

Zoning By-law Amendment and Plan of Subdivision – 21 Withrow Avenue

ACS2019-PIE-PS-0117

College (8)

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### Report recommendations

1. That Planning Committee approve a Plan of Subdivision application for the creation of a 10-lot subdivision on a private street, as provided in Document 4 and Document 5.
2. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 21 Withrow Avenue to permit a 10-lot Plan of Subdivision on a private street, as detailed in Document 2.
3. 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 November 27, 2019", subject to submissions received between the publication of this report and the time of Council's decision.

Mary Dickinson, Planner, and Derrick Moodie, Manager, Development Review – West, Planning, Infrastructure and Economic Development department responded to questions.

The committee heard the following eleven delegations:

- Nick Tinker<sup>1</sup> felt the proposal should be rejected. He raised concerns about loss of trees and greenspace/parkland, overdevelopment of the site that is out of character with the neighbourhood and development that does not respect the existing heritage house and lands.
- Peter Ludwig<sup>2</sup> objected to the proposal, citing concerns about the impacts on the historic Campbell-Kilmorie residence as well as the lands surrounding the structure, and the impacts on the community stemming from loss of mature trees and public green space.
- Joan Clark, President, City View Community Association and Kilmorie Heritage Society<sup>3</sup> spoke of efforts to save Kilmorie House and its lands. She suggested the site should be a community hub and gathering place, not a community precedent-setting subdivision, and she talked of the need to acquire the property and save it from development.
- David Clark read written comments by Arthur Capling<sup>4</sup>, who raised concerns about: development not sensitive to the existing heritage home; lack of park space and public access to the heritage property; loss of mature trees; overdevelopment of the lot that is out of character for neighbourhood; development that would be overpowering of existing properties.
- Nancy Wilson<sup>5</sup> agreed with points raised by other speakers and worried about the loss of so many mature trees on the site. She also read comments on behalf of Jane Moore, Chair, Poets' Pathway<sup>6</sup>, who cited concerns about loss of Confederation Poets' heritage properties, and loss of public access to Kilmorie. She suggested public gardens and programming should be implemented at Kilmorie.
- Jill Prot<sup>7</sup> suggested many of the City's Official Plan policies have not been considered in the review of this proposal, in particular how the proposal will impact City View in terms of greenspace, drainage and stormwater management services, air quality and climate change, and cultural heritage

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<sup>1</sup> Submission held on file

<sup>2</sup> Submission held on file

<sup>3</sup> Submission held on file

<sup>4</sup> Submission held on file

<sup>5</sup> Submission held on file

<sup>6</sup> Submission held on file

<sup>7</sup> Submission held on file

resources.

- Mary-Sue Haliburton<sup>8</sup> raised concerns about: loss of a heritage property unique to the city; stormwater runoff management; loss of mature trees and conditions suitable to support tree canopy; loss of greenspace and access to the heritage property.
- Ben Glosson, Poets' Pathway was concerned about the loss of Kilmorie and performed "A Wood Lyric" by Wilfred Campbell
- Karen Lynch<sup>9</sup> expressed concerns about overdevelopment of the site, impacts on community health and livability, air quality and climate due to loss of greenspace, tree canopy and natural environment.
- Moe Royer supported the comments and concerns of the previous delegations and their desire to maintain public access to the heritage property.
- Emma Blanchard, Borden Ladner Gervais LLP, and Jonah Bonn, Bill Holmzan Consultants Inc. (applicant), provided an overview of the proposed two-phased plans for the site, including rehabilitation of the privately-owned Kilmorie House, and surrounding development that respects it and will co-exist with the fabric and lotting pattern of City View.

In addition to the submissions noted (above), the following correspondence was provided to the committee coordinator for the Planning Committee between November 4 (the date the report was published to the City's website with the agenda) and the time it was considered on November 14, a copy of which is held on file:

- comments dated November 7 from Robin Jackson
- comments dated November 7 from Andrea L. Howard
- comments dated November 7 from Kirsten MacCormack
- comments dated November 9 from George A. Neville
- comments dated November 9 from Laura Cohen

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<sup>8</sup> Submission held on file

<sup>9</sup> Submission held on file

- comments dated November 11 from Christine Biljan
- comments dated November 12 from Kay Stanley
- comments dated November 12 from Dawn Van Dyk
- comments dated November 13 from Moe Farhat
- comments dated November 13 from Brian Inouye
- comments dated November 13 from Anthony Pecorella
- comments dated November 13 from Allison White-Gaudet
- comments dated November 13 from Jill Prot
- comments dated November 13 from Tammy Laverty Hall
- comments dated November 13 from Patricia Kaiser
- comments dated November 13 from Doris Luckert
- comments dated November 13 from Nicholas Giorgio
- comments dated November 13 from David B. Flemming, Heritage Ottawa
- comments dated November 13 from Julie Fontaine & Jean-François Marion

**Motion N° PLC 2019-16/5**

Moved by Vice-chair T. Tierney

**WHEREAS Report ACS2019-PIE-PS-0117 recommends zoning changes and plan of subdivision for 21 Withrow Avenue; and**

**WHEREAS the plan of subdivision process will be completed by staff upon approval of this report; and**

**THEREFORE BE IT RESOLVED that Planning Committee add the following recommendation:**

**That Planning Committee refer the completion of the subdivision process and registration of the subdivision plan to staff in accordance with the Delegation**

**Planning Committee  
Report 16  
November 27, 2019**

**110**

**Comité de l'urbanisme  
Rapport 16  
le 27 novembre 2019**

**Authority By-law.**

CARRIED

Planning Committee Carried the report recommendations, as amended by Motion 16/5, with Councillor J. Leiper dissenting