

1. **Zoning By-law Amendment – 3055 Richmond Road**

**Modification du Règlement de zonage – 3055, chemin Richmond**

**Committee recommendation(s) as amended**

**That Council approve an amendment to Zoning By-law 2008-250 for 3055 Richmond Road as shown in Document 1, to permit a five-storey apartment building, as detailed in Document 2 and as amended by Motion No. PHC 2025-56-01.**

**Recommandation(s) du comité telles que modifiées**

**Que le Conseil approuve la modification à apporter au Règlement de zonage (no 2008-250) pour le 3055, chemin Richmond, comme l'indique la pièce 1, afin d'autoriser la construction d'un immeuble d'appartements de cinq étages selon les précisions reproduites dans la pièce 2 et tel que modifié par la motion n° PHC 2025-56-01.**

**Documentation/Documentation**

1. Extract of draft Minutes, Planning and Housing Committee, November 5, 2025  
  
Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 5 novembre 2025
2. Director's Report, Planning Services, Planning, Development and Building Services, dated October 27, 2025 (ACS2025-PDB-PS-0025)  
  
Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 27 octobre 2025 (ACS2025-PDB-PS-0025)

**Planning and Housing  
Committee  
Report 56  
November 12, 2025**

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**Comité de de la planification et  
du logement  
Rapport 56  
Le 12 novembre 2025**

**Extract of Minutes 56  
Planning and Housing Committee  
November 5, 2025**

**Extrait du procès-verbal 56  
Comité de la planification et  
du logement  
Le 5 novembre 2025**

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Zoning By-law Amendment – 3055 Richmond Road

File No. ACS2025-PDB-PS-0025 – Bay (7)

*Deferred from the Planning and Housing Committee Meeting of  
September 17, 2025.*

Amanda Davidson, Planner I, Planning, Development and Building Services (PDBS) provided an overview of the report and answered questions from the Committee. Kersten Nitsche, Manager, Development Review – West was also present and responded to questions. A copy of the slide presentation is filed with the Office of the City Clerk.

The Committee heard from the following delegation:

- Ibrahim Saad expressed concerns related to noise, pollution, traffic, impacts on property values, privacy and shadowing.

The Applicant/Owner as represented by Nadia De Santi, WSP was present and responded to questions from Committee.

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

- Email dated October 28, 2025 from Afeif Abood
- Email dated November 3, 2025 from Ibrahim Saad & Hoda Saad

Following discussions and questions to staff the Committee carried the report recommendations as amended by Motion No. PHC 2025-56-01.

**Report Recommendation(s)**

**That Planning and Housing Committee:**

- 1. Recommend Council approve an amendment to Zoning By-law 2008-250 for 3055 Richmond Road as shown in Document 1, to permit a five-storey apartment building, as detailed in Document 2; and**
- 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 September 24, 2025" subject to submissions received between the publication of this report and the time of Council's decision.**

**Carried as amended**

**Amendment:**

**Motion No. PHC 2025-56-01**

Moved by T. Kavanagh

**WHEREAS the consultation details in Document 3 for the report Zoning By-law Amendment – 3055 Richmond Road report contains some but not all the consultation details for the report.**

**THEREFORE BE IT RESOLVED that the Planning and Housing Committee accept the updated report with all consultation details that have been received and for-forward to Council.**

**Carried**