

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 - 1015 Tweddle Road

File No. ACS2022-PIE-PS-0092 - Orléans (Ward 1)

Shoma Murshid, Planner II, Planning Services, Planning, Real Estate and Economic Development Department (PRED), presented an overview of the application and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The Applicant/Owner as represented by Miguel Tremblay, Fotenn, provided an overview of the Application and responded to questions from Committee.

The following staff were also present and responded to questions:

- PRED: Geraldine Wildman, Manager, Planning Services; Royce Fu Manager, Economic Development Services; Nick Stow, Program Manager, Economic Development Services;
- Innovative Client Services Department: Tim Marc, Senior Legal Counsel-Planning, Development and Real Estate.

The following speakers addressed the Committee to speak to the Application:

- J. P. Unger spoke on behalf of Greenspace Alliance of Canda's Capital urging Committee to reject this application, noting concerns with consultation, flooding, impact on nesting area of migratory birds and location.
- Linda McCourt also touched on wetlands and flooding and added concerns related to the need for more affordable housing.

- Barbara Ramsay, CAFES, spoke to a slide presentation that touched on concerns related to developing on a floodplain, rushing the approval process, liability issues and encouraged Committee to reject the application.

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

- Paul Johanis, Chair, Greenspace Alliance of Canada's Capital, letter received October 27, 2022, with comments
- J. P. Unger letter received October 27, 2022, opposed

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 parts of 1015 Tweddle Road, as shown in Document 1, to rezone the lands from 'Development Reserve' to 'Residential Fifth Density, Subzone A, Exception XXXX - Holding', 'Parks and Open Space Zone, Subzone R', and 'Environmental Protection'; 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 November 9, 2022," subject to submissions received between the publication of this report and the time of Council's decision.**

For (7): Co-Chair: Councillor G. Gower, Co-Chair: Councillor S. Moffatt,
Councillor R. Brockington, Councillor C. Curry, Councillor L. Dudas,
Councillor C. Kitts, and Councillor T. Tierney

Against (2): Councillor J. Leiper, and Councillor S. Menard

Carried (7 to 2)