
ZONING BY-LAW AMENDMENT – 3930 AND 3960 RIVERSIDE DRIVE

ACS2019-PIE-PS-0005

River (16)

Report recommendations

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3930 and 3960 Riverside Drive to permit an automobile dealership, apartment dwelling – high-rise and park 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 April 10, 2019," subject to submissions received between the publication of this report and the time of Council's decision.**

The following staff responded to questions:

- Planning, Infrastructure and Economic Development department: Kelby Lodoen Unseth, Planner; Wally Dubyk, Project Manager, Infrastructure Approvals; Don Herweyer, Manager, Development Review – South (acting at this meeting on behalf of Lee Ann Snedden, Director of Planning Services)
- Transportation Services department: Colin Simpson, Program Manager, Transportation Engineering Services

Ward Councillor Riley Brockington was present and took part in discussion.

Committee heard four delegations:

- Tania Mushka¹ opposed the zoning request because of potential unmitigated residual risks to surrounding properties, including increased traffic and associated surface transportation noise, and increased safety risks to drivers and pedestrians. She also requested that the existing zoning be amended to exclude office buildings as a permitted use on the site
- Mike Gorman² spoke to the concerns outlined in the report by Councillor Brockington, specifically around concerns about existing and potential traffic issues in the area, and about the impact on the site itself, including potential environmental impacts and lost opportunity to take advantage of the site and its frontage on the Rideau River
- Peggy Pratt raised concerns about traffic and safety impacts, including from potential exacerbation of residential cut-through traffic
- Michelle Taggart, on behalf of (the owner) St. Mary's Development Corporation (accompanied by Brian Casagrande, Fotenn Consultants, the applicant) indicated that the zoning amendment approved by Council in 2010 would have generated more traffic than the now-requested zoning amendment would, noting the proposed zoning would add less than a three per cent increase in existing traffic. She supported the staff report as written but requested that the right of way improvements to be implemented by the owner (to Riverside Drive between Kimberwick Crescent and Hunt Club Road) be funded through Development Charges.

In addition to the previously noted submissions, Planning Committee received the following correspondence between March 18 (the date the report was published to the City's website) and the time it was considered on March 28, a copy of which is held on file:

- Email dated March 6 from Joan Grant, received on March 8 from Councillor Brockington for distribution at this meeting
- Emails dated March 19 and 20 from Craig Searle

¹ Written submission provided; a copy is held on file with the City Clerk

² Written submission provided; a copy is held on file with the City Clerk

- Email dated March 19 from Doreen Rocque
- Email dated March 27 from Brian Wade, President, Hunt Club Community Association
- Email dated March 27 from Paul Johanis, Chair, Greenspace Alliance of Canada's Capital

Vice-chair Tierney introduced the following motion:

Motion

Moved by Vice-chair T. Tierney

Be it resolved that the right of way improvements identified under “Further improvements” in Transportation Section of the staff report related to Riverside Drive between Kimberwick Crescent and Hunt Club Road be identified as a projects funded from the DC account related to Intersection Control Measures (Traffic Signals, Roundabouts & Turning Lanes).

Mr Herweyer indicated that staff did not object to the proposed motion but suggested that before it rises to Council, the motion should identify the actual account from which the project would be funded. The motion was withdrawn and staff was given direction to provide the missing information in order to have it brought forward at Council when the report is considered.

Planning Committee approved the report recommendations as presented with the following Direction to staff:

That staff amend the following text to identify the correct account from which the project would be funded, to be brought forward (as corrected) to Council on April 10 as a motion for consideration in respect of this item:

‘Be it resolved that the right of way improvements identified under “Further improvements” in Transportation Section of the staff report related to Riverside Drive between Kimberwick Crescent and Hunt Club Road be identified as a project funded from the DC account related to Intersection Control Measures (Traffic Signals, Roundabouts & Turning Lanes)’.