

Official Plan and Zoning By-law Amendment – 1117 Longfields Drive, 1034 McGarry Terrace

ACS2019-PIE-PS-0056

Gloucester-South Nepean

Report Recommendations

- 1. That Planning Committee recommend Council approve:**
 - a. an Official Plan amendment to the South Nepean Town Centre Secondary Plan to permit an increase to the permitted number of storeys in a mixed-use building from 16 to 17 at 1117 Longfields Drive, 1034 McGarry Terrace as detailed in Document 2; and**
 - b. a Zoning By-law Amendment for 1117 Longfields Drive, 1034 McGarry Terrace to reduce the parking for the dwelling unit component of a mixed-use building, as detailed in Document 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 City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of July 10, 2019," subject to submissions received between the publication of this report and the time of Council's decision.**

Don Herweyer, Director, Economic Development and Long Range Planning, Planning, Infrastructure and Economic Development department, responded to questions.

The committee heard one delegation:

- John Negru, Ottawa-Carleton Standard, Condominium Corporation (OCSCC) 922¹, was not opposed to the proposed development but expressed traffic related concerns.. Noting that the only exit to the north and west of his condominium complex, which comprises eight buildings (112 units), is via the intersection of Sue Holloway Drive and Marketplace Avenue, and in light of ongoing construction work in the area, the Board of OCSCC 922 requests that a full traffic study be undertaken, and that a four-way traffic stop be immediately installed at the intersection of Sue Holloway and Marketplace, with a traffic light to be installed in the long-term.

Eric Bays, Stantec Consulting Ltd. (applicant), was present in support and to answer questions if needed.

In addition to the submission previously noted, the following correspondence was provided to the committee coordinator for the Planning Committee between June 17 (the date the report was published to the City's website with the agenda) and the time it was considered on June 27, a copy of which is held on file:

- emails dated June 19 and 20 from Bradley H. Wright.

The committee CARRIED the report recommendations as presented.

¹ Written submission provided; a copy is held on file