

2. Zoning By-law Amendment – 100 Steacie Drive

Modification du Règlement de zonage – 100, promenade Steacie

Committee recommendation, as amended

That Council refuse that Zoning By-law Amendment for 100 Steacie Drive.

Recommandation du Comité, telle que modifiée

Que le Conseil refuse la modification du Règlement de zonage pour 100, promenade Steacie.

Documentation/Documentation

1. Report from the Director, Planning Services, Planning, Real Estate and Economic Development, dated June 15, 2022 (ACS2022-PIE-PS-0077)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 15 juin 2022 (ACS2022-PIE-PS-0077)
2. Extract of draft Minutes, Planning Committee, August 25, 2022

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 25 août 2022

Zoning By-law Amendment – 100 Steacie Drive

File No. ACS2022-PIE-PS-0077 - Kanata North (Ward 4)

Deferred from the Planning Committee meeting of July 7, 2022.

Molly Smith, Planner II, Planning, Real Estate and Economic Development Department (PRED), presented an overview of the application and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The Applicant/Owner as represented by Marc Rivet, Brigil was present and responded to questions from Committee. He was accompanied by the following:

- Jean-Luc Rivard, Brigil
- Philip Thibert, Brigil
- Eric Forhan, J.L. Richards & Associates
- Austin Shih, Parsons

The following staff were also present and responded to questions:

Planning, Infrastructure and Economic Development:

- Andrew McCreight, Manager, Development Review – Central
- Derrick Moodie, Director, Planning Services
- Mike Giampa, Senior Engineer Infrastructure Applications
- Allison Hamlin, Manager, Development Review - West

The following speakers addressed the Committee to speak to the Application:

- Robert McAulay, Kanata Beaverbrook Community Association expressed concerns with the application noting the application is premature, site is isolated, limited access to public transit, poorly lit area and parking. Slide presentation is held on file with the Office of the City Clerk.
- Ed Watts expressed concern with increased traffic congestion and inadequate infrastructure to support it as a result of the proposed application.
- Marianne Wilkinson expressed concerns with the proposed development noting the site is isolated, not close to public transit, safety concerns with traffic at intersections and drainage issues.
- Catherine Roberts spoke to a slide presentation which is held on file with the Office of the City Clerk that touched on traffic concerns and in adequate intersection infrastructure to support current traffic let alone the increase in traffic this application will create.
- Andrew Carran noted that there is in adequate infrastructure to support the increase in residents this application will bring and expressed concerns with water supply and drainage.
- Gail Currie expressed concerns with proximity to public transit, increase in intensification, site parking and further noted pedestrian safety concerns given lack of sidewalks and street lighting.
- Jayne Cody, Coady Construction expressed issues with how their company has been zoned, touched on drainage issues and hopes the application is not approved.

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

- Email dated June 30, 2022 from Patricia and Andrew Carran, in opposition

- Email dated July 3, 2022 from Gail Curry and Christopher Davis, in opposition
- Email dated July 5, 2022 from Edwin and Grace Watts, in opposition
- Email dated July 5, 2022 from Gary Coady, with comments
- Email dated July 6, 2022 from David Barron, with comments
- Email dated August 16, 2022 from Faith Blacquiere, in opposition
- Email dated August 23, 2022 from Marianne Wilkinson, in opposition

Following discussion on this item, the Committee REFUSED the report recommendations as per Motion No. PLC 2022-68/2 and amended by Motion No. PLC 2022-68/1.

Report recommendations

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 100 Steacie Drive to permit two four-storey apartment buildings and open space, as detailed in Documents 1, 2 and 3.**
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 August 31, 2022," subject to submissions received between the publication of this report and the time of Council's decision.**

For (5): Co-chair G. Gower, Co-chair S. Moffatt, R. Brockington, J. Leiper, and S. Menard

Against (6): J. Cloutier, C. Curry, L. Dudas, A. Hubley, C. Kitts, and T. Tierney

Lost (5 to 6)

Amendment:

Motion No. PLC 2022-68/1

Moved by C. Curry

WHEREAS item 6.4, report ACS2022-PIE-PS-0077, of the City of Ottawa Planning Committee Agenda 67 was deferred on July 7th, 2022 to the August 25th, 2022 Planning Committee meeting at the City of Ottawa;

WHEREAS a community consultation was able to be held on 27 July 2022, as a result of the deferral;

WHEREAS the consultation produced additional important resident feedback on the application;

THEREFORE BE IT RESOLVED that the "COMMENTS BY THE WARD COUNCILLOR" section of report ACS2022-PIE-PS-0077 indicating "The Councillor is aware of the application related to this report." be amended as follows:

"Community members have significant concerns about the rezoning application. The area has been zoned Business Park Industrial for many years and reflects that zoning, given the neighbouring industrial and business locations adjacent. The community feels that allowing residential zoning in the middle of industrial zoning is poor planning. The community feels that this application is not thoughtful planning at all. The community feels that the traffic at the end of the road would only add to what is already considered a failed intersection, a highly congested school zone, and two dangerous traffic zones for residents given the addition of three new apartment towers nearby, on intersecting roads, also impacting the congested streets and failed intersection. Community members understand that

the widening of March Road and promised BRT are assumptions that may be much further away than 2038 as we have been given as an estimate. The Community is supportive of increasing density as demonstrated by the 4000 plus units approved in Kanata North this past year, including those from today's Planning Committee; however, overall planning and community design is not present here. The Community feels that this is an example of poor planning and ill fit. In addition, there are significant trees that will be destroyed, suggested pathways to March Road that requires trespassing on private property to get to. Finally, the neighbouring industrial businesses were not consulted and have significant concerns regarding their heavy construction vehicles and noisy business activities will have with residents living in the industrial strip."

Carried

Motion No. PLC 2022-68/2

Moved by C. Curry

BE IT RESOLVED that the Zoning By-law Amendment for 100 Steacie Drive be refused.

Carried