

2. Zoning By-law Amendment - 6173 Renaud Road

Modification du Règlement de zonage – 6173, chemin Renaud

Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 6173 Renaud Road, as shown in Document 1, from Development Reserve to Residential Fourth Density, Subzone M, Exception XXXX (R4M-XXXX) to permit 24 dwelling units (back-to-back stacked dwellings and back-to-back townhouse dwellings) in a planned unit development, as detailed in Document 2.

Recommandation du Comité

Que le Conseil municipal approuve la modification à apporter au Règlement de zonage no 2008-250 pour le 6173, chemin Renaud, comme l'indique la pièce 1, afin d'autoriser l'aménagement de 24 habitations en rangée dos à dos et logements superposés en rangée dans un complexe immobilier planifié, 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 February 14, 2023 (ACS2023-PRE-PS-0025)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 14 février 2023 (ACS2023-PRE-PS-0025)

2. Extract of draft Minutes, Planning and Housing Committee, February 27, 2023

Extrait de l'ébauche du procès-verbal du Comité de la planification et du

logement, le 27 février 2023

**Extract of Minutes 4
Planning and Housing Committee
February 27, 2023**

**Extrait du procès-verbal 4
Comité de la planification et du logement
Le 27 février 2023**

4.4 Zoning By-law Amendment - 6173 Renaud Road

ACS2023-PRE-PS-0025 - Orléans South-Navan (19)

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 Rosaline Hill, RJH Architect, provided an overview of the Application and responded to questions from Committee. She was accompanied by the Peter Hume, HPURBAN who also responded to questions.

The following staff were also present and responded to questions:

PRED:

- Geraldine Wildman, Manager, Development Review - East
- Derrick Moodie, Director, Planning Services
- Elizabeth Murphy, Program Manager, Transportation Engineering Services
- Frank McKinney, Program Manager, Transportation Planning-Environmental Assessments

Innovative Client Services:

- Tim Marc, Senior Legal Counsel, Planning, Development & Real Estate

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

- Heather Buchanan, Bradley Estates Community Association, however grateful the developer has addressed some of the community concerns, there are still concerns related to lack of infrastructure, traffic impacts and the location of the future BRT along Navan Road as it's an unpaved and heavily trafficked road.

Following discussion on this item, the Committee carried the report recommendations as amended by the following motion:

Report Recommendation(s)

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 6173 Renaud Road, as shown in Document 1, from Development Reserve to Residential Fourth Density, Subzone M, Exception XXXX (R4M-XXXX) to permit 24 dwelling units (back-to-back stacked dwellings and back-to-back townhouse dwellings) in a planned unit development.
2. That Planning and Housing 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 March 8, 2023, subject to submissions received between the publication of this report and the time of Council's decision.

For (12): J. Leiper, G. Gower, R. Brockington, C. Curry, L. Johnson, T. Kavanagh, C. Kelly, C. Kitts, W. Lo, T. Tierney, A. Troster, and G. Darouze

Against (1): L. Dudas

Carried as amended (12 to 1)

Motion No. PHC 2023-4/02

Moved by G. Gower

WHEREAS with respect to report ACS2023-PRE-PS-0025, the incorrect Ward, [Ward: Orléans West-Innes (2) – Quartier Orléans-Ouest-Innes (2)], was listed on the cover page in both English and French; and

WHEREAS following the Ward Boundary Review the subject site is now located in Ward 19 (Orleans South-Navan); and

WHEREAS the Councillor for Ward 19 has been involved in the review of the zoning application.

THEREFORE BE IT RESOLVED THAT, with respect to report ACS2023-PRE-PS-0025, the cover page be updated in both English and French with the following:

Ward: Orleans South-Navan (19)

Quartier : Orléans-Sud-Navan (19)

AND BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the Planning Act, no further notice be given.

Carried