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Zoning By-Law Amendment – 1131 and 1151 Teron Road

ACS2020-PIE-PS-0096

Kanata North (4)

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### Report Recommendations

1. **That Planning Committee and Council approve an amendment to Zoning By-law 2008-250 for 1131 and 1151 Teron Road to modify the step-backs of the proposed nine-storey building, permit a limited number of commercial uses, reduce the parking rate for certain commercial uses and permit modifications to certain buffer strip and loading zone provisions, 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 October 14, 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 matter:

- Neil Thomson, President, Kanata Beaverbrook Community Association<sup>1</sup>, suggested the development is at risk of at least partial failure due to an overestimate of demand for this type of residential unit, including an over-reliance on the desirability of renting at this location based on nearby access to future downtown-centric transit. He referenced previous developments in the Beaverbrook and former Kanata City Centre areas that have seen partial failures rising from lack of demand and insufficient supporting development. He raised

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<sup>1</sup> Submission on file

concerns about the adverse impacts the development would have on the community in respect of prolonged construction, transportation/pedestrian and cyclist safety, privacy, light and noise. He questioned whether the proposed small apartments, at this location, will be viable or desirable post Covid-19.

- Nico Church, Fotenn (applicant), noted the site is close to transit and the Kanata North employment node, which is a benefit for people working in Kanata or leaving Kanata to work elsewhere. He noted the development increases diversity in housing choice for the area and would appeal to people in various situations. He noted there is no request to build higher than the already approved nine storeys. In respect of Mr. Thomson's concerns about adverse impacts, he indicated confidence those could be addressed through site plan measures.

The following correspondence was provided to the committee coordinator between September 28 (the date the report was published to the City's website with the agenda for this meeting) and the time the matter was considered on October 8, 2020, a copy of which is held on file:

- Email dated October 2 from Allen Coldham
- Email dated October 7 from James Birtch
- Email dated October 7 from Erica Dencs
- Email dated November 7 from Nancy Dunlop

The committee Carried the report recommendations as presented.