

1. **Zoning By-law Amendment – 2800 Brian Coburn Boulevard**  
**Modification du Règlement de zonage – 2800, boulevard Brian Coburn**

**Committee recommendation(s)**

**That Council approve an amendment to Zoning By-law 2008-250 for 2800 Brian Coburn Boulevard, as shown in Document 1, to permit for 431 low-rise residential dwelling units, a commercial block, and a park, all associated with the Richcraft Trailsedge Phase 4 subdivision, as detailed in Document 2.**

**Recommandation(s) du comité**

**Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant le 2800, boulevard Brian Coburn, un bien-fonds illustré dans le document 1, afin de permettre la construction de 431 logements de faible hauteur ainsi que l'aménagement d'un îlot commercial et d'un parc, un projet de la phase 4 du lotissement Richcraft Trailsedge, comme l'expose en détail le document 2.**

Documentation/Documentation

1. Extract of draft Minutes, Planning and Housing Committee, December 4, 2024  
  
Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 4 décembre 2024
2. Director's Report, Planning Services, Planning, Development and Building Services, dated November 25, 2024 (ACS2024-PDB-PS-0096)  
  
Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 25 novembre 2024 (ACS2024-PDB-PS-0096)

**Planning and Housing  
Committee  
Report 39  
December 11, 2024**

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**Comité de de la planification et  
du logement  
Rapport 39  
Le 11 décembre 2024**

**Extract of Minutes 39  
Planning and Housing Committee  
December 4, 2024**

**Extrait du procès-verbal 39  
Comité de la planification et du logement  
Le 4 décembre 2024**

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Zoning By-law Amendment – 2800 Brian Coburn Boulevard

File No. ACS2024-PDB-PS-0096 – Orléans South-Navan (19)

Kelly Livingstone, Planner III, Mike Giampa, Senior Engineer Infrastructure Applications and Derrick Moodie, Director, Planning Services, Planning, Development and Building Services (PDBS), were present and responded to questions from the Committee.

The Applicant/Owner as represented by Fairouz Wahab, Richcraft, Arthur Gordon, CastleGlenn Consultants and Tim Beed, Fotenn were present and responded to questions from Committee.

Following discussion and questions of staff and the applicant team, 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 2800 Brian Coburn Boulevard, as shown in Document 1, to permit for 431 low-rise residential dwelling units, a commercial block, and a park, all associated with the Richcraft Trailsedge Phase 4 subdivision, 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 December 11, 2024, subject to submissions received between the publication of this report and the time of Council’s decision.**

**Carried**