

---

ZONING – 1131 TERON ROAD

ACS2014-PAI-PGM-0102

KANATA NORTH (4)

*( Deferred from Planning Committee meeting of 27 May 2014.)*

---

**REPORT RECOMMENDATION:**

**That Planning Committee recommend Council approve an amendment to Zoning By law 2008-250 to change the zoning of 1131 Teron Road and an abutting unaddressed parcel, shown on Document 1, from Residential First Density, Subzone M, with an Exception (R1M[773]) and Development Reserve Zone (DR) to Residential Fifth Density, Subzone A, with an exception and schedule (R5A[XXXX] SYYY) and Open Space Zone with an exception (O1[YYYY]), as detailed in Documents 2 and 3, to permit a planned unit development consisting of a nine storey and a three-storey apartment building.**

This item had been deferred from the Committee agenda of Tuesday, 27 May 2014 at the request of Kanata North Ward Councillor Marianne Wilkinson, who had requested deferral to allow for an exchange of information between herself, the applicant, the community, and staff, regarding the consideration of an alternate design for the proposed development by Mr. Bill Teron, the original builder of Kanata North. She believed a resolution to the differences between the community and the applicant might avoid a possible appeal to the Ontario Municipal Board (OMB). The applicant had agreed to the deferral, based on an assurance that regardless of the outcome, this matter would proceed to Council for its consideration on Wednesday, 11 June 2014.

The Committee received a PowerPoint slide presentation overview of the report (held on file with the City Clerk) from Ms. Louise Sweet-Lindsay, Planner, Suburban Services Unit (SSU), Development Review Services Branch (DRS), Planning and Growth Management Department (PGM). Messrs. David Wise, Program Manager, SSU, DRS, PGM, and Fel Petti, Manager, SSU, DRS, PGM, were also present to respond to questions.

Committee heard from the following delegations, all in opposition to the applicant's proposal, citing reasons including incompatibility with the existing community, excessive height, inappropriate setbacks, and unsustainability and unmarketability in the current economic climate. All delegations asked the Committee to consider Mr. Teron's proffered design instead:

- Ms. Monica Weise\*
- Mr. Alan Coldham
- Mr. Jim Birtch\*
- Ms. Beata Myhill, Vice-President, Kanata Beaverbrook Community Association
- Ms. Hazel Lambert
- Mr. John Mlacak\*
- Mr. Bill Young\*
- Ms. Marlene Young
- Mr. Bill Teron\*

The Committee also heard from a delegation consisting of Messrs. Phil Bottriel (applicant), Bill Holzman (Holzman Consulting Inc., on behalf of Mr. Bottriel), and Toon Dreessen (Architect), in support of the design. Members of the delegation acknowledged that the proposal did not enjoy complete community support, but that it represented appropriate planning for the area. They noted there would be time to work out design details during the development's site plan stage and in further discussions, and asked that Committee support the recommendation.

Correspondence was also received from the following, in opposition to the proposed development:

- Mr. Gary Sealey\*, Vice-President, Federation of Citizens' Associations
- Mr. Colin Billowes\*
- Mr. Art Dempsey\*
- Mr. Kevin Lalonde\*
- Mr. Rich Peillard\*
- Mr. Langley James Rock\*
- Mr. Alan Sim\*
- Mr. Richard Harris\*
- Mr. Ron Kozan\*
- Mr. Tony and Ms. Beverly O'Donnell\*
- Ms. Maren Hovi\*
- Jamie E. Riddell\*
- Ms. Faith Blacquiere\*

[ \* Individuals / groups marked with an asterisk above either provided comments in writing or by email; all submissions are held on file with the City Clerk. ]

Committee considerations included:

- discussions between the Ward Councillor, the proponent, the community and Mr. Teron with a view to considering a design alternative;
- the aesthetics and suitability of the current design proposal with the existing community;
- neighbourhood and development proximity to the Transit corridor;
- building heights, setbacks, and considerations of front- and side-yards for setback purposes;
- the incorporation of berms or other attenuation features;
- servicing and traffic impacts;

- the financial viability of the proposal, and;
- the reality of urban development in the City's neighbourhoods.

In conclusion, Chair Hume acknowledged the sentiments of those opposed to the proposal, but noted that in recommending approval of the development, staff had done so under the guidance of the City's Official Plan, whose framework had deemed such development appropriate for the area in question.

Councillor Wilkinson asked that a member of Committee introduce the following two Motions on her behalf, to deal with proposed changes to building heights and setbacks. Councillor Monette agreed to do so:

**MOTION N<sup>o</sup> PLC 76/1**

Moved by Councillor B. Monette:

**WHEREAS the Planning Committee deferred the report on 1131 Teron Road in order for Bill Teron to review the plan and show how the development could fit into the community concept of a community where nature is the predominant architecture; and**

**WHEREAS all of the other high rise developments along Teron are set in such a way that a natural setting is found between the building and Teron Road; and**

**WHEREAS Bill Teron has prepared a plan that shows that development in which nature is predominant between the building frontage and Teron Road that provides intensification and an improved economic return for the owner while maintaining an area for natural screening along Teron Road; and**

