

OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT – 6301
AND 6475 CAMPEAU DRIVE

ACS2021-PIE-PS-0106

KANATA NORTH (4)

Report recommendations

1. That Planning Committee recommend Council approve an amendment to the Official Plan, Volume 2b, Former City of Kanata Special Policies, for 6301 and 6475 Campeau Drive to permit a 10-storey building, as detailed in Document 3;
2. That Planning Committee recommend Council approved an amendment to Zoning By-law 2008-250 for 6301 and 6475 Campeau Drive to permit a mixed-use development including 10-storey high-rise buildings and stacked dwelling units, as detailed in Document 4;
3. 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 13, 2021," subject to submissions received between the publication of this report and the time of Council's decision.

Motion N° PLC 2021-49/4

Moved by Co-Chair S. Moffatt:

WHEREAS Report ACS2021-PIE-PS-0106 recommends zoning changes to the lands known municipally as 6301 and 6475 Campeau Drive;

AND WHEREAS the properties at 6301 and 6475 Campeau Drive are two separate properties but are owned by the same entity with a 20 metre wide City owned parcel located between them;

AND WHEREAS some of the parking associated with one site is intended to be located on the other, providing an efficient use of land;

AND WHEREAS there is some uncertainty over the interpretation of the one lot for zoning purposes provision and an interest to provide some clarity;

THEREFORE IT BE IT RESOLVED that the following change be made to Document 4 – Zoning Details of the staff report:

1. The exceptions in Document 4 be amended to add the following provision in Column V:

1. Despite anything to the contrary, the cumulative required parking between the two parcels may be shared between lands zoned with exceptions XXX1 or XXX2

That there be no further notice pursuant to Section 34 (17) of the *Planning Act*.

CARRIED

Motion N° PLC 2021-49/5

Moved by Co-chair S. Moffatt

WHEREAS Report ACS2021-PIE-PS-0106 recommends zoning changes to the lands known municipally as 6301 and 6475 Campeau Drive;

AND WHEREAS the words “taller than 10 storeys” was erroneously added to the report;

AND WHEREAS there are no proposed buildings above 10 storeys;

THEREFORE IT BE IT RESOLVED that the words “taller than 10 storeys” immediately following the word “Buildings” be deleted from the report on pages 7, 14, 27 and 28, respectively;

That there be no further notice pursuant to Section 34 (17) of the *Planning Act*.

CARRIED

Motion N° PLC 2021-49/6

Moved by Co-chair S. Moffatt

WHEREAS the property at 6301 Campeau Drive is a mixed-use building that is predominantly residential; and

WHEREAS the property at 6301 Campeau Drive zoning details previously applied the parking requirement for a building containing only residential units;

THEREFORE BE IT RESOLVED that Document 4 be revised to add the following provision in Column V with respect to Exception XXX2:

1. Section 101 (5) (d) and (e) with all necessary modifications apply to the dwelling units in a mixed use building.

That there be no further notice pursuant to Section 34 (17) of the *Planning Act*.

CARRIED

The Applicant/Owner as represented by Sameer Gulamani, Fernando Fabiani, and Dennis Jacobs, provided an overview of the Application, were in support of the staff report, and responded to questions from Committee. A copy of the slide presentation is on file with the City Clerk.

Marianne Wilkinson addressed the Committee to speak to the Application. Ms. Wilkinson raised concerns related to set backs, parking, proximity to transit.

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Theresa Peluso and Christopher Barlow letter dated September 16, opposing
- Marianne Wilkinson email dated September 17, opposing
- Scott Robinson email dated September 19, opposing
- Chris Barlow letter dated September 20, opposing
- Carole Johnson email dated September 20, opposing
- Peter Sherhols email dated September 20, opposing
- Kevin Eryou email dated September 21, opposing

Following discussion on this item, the report recommendations, as amended by Motion N° PLC 2021-49/4, Motion N° PLC 2021-49/5 and Motion N° PLC 2021-49/6, CARRIED on a division of 9 yeas and 0 nays, as follows:

YEAS (9): Councillors R. Brockington, L. Dudas, E. El-Chantiry (*ex officio member*), A. Hubley C. Kitts, J. Leiper, S. Menard, Co-Chair G. Gower, Co-Chair S. Moffatt

NAYS (0): (none)