

**PLANNING COMMITTEE  
REPORT 49A  
13 SEPTEMBER 2017**

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**COMITÉ DE L'URBANISME  
RAPPORT 49A  
LE 13 SEPTEMBRE 2017**

**EXTRACT OF DRAFT MINUTES 49  
PLANNING COMMITTEE  
22 AUGUST 2017**

**EXTRAIT DE L'ÉBAUCHE DU  
PROCÈS-VERBAL 49  
COMITÉ DE L'URBANISME  
LE 22 AOÛT 2017**

**PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT  
PLANNING SERVICES**

**ZONING BY-LAW AMENDMENT – 124 BATTERSEA CRESCENT**

**ASC2017-PIE-PS-0100**

**KANATA NORTH (4)**

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**REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 124 Battersea Crescent to remove the maximum density provision 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 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 13 September 2017," subject to submissions received between the publication of this report and the time of Council's decision.**

The following delegations spoke in opposition or with concerns:

- Eric Smith \*expressed issues related to lack of greenspace, limited local amenities, privacy and shadowing from the proposed property.
- Susan White \* expressed concerns touching on loss of safety and privacy, the scale, position of the building on the lot and landscaping.
- Janie Poirier \* spoke to size of the proposed development and how it has

changed since she purchased her home, and noted that none of the tenants received formal notification of the changes.

- Shannon Wang \* indicated she was speaking on behalf of a large number of local residents, expressing concern with the loss of privacy, density, and lack of landscaping.
- Yong Wang \* expressed concern with the size of the development, blasting that will occur for the parking garage and impacts on the neighbouring property values.

*[\* Individuals / groups marked with an asterisk above provided written comments; all submissions are held on file with the City Clerk.]*

The following delegation spoke in support:

- Anne Froehlich and Murray Chown, Novatech Engineering Consultants, provided clarification to the Committee, explaining that the application is only requesting a change to the density provision on the site. The current zoning on the property permits low rise apartments, the request is just to have the cap for the number of units lifted.

The following staff of the Planning, Infrastructure and Economic Development Department responded to questions on this matter: Derrick Moodie, Manager, Development Review – West, and Kathy Rygus, Planner. Tim Marc, Senior Legal Counsel, Planning, Development and Real Estate, Office of the City Clerk and Solicitor, also responded to questions regarding notification requirements, indicating they had been met.

Ward Councillor, Marianne Wilkinson, expressed concerns with the proposed changes and asked her colleagues to not support the staff recommendation.

The Planning Committee CARRIED the recommendations as presented, with Councillors A. Hubley and S. Qadri dissenting.