
Zoning By-law Amendment – 6429 Renaud Road

ACS2021-PIE-PS-0037

Innes (2)

Report recommendations

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 6429 Renaud Road to permit low-rise back-to-back and stacked townhouses, as detailed in Document 2.**
- 2. That Planning 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 May 26, 2021," subject to submissions received between the publication of this report and the time of Council's decision.**

Vice-chair Gower introduced a technical motion, which had been prepared by staff at the request of the applicant, to amend Document 2 of the report in respect of the permitted location for an air conditioner condenser.

The applicant, as represented by Julie Carrara, FoTenn, indicated that there were recently identified additional issues (beyond the location for an air conditioner condenser) to be worked through.

The Chair suggested the item be deferred to the next meeting to allow time for discussion between the applicant and staff.

Motion N° PLC 2021-42/2

Moved by Vice-chair G. Gower

THEREFORE BE IT RESOLVED that the consideration of the rezoning for 6426 Renaud Road be deferred to the Planning Committee meeting of May 27, 2021.

DEFERRAL CARRIED

Extract of draft Minutes 43
Planning Committee
May 27, 2021

Extrait de l'ébauche du procès-verbal 43
Comité de l'urbanisme
Le 27 mai 2021

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Vice-chair Gower introduced a revised motion from the one proposed at the May 13 meeting to amend Document 2 of the report in respect of the minimum lot area and permitted location for an air conditioner condenser (set out below as Motion N° PLC 2021-43/1).

The Applicant, represented by Bria Aird and Julie Carrara, Fotenn, and Alexander Orakwue, Richcraft, was present in support.

Motion N° PLC 2021-43/1

Moved by Vice-chair G. Gower

WHEREAS report ACS2021-PIE-PS-0037 recommends a zoning amendment to By-law 2008-250 to permit low-rise back-to-back and stacked townhouses at 6429 Renaud Road; and

WHEREAS the applicant has alerted staff of an omission in the Details of Recommended Zoning (Document 2), in relation to the permitted location for air conditioner condensers, and requested to reduce the minimum lot area from 92 square metres to 84 square metres to be consistent with the exception provisions applicable to back-to-back dwellings in other zones currently in effect in Trailsedge;

THEREFORE BE IT RESOLVED that Document 2, section 2.b. be amended such that the third bullet be replaced with the following:

“Provisions for townhouse dwellings that are vertically attached in the rear and side:

1. minimum lot area is **84m²**
2. air conditioner condenser may be located in a front yard **or corner side yard** when units are attached back to back”

AND BE IT FURTHER RESOLVED that no further notice be provided pursuant to subsection 34 (17) of the *Planning Act*.

CARRIED

The committee CARRIED the report recommendations, as amended by Motion N° PLC 2021-43/1, with Councillor L. Dudas dissenting.