

7. Zoning By-law Amendment – 1670 Tenth Line Road

Modification du Règlement de Zonage – 1670, chemin Tenth Line

Committee recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 1670 Tenth Line, as shown in Document 1, to permit a low-rise apartment building, as detailed in Document 2.

Recommandation(s) du comité

Que le Conseil approuve une modification du *Règlement de zonage* (n° 2008-250) visant le 1670, chemin Tenth Line, bien-fonds représenté dans le document 1, afin de permettre l'aménagement d'un immeuble résidentiel de faible hauteur, selon les modalités précisées dans le document 2.

Documentation/Documentation

1. Extract of draft Minutes, Planning and Housing Committee, February 18, 2026

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 18 février 2026

2. Director's Report, Planning Services, Planning, Development and Building Services, dated February 11, 2026 (ACS2026-PDB-PSX-0020)

Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 11 février 2026 (ACS2026-PDB-PSX-0020)

Zoning By-law Amendment – 1670 Tenth Line Road

File No. ACS2026-PDB-PSX-0020 – Orléans East-Cumberland (1)

Lucy Ramirez, 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 Committee heard from the following delegations:

1. Deborah Baldwin raised concerns related to the proposed parking lot, stating it does not complement the community, and that planned foliage will not adequately conceal it, requesting a privacy fence be installed instead. Concerns were also expressed related to increased traffic, potential overflow parking on nearby streets, and pedestrian safety.
2. Linda Denis* noted that the community has only one point of entry, with narrow streets and limited parking. While supportive of the development, she emphasized that growth should not come at the expense of safety.
3. Stefany Kawka echoed previous delegations' comments supporting the installation of a safety/privacy fence, and expressed concerns related to increased traffic, parking pressures, and overall safety. While supportive of the development and viewing it as positive growth for the community, it needs to be implemented in a way that remains cohesive with the neighbourhood.
4. Catherine Forsyth expressed concerns related to children's safety due to increased traffic and additional on street parking.

[* 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 Jamie Rathwell, Arcadis was present to respond to questions if necessary.

Matthew Luloff, Ward Councillor for the area, was present and participated in the discussion and questions of the delegations and Staff.

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 1670 Tenth Line, as shown in Document 1, to permit a low-rise apartment building, 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 February 25, 2026,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried