
Zoning By-Law Amendment – 5924 and 5938 Hazeldean Road

ACS2020-PIE-PS-0042

Stittsville (6)

Report recommendations

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 5924 and 5938 Hazeldean Road to permit 76 stacked townhouses and ten back-to-back townhouses, 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 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 May 27, 2020," subject to submissions received between the publication of this report and the time of Council's decision**

The committee heard two delegations on this item, as follows:

- Cathy Coote, for the Amberway and Brianstone Gate Communities¹ spoke in opposition, and raised concerns about safety (lack of adequate parking, location of entrance and town house driveways); neighbourhood incompatibility; loss of mature trees and vegetation; lack of safe access to public transit
- Jaime Posen, Fotenn (applicant)², highlighted identified issues that could be addressed during the site plan application, including traffic calming and visitor parking

In addition to that previously noted, the following correspondence was provided to the committee coordinator between April 27 (the date the agenda was published to the

¹ Submission held on file

² Submission held on file

City's website) and the time it was considered on May 14, a copy of which is held on file:

- Email dated April 28 from Sue Osborn
- Email dated May 4 from Janet Bayley, President, CCC497, Stittsville and Ted Barnicoat, Director Infrastructure, CCC497 Stittsville
- Email dated May 7 from Joseph de Lepper

Stream Shen, Planner II, Planning, Infrastructure and Economic Development department, responded to questions.

Motion N° PLC 2020-23/7

Moved by Vice-chair G. Gower

WHEREAS report ACS2020-PIE-PS-0042 recommends zoning changes to 5924 and 5938 Hazeldean to permit 76 stacked townhomes and ten back-to-back townhomes; and

WHEREAS the report recommends a reduction in parking ratio for stacked dwelling from 1.2 space per unit to 1.0 space per unit; and

WHEREAS the Ward Councillor has identified community concerns relating to the proposed parking reduction and its potential impact on the availability of on-street parking;

THEREFORE BE IT RESOLVED that Planning Committee recommend Council direct staff to work with the applicant to achieve the following ahead of subsequent site plan control approval:

1. **The applicant must provide a letter of intent to secure off-site parking spaces to be made available to condominium owners for overflow parking on such terms as the applicant may determine;**
2. **The applicant must obtain approval of the detailed design for traffic calming on Victor Street;**
3. **The applicant must provide transit passes to all its residents for a period of one year; and**
4. **The applicant must include a clause in all purchase and sale agreements, and a notice on title, advising purchasers that each unit only comes with 1.0**

parking space.

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

CARRIED

The committee Carried the report recommendations as amended by Motion 23/7.