**WHEREAS although the staff report erroneously states that this property abuts the Beaverbrook Community it is actually an integral part of Community and under the Official Plan needs to have any new development fit into the character and scale of Beaverbrook, namely having nature as the predominant architecture; and**

**WHEREAS** the density study that the City has undertaken for Kanata is just being concluded with recommendations for a maximum of 4 storeys at intersections along March Road (where the same transit service that will serve March and Teron) where properties are restricted and 6 storeys where properties are of sufficient size to be well set back from any road and hence to be able to have nature predominate on the site; and

**WHEREAS** Kanata has a large area set aside as a Town Centre which will be served by the major east-west transit system and where zoning not only permits high rise development but actually already contains three 15 storey apartments, three 10 storey apartments and site plan approval for two additional high rise apartments;

**THEREFORE BE IT RESOLVED** that the zoning for the site be revised as follows:

- a) widening the set back on the south side from 2.5 metres to 4.5 metres,
- b) In Area C reducing the height from 3 to 9 storeys to 3 to 4 storeys
- c) adding a special provision to ensure that the building in Area C be aligned parallel to the Hydro Corridor,
- d) To zone as Open Space the green space between the buildings in Area C and Area B as shown on the Bill Teron sketch so that large trees and other landscaping can be used as a natural screen between the buildings and Teron Road.

LOST, on a division of 0 YEAS and 9 NAYS, as follows:

YEAS (0):

NAYS (9): Councillors S. Blais, R. Bloess, A. Hubley, K. Hobbs, B. Monette, S. Qadri, T. Tierney, J. Harder and P. Hume

**MOTION N<sup>o</sup> PLC 76/2**

Moved by Councillor B. Monette:

**That the setbacks for this development be consistent with the zoning of the adjacent property and the R5 zone and be set as follows:**

- 1. The setback for the Bethune Condominium from Teron road and for the existing single family house be maintained for that part of Teron Road where the entrance is to the buildings, which is 6 metres. This is consistent with the recently approved set back along Campeau Drive in the Kanata Town Centre.**
- 2. The setback for the lot lines between the site and Bethune Condominium be 7.5 metres – this is consistent with the recommended setback for part of the site but should be consistent for all parts.**

LOST, on a division of 2 YEAS and 7 NAYS, as follows:

YEAS (2): Councillors A. Hubley and J. Harder

NAYS (7): Councillors S. Blais, R. Bloess, K. Hobbs, B. Monette, S. Qadri, T. Tierney and P. Hume

The Committee was then asked to consider and approve the following staff-initiated Motion as a technical amendment to the details of recommended zoning:

**MOTION N<sup>o</sup> PLC 76/3**

Moved by Councillor J. Harder:

**That the Planning Committee approve that:**

- 1. Report ACS2014-PAI-PGM-0102 be amended as follows:**

- a. By replacing the number 2.5 in provision 2(c) of Document 2 – Details of Recommended Zoning, such that the recommended minimum rear yard setback is 4.5 metres.
  - b. By replacing Document 3 – Zoning Schedule, with the attached\* new Zoning Schedule to reflect the minimum 4.5 metre rear yard setback identified in 1, above.
2. That there be no further notice pursuant to Section 34 (17) of the *Planning Act*.

CARRIED

( \* Schedule attached at the end of this document. )

There being no further discussion, the report recommendation was put before Committee and was CARRIED, as amended by Motion No. PLC 76/3.

That Planning Committee recommend Council approve an amendment to Zoning By law 2008-250 to change the zoning of 1131 Teron Road and an abutting unaddressed parcel, shown on Document 1, from Residential First Density, Subzone M, with an Exception (R1M[773]) and Development Reserve Zone (DR) to Residential Fifth Density, Subzone A, with an exception and schedule (R5A[XXXX] SYYY) and Open Space Zone with an exception (O1[YYYY]), as detailed in Documents 2 and 3, to permit a planned unit development consisting of a nine storey and a three-storey apartment building, as amended by:

1. Replacing the number 2.5 in provision 2(c) of Document 2 – Details of Recommended Zoning, such that the recommended minimum rear yard setback is 4.5 metres, and;
2. By replacing Document 3 – Zoning Schedule, with the attached new Zoning Schedule to reflect the minimum 4.5 metre rear yard setback identified in 1, above.

PLANNING COMMITTEE  
REPORT 72  
11 JUNE 2014

42

COMITÉ DE L'URBANISME  
RAPPORT 72  
LE 11 JUIN 2014

EXTRACT OF DRAFT  
PLANNING COMMITTEE  
MINUTES 76  
10 JUNE 2014

EXTRAIT DE L'ÉBAUCHE DU  
PROCÈS-VERBAL 76 DU  
COMITÉ DE L'URBANISME  
LE 10 JUIN 2014

---

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

CARRIED, as amended

Councillor Harder then moved the following Motion to forward this item to the Council meeting of Wednesday, 11 June 2014:

**MOTION N<sup>o</sup> PLC 76/4**

Moved by Councillor J. Harder:

**That Planning Committee Agenda 76, Item 1, Zoning – 1131 Teron Road (ACS2014-PAI-PGM-0102), be forwarded to the 11 July 2014 Council meeting for City Council's consideration.**

CARRIED



REVISED Schedule 327 to Zoning By-Law 2008-250

