

2. Zoning By-law Amendment – 6310 and 6320 Hazeldean Road
Modification du Règlement de zonage – 6310 et 6320, chemin Hazeldean

Committee recommendation(s) as amended

That Council approve an amendment to Zoning By-law 2008-250 for 6310 and 6320 Hazeldean Road, as shown in Document 1, to permit high-rise mixed-use development with a maximum height of 21 storeys, as detailed in Documents 2 and 3, as amended by Motion No. PHC 2024-33-04.

Recommandation(s) du comité telle que modifiée

Que le Conseil approuve une modification du Règlement de zonage 2008-250 visant les 6310 et 6320, chemin Hazeldean, des biens-fonds illustrés dans le document 1, afin de permettre la construction d'une tour polyvalente d'une hauteur maximale de 21 étages, comme l'exposent en détail les documents 2 et 3, telle que modifiée par Motion N° PHC 2024-33-04.

Documentation/Documentation

1. Report from Director, Planning Services, Planning, Development and Building Services, dated August 30, 2024 (ACS2024-PDB-PS-0058)

Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 30 août 2024 (ACS2024-PDB-PS-0058)
2. Extract of draft Minutes, Planning and Housing Committee, September 11, 2024.

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 11 septembre 2024.

Zoning By-law Amendment – 6310 and 6320 Hazeldean Road

File No. ACS2024-PDB-PS-0058 – City-wide

Kimberley Baldwin, Planner III, 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.

Also present and responded to questions were the following:

PDBS:

- Vivi Chi, General Manager
- Derrick Moodie, Director, Planning Services
- Kersten Nitsche, Manager, Development Review – West
- Frank McKinney, Program Manager, Trans Planning-Environmental Assessments

Legal Services

- Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate

The Committee heard from the following delegations:

1. Eric Hanna* explained that many Stittsville residents are not in favour of the creation of a strong urban wall along Hazeldean Road and touched on the implications of being designated as a Mainstreet corridor, transition requirements and aligning with other City approved plans for Stittsville.
2. Stéphane Boucher* spoke about a comprehensive approach, traffic congestion and safety and urged the Committee to reconsider the scope of the development.

3. David Mennie* noted this site is not in a transit priority corridor or close to current or future funded transit station, suitable transition to abutting low-rise areas has not been demonstrated in this proposal and the infrastructure is not sufficient to support this project.
4. Tony Dilliot* focused on safety issues for current residents and prospective new tenants, noting these issues cannot be resolved by site plan. Upgrades to resolve the safety concerns must be delivered before approval of this project.
5. Terry Clausen* spoke in opposition to the proposal noting safety concerns, lack of transit and infrastructure. This application doesn't provide suitable transition to abutting properties.
6. Tiffany Young spoke on behalf of those that have signed a petition opposing this proposal, noting it is unsuitable for the community and poses concerns for the future of Stittsville. The community is already dealing with strained infrastructure and this proposal will only worsen them. Safety is also a concern and the transition to neighbouring properties is unsuitable.
7. Tina Lipscey expressed concerns with the application, road infrastructure won't be able to handle increased traffic and concerned the proposed development will change the entire fabric of the Stittsville community.

[Individuals / groups, as marked above, either provided comments () in writing or by e-mail; are held on file with the Office of the City Clerk.]*

The Applicant/Owner as represented by Patricia Warren and Miguel Tremblay, Fotenn, Roberto Campos, Figurr and Aelix Allaire, Devmont were present and provided an overview of the Application and responded to questions from Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated August 30, 2024 from Olivier Aubert
- Email dated September 2, 2024 from David Keenan
- Email dated September 2, 2024 from Linda Park
- Email dated September 3, 2024 from Gary Driver
- Email dated September 5, 2024 from Joel Kam
- Email dated September 5, 2024 from David Byck
- Email dated September 5, 2024 from Chris Lawler
- Email dated September 5, 2024 from Lawrence Matthews
- Email dated September 5, 2024 from Paul
- Email dated September 5, 2024 from Troy Brownlee
- Email dated September 5, 2024 from Kerry Brennan
- Email dated September 5, 2024 from Norman Wilson
- Email dated September 5, 2024 from Ammy Rapoport
- Email dated September 6, 2025 from Anne Reich
- Email dated September 6, 2024 from Mark Bujaki
- Email dated September 7, 2024 from Erika Kwasniewski
- Email dated September 8, 2024 from Ashley Jackson
- Email dated September 8, 2024 from Sylvia Riga
- Email dated September 9, 2024 from Carol Shepherd
- Email dated September 9, 2024 from Amanda Krzeslak
- Email dated September 9, 2024 from Phil Sweetnam
- Email dated September 9, 2024 from Rosanna Wilcox
- Email dated September 9, 2024 from Rina Fougere
- Email dated September 9, 2024 from William Fields
- Email dated September 9, 2024 from Brian Wright
- Email dated September 10, 2024 from Jen Carrol and Sean Durr
- Email dated September 10, 2024 from Carlo and Lynn Aiello
- Email dated September 10, 2024 from Steve McCaughan
- Email dated September 10, 2024 from Catherine Barry
- Email dated September 10, 2024 from Mehrab Syed
- Email dated September 10, 2024 from Cathy White
- Email dated September 10, 2024 from Linda MacKinnon
- Email dated September 10, 2024 from Katherine Larocque
- Email dated September 10, 2024 from Sarah Ferguson-McLaren
- Email dated September 10, 2024 from Cheryl Parrott, Hintonburg Community Association
- Email dated September 10, 2024 from Su'ad Hussein

- Email dated September 10, 2024 from A Timbereme Resident
- Email dated September 10, 2024 from Penny Harris
- Email dated September 10, 2024 from Paul Christopher
- Email dated September 10, 2024 from Lesley Hamilton
- Email dated September 10, 2024 from Marsha and Neil McGowan
- Email dated September 10, 2024 from Barry Horeczy
- Email dated September 10, 2024 from Martin Guibert

The Committee carried the report recommendations as outlined below:

Report Recommendation(s)

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 6310 and 6320 Hazeldean Road, as shown in Document 1, to permit high-rise mixed-use development with a maximum height of 21 storeys, as detailed in Documents 2 and 3.**
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 September 18, 2024,” subject to submissions received between the publication of this report and the time of Council’s decision.**

For (9): J. Leiper, R. Brockington, C. Curry, L. Dudas, L. Johnson, T. Kavanagh, W. Lo, T. Tierney, and A. Troster

Against (3): G. Gower, C. Kelly, and C. Kitts

Carried as amended (9 to 3)

Amendment:

Motion No. PHC 2024-33-04

Moved by G. Gower

WHEREAS; Document 1 in the report includes a holding symbol -h within the recommended zoning, and staff have advised that the holding symbol should be removed; and

WHEREAS staff have revised Document 1 and request that it replace the currently published version;

THEREFORE BE IT RESOLVED that the current version of Document 1 be removed and replaced with the amended version to accurately outline the Location and Zoning of 6310 and 6320 Hazeldean Road;

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

Carried