

5. Zoning By-law Amendment - 901 and 700 Solarium Avenue, 3001 and 3006 Showcase Crescent, and Parts of 4875 Spratt Road

Modification du Règlement de zonage - 901 et 700, avenue Solarium, 3001 et 3006, croissant Showcase, et parties du 4875, chemin Spratt

Committee recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 901 and 700 Solarium Avenue, 3001 and 3006 Showcase Crescent, and Parts of 4875 Spratt Road, as shown in Document 1, to permit back-to-back townhouses with a height of 14 metres and a minimum lot area of 80 square metres, to permit air conditioner condensers to project into the front yard, and to include a schedule pertaining to minimum setbacks for one of the subject areas, as detailed in Document 2.

Recommandation(s) du Comité

Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant les 901 et 700, avenue Solarium, les 3001 et 3006, croissant Showcase et certaines parties du 4875, chemin Spratt, des biens-fonds illustrés dans le document 1, afin de permettre une augmentation à 14 mètres de la hauteur d'habitations en rangée dos à dos, une réduction à 80 mètres carrés de la superficie minimale des lots, la présence de condenseurs de climatiseurs dans les cours avant et l'ajout d'une annexe portant sur les retraits minimaux de l'un des biens-fonds visés, comme l'expose en détail le document 2.

Documentation/Documentation

- 1 Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department (ACS2023-PRE-PS-0099)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique (ACS2023-PRE-PS-0099)

- 2 Extract of draft Minutes, Planning and Housing Committee, August 16, 2023

**Planning and Housing
Committee
Report 13
August 23, 2023**

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**Comité de de la planification et
du logement
Rapport 13
Le 23 août 2023**

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 16 août 2023

Zoning By-law Amendment - 901 and 700 Solarium Avenue, 3001 and
3006 Showcase Crescent, and Parts of 4875 Spratt Road

File No. ACS2023-PRE-PS-0099 - Riverside South-Findlay Creek (22)

The Applicants, as represented Marcel Denomme and Nadia De Santi, WSP were present in support, and available to answer questions. The Applicant advised that they did not need to address the Committee if the item carried.

The Committee carried the report recommendations as presented.

Report recommendations

- 1 **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 901 and 700 Solarium Avenue, 3001 and 3006 Showcase Crescent, and Parts of 4875 Spratt Road, as shown in Document 1, to permit back-to-back townhouses with a height of 14 metres and a minimum lot area of 80 square metres, to permit air conditioner condensers to project into the front yard, and to include a schedule pertaining to minimum setbacks for one of the subject areas, 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 August 23, 2023, subject to submissions received between the publication of this report and the time of Council's decision.**

Carried