

Zoning By-law Amendment – 879 River Road

ACS2022-PIE-PS-0023

Gloucester-South Nepean (22)

Report recommendations

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 879 River Road from Development Reserve (DR) to Residential Fourth Density, Subzone Z (R4Z), to permit low-rise residential development, 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 March 30, 2022," subject to submissions received between the publication of this report and the time of Council's decision.**

The Applicant, as represented by Ms. Fairouz Wahab, Richcraft, and Eric Bays, Stantec, 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 amended by the following motion:

Motion No PLC 2022-58/11

Moved by Co-Chair S. Moffatt

WHEREAS Report ACS2022-PIE-PS-0023 recommends zoning changes to the lands known municipally as 879 River Road;

AND WHEREAS through discussions with the applicant, it has been deemed advisable to make certain changes to the zoning provisions as it has been determined that the back-to-back townhouse units proposed in the draft approved subdivision are not able to conform to the zoning standards of the R4Z zone;

AND WHEREAS separate zoning provisions are required to ensure that back-to-backs townhouses can be constructed as planned;

THEREFORE BE IT RESOLVED that the following changes be made to the Report:

1. **Replace Recommendation 1 with the following:**

That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 879 River Road from Development Reserve (DR) to Residential Fourth Density (R4Z) and Residential Third Density, Subzone Z, Exception [2059] (R3Z [2059]), to permit low-rise residential development, as detailed in Document 2.

2. **Replace Document 1 with the attached map¹.**

3. **Replace Document 2 with the following:**

**DETAILS OF RECOMMENDED ZONING
DOCUMENT 2**

Proposed Changes to the Comprehensive Zoning By-law

1. The Zoning Map of City of Ottawa Zoning By-law 2008-250 is amended by changing the zoning of the lands known municipally as 879 River Road from Development Reserve (DR) to Residential

¹ The location map is held on file with the Office of the City Clerk and will be included with the report on Ottawa.ca.

Fourth Density, Subzone Z, (R4Z) and Residential Third Density,
Subzone Z, Exception [2059] (R3Z [2059])