

Zoning By-law Amendment – 6101 Renaud Road, and 2980, 3000, 3048, 3054
and 3080 Navan Road

ACS2021-PIE-PS-0117

Innes (2)

Report recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 6101 Renaud Road, and 2980, 3000, 3048, 3054 and 3080 Navan Road to permit a residential subdivision consisting of 156 townhouse dwellings, 23 single detached dwellings and a mid-rise condominium block, 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 September 22, 2021", subject to submissions received between the publication of this report and the time of Council's decision.

Motion N° PLC 2021-48/1

Moved by Co-Chair S. Moffatt

WHEREAS Report ACS2021-PIE-PS-0117 recommends approval of a zoning amendment to permit a residential subdivision consisting of 150 townhouse dwellings, 23 single detached dwellings and a mid-rise

condominium block at 6101 Renaud Road, and 2980, 3000, 3048, 3054 and 3080 Navan Road; and

WHEREAS an out-of-date version of the report and Document 2 – Details of Recommended Zoning, was published;

THEREFORE BE RESOLVED that Planning Committee:

1. replace report “ACS2021-PIE-PS-0117” with “¹ACS2021-PIE-PS-0117 (revised)”, which includes the following changes:
 - a. in the body of the report, replace reference to “Residential Fifth Density, Subzone F” (R5F)” and “Residential Fifth Density, Subzone F, Height Suffix of 20 Metres” (R5F H(20))” in the report with “Residential Fifth Density, Subzone N, with site-specific exceptions, Height Suffix of 20 Metres” (R5N[XXX3] H(20))”;
 - b. in the body of the report, replace reference to “R5” with “R5N”; and
 - c. additional details on the proposed exception ([XXX3]) in the planning rationale;
 - d. a replacement Document 1 – Location Map and Zoning Key Plan, with the appropriate R5N[XXX3] H(20);
 - e. a replacement Document 2 – Details of Recommended Zoning, with the intended zoning provisions; and

THEREFORE BE IT FURTHER RESOLVED that there be no further notice pursuant to Subsection 34 (17) of the *Planning Act*.

CARRIED

Evode Rwagasore, Planner I, Planning, Infrastructure and Economic Development Department (PIED) provided an overview of the application. A copy of the presentation is held on file.

¹ Revised report has been posted on the City’s website as a reference document to the Agenda for this meeting and will be provided to Council for its consideration on September 22, 2021

The following staff were also present and responded to questions:

- PIED: Lee Ann Snedden, Director, Planning Services; Jeff McEwen; Manager, Development Review - East
- Innovative Client Services Department: Tim Marc, Senior Legal Counsel-Planning, Development and Real Estate

The committee heard the following three delegations:

- Heather Buchanan, Bradley Estates Community Association raised concerns about the lack of existing and planned infrastructure and amenities in the area to support this development and the negative impacts it will have on area residents, particularly when other developments are approved or already being built nearby.
- Krista Curtis echoed Ms. Buchanan's concerns and others regarding the lack of infrastructure and associated safety concerns for pedestrians, lack of amenities, lack of inclusive or affordable housing and poor city planning.
- The Applicant/Owner as represented by Julie Carrara, FoTenn; Nico Church, FoTenn; Hugo Lalonde, Caivan Renaud Inc.; May Pham; Caivan Renaud Inc. provided an overview of the proposal and responded to comments raised by previous delegations about walkability/connections to transit, density, infrastructure, and future plans.

The following correspondence was provided to the committee coordinator between August 30, 2021 (the date the report was originally published to the City's website with the agenda for this meeting) and the time the matter was considered on September 9, 2021, a copy of which is held on file:

- Presentation slides, Heather Buchanan, Bradley Estates Community Association
- Presentation slides, FoTenn

The report recommendations as amended by Motion N° PLC 2021-48/1 CARRIED on a division of 9 yeas and 2 nays, as follows:

- YEAS (9): Councillors R. Brockington, J. Cloutier, , A. Hubley, J. Leiper, S. Menard, T. Tierney, E. El-Chantiry (ex-officio Member), Co-Chair G. Gower, Co-Chair S. Moffatt
- NAYS (2): Councillors L. Dudas, C. Kitts