

**3. Zoning By-law Amendment – 2504 White Street**

**Modification du Règlement de zonage – 2504, rue White**

**Committee recommendation(s)**

**That Council approve an amendment to Zoning By-law 2008-250 for 2504 White Street as shown in Document 1, from DR – Development Reserve to R1E – Residential First Density and R3Z – Residential Third Density with site-specific exceptions to permit a Planned Unit Development with townhouse and stacked townhouse dwellings, subject to a holding provision, and the retention of an existing home, as detailed in Document 2.**

**Recommandation(s) du Comité**

**Que le Conseil approuve une modification au Règlement de zonage 2008 250 pour le 2504, rue White, comme indiqué dans le document 1, afin de faire passer le zonage de Zone d'aménagement futur (DR) à Zone résidentielle de densité 1 (R1) et à Zone résidentielle de densité 3 (R3) et accorder des exceptions propres à des emplacements afin de permettre l'aménagement d'un complexe immobilier planifié qui comprend des habitations en rangée et des habitations en rangée superposées et est assujetti à une disposition d'aménagement différé, ainsi que la conservation d'une maison existante, comme l'explique en détail le document 2.**

**Documentation/Documentation**

1. Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department, dated May 5, 2023 (ACS2023-PRE-PS-0052)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 5 mai 2023 ( ACS2023-PRE-PS-0052)

2. Extract of draft Minutes, Planning and Housing Committee, May 17, 2023

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 17 mai 2023

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File No. ACS2023-PRE-PS-0052 - Orléans South-Navan (19)

Kelly Livingstone, Planner II, Planning, Real Estate and Economic Development Department (PRED) presented an overview of the report 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 Patricia Warren, Fotenn provided an overview of the Application and responded to questions from Committee. Nico Church, Fotenn and Eric Longpre, Owner were present and available for questions. A copy of the slide presentation is filed with the Office of the City Clerk.

The Committee heard from the following delegation:

Jean Sigouin expressed concerns with the application that touched on lack of fencing and year-round buffering, eliminating relief on side yard setbacks, inclusion of stacked town houses and tree removal.

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

- Email dated May 16, 2023 from Paul Johanis, Greenspace Alliance of Canada's Capital

Following discussion and questions of staff, the Committee carried the report recommendations as presented.

**Report Recommendation(s)**

- 1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2504 White Street as shown in Document 1, from DR – Development Reserve to R1E – Residential First Density and R3Z –**

**Residential Third Density with site-specific exceptions to permit a Planned Unit Development with townhouse and stacked townhouse dwellings, subject to a holding provision, and the retention of an existing home, as detailed in Document 2.**

- 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 May 24, 2023," subject to submissions received between the publication of this report and the time of Council's decision.**

**Carried**