



December 9, 2021

Lisa Stern MCIP, RPP

Planner II

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sent by email: [president@kanatabeaverbrook.ca](mailto:president@kanatabeaverbrook.ca)

Dear Ms. Stern

RE: Rezoning File: D02-02-21-0121  
100 Weeping Willow Lane

The Kanata Beaverbrook Community Association has discovered additional concerns with the development application that need to be addressed, supplemental to our earlier comments of Nov 26, 2021

The community is generally opposed to the application.

If the application is not outright refused, the location of the building remains problematic. As outlined in our previous comments, it is not compatible with the local or heritage context.

Furthermore, the community has learned that while, typically, the location and orientation of the building are a Site Plan vs Rezoning application issue, in this case, the proposed building location, size and shape are tied directly to the zoning changes requested.

The KBCA objects to the current zoning request and asks that it be modified to allow more flexibility in the building size, shape, location and orientation.

In addition, the KBCA is exploring the option of our Councillor asking for an interim control by-law to stop all mid to highrise buildings in the area until the planned Heritage Conservation District Study (which has been on the City of Ottawa's Ottawa's Heritage Services Section workplan since 2015) can be completed.

## Rezoning Application

Based on a deeper understanding of the current zoning, the nine-storey building's location, shape, and orientation with 142 units proposed for 100 Weeping Willow Lane appear to be predicated on minimizing the requested rezoning changes and maximizing the chance for approval.

There are two zones on the site:

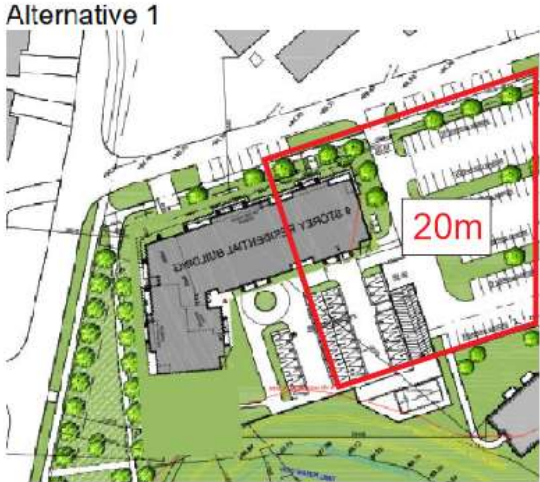


- Area A is restricted to 20m and only for a retirement home. The zoning in 2014 allowed for 87 units in Area A, but the KBCA cannot find this restriction in the City online zoning documentation
- Area B is restricted to 30m and a max of 85 units.

The current rezoning request is for:

- A change in height from 30m to 32m in height (presumably in the zone defined by Area B) and a change from 87 to 143 units.

This rezoning only permits the building within Area B, at the location and orientation shown in the devapps architectural package. The 32m building is designed precisely to fit in Area B on Area A's 20m height boundary (devapp drawing). This cannot be a coincidence. The illustration below shows the building location defined in the devapp documentation, plus three alternatives suggested by the KBCA.



Discussions with the Developer’s Planner (FoTenn, who wrote the Planning Rationale) and Developer, did not reveal any economic, geological or technical reason that the building cannot be relocated to be more compatible with the local community and heritage context and minimize the proximity and overlook to adjacent properties.

This strongly suggests that the Developer does not want to apply for a more complex rezoning application (speculation: for application cost or potential refusal reasons) to permit the building to encroach on Area A, which would require that the rezoning request be changed to:

- A change in height in Area A from 20m to 32 in height and Area B from 30m to 32m, and a change in Area A use from a retirement home to a general apartment, plus an overall (Areas A and B) change in units from (85 + 87) to (85 + 142)

## Heritage Designation

As provided in our earlier comments, the Beaverbrook Community is a candidate Heritage Conservation District where community character would be protected, including building height, set back, and character compatible with its heritage nature.

While Beaverbrook does not currently have heritage status, we have been informed by our Professional Urban Planner, Dennis Jacobs, that as the community is included in the City of Ottawa's Heritage Services workplan, this entitles our Councillor to apply for an interim control by-law law to stop all mid to highrise buildings in the area until the planned Heritage Conservation District Study can be completed.

A handwritten signature in blue ink, appearing to read 'Neil Thomson', with a long horizontal flourish extending to the right.

Neil Thomson  
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