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Zoning By-Law Amendment – 33 Maple Grove Road

ACS2021-PIE-PS-0011

Kanata South (23)

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### **Report Recommendations**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 33 Maple Grove Road to permit two, three-storey apartment buildings, 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 January 27, 2021" subject to submissions received between the publication of this report and the time of Council's decision**

The following staff provided a presentation and/or responded to questions:

- Planning, Infrastructure and Economic Development Department:
  - ❖ Colette Gorni, Planner I
  - ❖ Erin O'Connell, Manager, Development Review – West
  - ❖ Doug James, Acting Director, Planning Services
- Innovative Client Services Department:
  - ❖ Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate

The committee heard from the following eight delegations:

- Jake Cole raised concerns about incompatibility of the proposal with the neighbourhood, and about perceived developer influence at the City
- Brad Hall suggested the application is disingenuous and falsely presents a proposal for two 3-storey buildings when in reality they would be two 4-storey buildings when viewed from the rear and side, due to the slope of the lot in question. He raised concerns that neither the developer nor staff have provided full or correct context of the application, the site or the surrounding area to Committee and he suggested that increased density through infill could be achieved here with less objectionable and intrusive options that do not include the requested exemptions.
- David Wice suggested the proposal is overdevelopment of the site, being too dense and tall, and represents a change in the City's definition of "low rise", having more than four units per apartment. He also raised safety and environmental concerns about the proposed stormwater management ponds and recommended the City require the applicant to install storm water sewers on Maple Grove Road if the application were approved.
- Matt Brearey, Vice-president, Katimavik-Hazeldean Community Association, indicated that the community supports redevelopment and understands City's goal to increase density, but turning a single-family home into 12 apartments is more than 8 times the intensification and seems excessive. He questioned whether the development could still be considered R4 if all the exemptions were approved, and whether this is the best use of the property with respect to its surroundings of single-family homes.
- Don Bell expressed disappointment with the way the application has been reviewed and suggested the multitude of residents' concerns about mass, height and the requested exemptions have been completely ignored by the City in favour of the developer. He questioned the integrity of the process and the impact it might have on resident's trust in the City.
- Dawn Nicholson-O'Brien asserted that the proposal is not in any way complimentary to the existing character of the neighbourhood of single-family homes and is contrary to the City's R4 Zoning Review document. She indicated

the community would have no objection to a proposal for garden homes, semi-detached or single family homes, being appropriate for the neighbourhood, contrary to this proposal, which does not conform with policy, legal and other requirements, including those of the province.

- Steve Morvai suggested the developer was disingenuous about his intentions for the property and that the community will not support these multi-unit rental apartment buildings that do not fit with the community. He suggested staff have ignored his written submissions and requests to provide Committee with alternative recommendations.
- Murray Chown, Novatech (the Applicant), suggested this proposal conforms with the City's goals for intensification in existing neighbourhoods. He provided an overview of the application and explained that the two proposed apartment buildings match the building envelope permitted on the street, but they need an exemption for the number of units inside the buildings.

The following correspondence was provided to the committee coordinator between January 4 (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 January 14, 2021, a copy of which is held on file:

- Email dated January 10 from Phil Boyd
- Email dated January 12 from Blair Moxon
- Email dated January 12 from Suzanne Moxon
- Email dated January 12 from Councillor Allan Hubley, transmitting a document of community response to the October 23, 2020 submission by Novatech
- Email dated January 13 from Susan and David Wice
- Email dated January 13 from Dawn Nicholson-O'Brien and Greg O'Brien
- Email dated January 13 from Steve Morvai
- Email dated January 13 from Mike Derstroff
- Email dated January 13 from Taylor West, Novatech (presentation slides)

- Email dated January 13 from Don Bell

The following correspondence was also submitted to the Committee Coordinator prior to publication of agenda:

- Email dated August 25, 2020 from Jill and Glen Jones
- Petition documents received on September 1 and 9, 2020 containing 277 entries in opposition

The committee CARRIED the report recommendations on a division of 8 yeas and 1 nays and, as follows:

YEAS (8): Councillors L. Dudas, T. Tierney, J. Leiper, R. Brockington, C. Kitts, S. Moffatt, Vice-Chair G. Gower, Chair J. Harder

NAYS (1): Councillor A. Hubley