

9. Zoning By-law Amendment - 3930 Riverside Drive

Modification du Règlement de Zonage – 3930, Promenade Riverside

Committee recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 3930 Riverside Drive, as shown in Document 1, to permit single detached and semi-detached dwelling units as additionally permitted uses and 6 establish a new height schedule to facilitate the development of a total of 660 units including four mid- to high-rise apartments, as well as parkland, open space, and environmental protection dedications, as detailed in Document 2.

Recommandation(s) du comité

Que le Conseil approuve une modification au Règlement de 14 zonage 2008-250 visant le 3930, promenade Riverside, un bien-fonds illustré dans le document 1, afin d'ajouter une habitation isolée, une habitation jumelée et une habitation en rangée à la liste des utilisations autorisées et d'établir une nouvelle annexe de hauteur permettant la création de 660 logements dans notamment quatre immeubles de moyenne et grande hauteur ainsi que l'aménagement d'un parc, d'un espace ouvert et de zones affectées à la protection de l'environnement, comme l'expose en détail le document 2.

Documentation/Documentation

1. Extract of draft Minutes, Planning and Housing Committee, June 18, 2025
Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 18 juin 2025
2. Director's Report, Planning Services, Planning, Development and Building Services, dated June 9, 2025 (ACS2025-PDB-PS-0042)
Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le

9 juin 2025 (ACS2025-PDB-PS-0042)

**Extract of Minutes 49
Planning and Housing Committee
June 19, 2025**

**Extrait du procès-verbal 49
Comité de la planification et
du logement
Le 19 juin 2025**

Zoning By-law Amendment - 3930 Riverside Drive

File No. ACS2025-PDB-PS-0042 – River (16)

Kelby Lodoen Unseth, Planner II, Planning, Development and Building Services (PDBS) provided 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 following staff were also present and responded to questions:

- Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate, Legal Services
- Derrick Moodie, Director, Planning Services, PDBS
- Lili Xu, Manager, Development Review – South, PDBS
- Debbie Stewart, General Manager, Strategic Initiatives

The Committee heard from the following delegations:

1. Joel Tzach, Vice-President, Business Development and Marketing for the Airport Authority* urged Committee to not approve the application, it is in a direct flight path from the airport. High density is not proposed in this area and would undermine air service. The Provincial Policy Statement instructs to protect airports' long term operations and economic functions.
2. Audrey Belanger* Hunt Club Community Association spoke in favour of the application touching on the need for more housing,

development would be well served by the LRT and delaying construction would be critical and costly.

3. Andrei Grushman, Chair, Affordable Housing Committee, Hunt Club Community Association, enthusiastically welcome the Multi Use Pathway proposed with the development, however noted some concern with the number of notable trees that might be affected and appreciate the commitment to continue to consult with the community.
4. Dave Coyle* stated that complete community developments should be inclusive of complete communities and recommended the Planning V4 be updated, ensure adequate infrastructure to support active trips, 50% of services be zoned and accommodated on site and the area be considered a Business Improvement Area.

[* Individuals / groups marked with an asterisk above either provided comments in writing or by e-mail; all submissions and presentations are held on file with the Office of the City Clerk.]

The Applicant/Owner as represented by Paul Black, Fotenn Planning + Design provided an overview of the Application and responded to questions from Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The following were also present from the Applicant team and available to answer questions:

- Jeff Parkes, Taggart Realty Management
- Kyle Kazda, Taggart Realty Management
- Joshua Foster, Gradient Wind

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

- Email dated June 16, 2025 from Audrey Belanger

Following discussion and questions of staff, the Committee carried the report recommendations on a vote of 8 Yeas and 3 Nays.

Report Recommendation(s)

That Planning and Housing Committee:

1. **Recommend Council approve an amendment to Zoning By-law 2008-250 for 3930 Riverside Drive, as shown in Document 1, to permit single detached and semi-detached dwelling units as additionally permitted uses and establish a new height schedule to facilitate the development of a total of 660 units including four mid- to high-rise apartments, as well as parkland, open space, and environmental protection dedications, as detailed in Document 2.**
2. **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 June 25, 2025,” subject to submissions received between the publication of this report and the time of Council’s decision.**

For (8): J. Leiper, R. Brockington, L. Johnson, T. Kavanagh, C. Kelly, C. Kitts, T. Tierney, and A. Troster

Against (3): C. Curry, L. Dudas, and W. Lo

Carried (8 to 3)