

5. Zoning By-law Amendment – 708, 720 and 750 River Road
Modification du Règlement de zonage – 708, 720 et 750, chemin River

Committee recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 708, 720 and 750 River Road, as shown in Document 1, to permit single detached, townhouse, and apartment dwelling units to facilitate the development of 246 residential units, 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 du Règlement de zonage 2008-250 visant les 708, 720 et 750, chemin River, des biens-fonds illustrés dans le document 1, afin de permettre la construction d’habitations isolées et en rangée et d’immeubles résidentiels totalisant 246 logements, 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, 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 30, 2025 (ACS2025-PDB-PS-0066)

Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l’aménagement et du bâtiment, daté le 30 octobre 2025 (ACS2025-PDB-PS-0066)

**Planning and Housing
Committee
Report 56
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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**

Zoning By-law Amendment – 708, 720 and 750 River Road

File No. ACS2025-PDB-PS-0066 – Riverside South-Findlay Creek (22)

The Applicant/Owner as represented by Vincent Denomme, Urbandale was 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 Recommendation(s)

That Planning and Housing Committee:

- 1. Recommend Council approve an amendment to Zoning By-law 2008-250 for 708, 720 and 750 River Road, as shown in Document 1, to permit single detached, townhouse, and apartment dwelling units to facilitate the development of 246 residential units, 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 November 12, 2025,” subject to submissions received 4 between the publication of this report and the time of Council’s decision.**

Carried