

## **Summary of Written and Oral Submissions**

### **Zoning By-law Amendment - 951 Gladstone Avenue and 145 Loretta Avenue North (ACS2022-PIE-PS-0094)**

In addition to those outlined in the Consultation Details section of the report, the following outlines the written and oral submissions received between the publication of the report and prior to City Council's consideration:

#### **Number of delegations/submissions**

Number of delegations at Committee: 5

Number of written submissions received by Planning Committee between October 17 (the date the report was published to the City's website with the agenda for this meeting) and October 26, 2022 (the deadline for written submissions, being 4 pm the business day before the committee meeting date): 5

#### **Summary of written submissions**

Written submissions are held on file with the City Clerk and available from the Committee Coordinator upon request:

- Daniel Sharp email dated October 21, 2022, with comments
- Sarah Dobbin, President, Gladstone ClayWorks, letter dated October 25, 2022, with comments
- Nicole Allen, The Loft Art Studios, email dated October 26, 2022, with comments
- Andrew Buchanan, on behalf of various businesses, letter received October 26, 2022, opposed
- Kim Mullin, Wood Bull LLP, on behalf of Canadian Bank Note Company, letter dated October 26, 2022, opposed

#### **Summary of oral submissions**

**The Applicant provided a slide presentation, a copy of which is on file with the City Clerk. The Applicant provided an overview of the Application and responded to questions from the Committee. They were represented by the following:**

- Soloway Wright: Ursula Melinz
- Hobin Architecture: Barry Hobin, Todd Duckworth

- Fotenn: Scott Alain

**The Committee heard the following public delegations on the report, and a summary of their respective comments are as follows:**

- Sarah Dobbin, Gladstone Clayworks, touched on a few issues related to zoning designations, affordable space, loading and unloading area in the building and community benefits. Discussions on how to continue agreements for the next 15 years are looked forward to.
- Daniel Sharp noted he rents a studio from the Enriched Bread Artists and expressed concerns with the vagueness of promises in the report related to a relocation strategy for artists, rent levels and arrangements. Wording should also be included that speaks to ensuring artists return.
- Gordon McKechnie, Executive President, Canadian Bank Note (CBN), feels this application is premature and questions the need to have this move forward at this time. The application should be deferred to the next Planning Committee meeting to achieve an agreement that is more appropriate.
- Christine McCuaig, Q9 Planning and Design, spoke to a powerpoint presentation (held on file with the Office of the City Clerk) which provided an overview of the issues as they relate to CBN and outlined the adverse affects and potential impacts the application will have on the CBN.

**Effect of Submissions on Planning Committee Decision:** Debate: The Committee spent 1 hour and 5 minutes in consideration of the item.

Vote: The committee considered all submissions in making its decision and carried the report recommendations as amended by the following:

THEREFORE BE IT RESOLVED that the Community Benefits Charge shall not be imposed on the subject lands of 951 Gladstone Avenue and 145 Loretta Avenue North;

AND THEREFORE BE IT FURTHER RESOLVED that this exemption shall be considered null and void if no building permit is issued within five (5) years of passing of this Zoning By-law Amendment.

## **Ottawa City Council**

Pursuant to the *Procedure By-law*, members of the public may not make oral submissions to Council.

Number of additional written submissions received by Council between October 26 after 4 pm (deadline for written submissions to Planning Committee) and November 9, 2022

(Council consideration date): 1

## Summary of written submissions to Council

Written submissions are held on file with the City Clerk and available from the Committee Coordinator upon request.

- Wood Bull LLP on behalf of Canadian Bank Note Company letter dated November 8, 2022, in support

### **Effect of Submissions on Council Decision:**

Council considered all submissions in making its decision and carried the report recommendations amended by the following:

WHEREAS the associated application to report ACS2022-PIE-PS-0094 seeks Council's approval to permit three high-rise buildings – consisting of approximately 850 residential units and 18,000 square metres of commercial space; and

WHEREAS the report recommends designating the subject site as a Class 4 area within the meaning of Provincial Guideline NPC-300 and the City's Environmental Noise Control Guidelines to recognize the introduction of a sensitive land use (residential) next to an existing stationary noise source at 975 Gladstone, known as the Canadian Bank Note Company; and

WHEREAS, as the October 27, 2022 Planning Committee provided direction to work with the applicant (CLV) and the Canadian Bank Note Company on wording to add a holding provision requiring a noise mitigating agreement between the parties prior to releasing the holding provision, if an agreement could not be reached prior to the November 09, 2022 Meeting of Council; and

WHEREAS Staff, through the applicant, have worked with the parties to find resolution on the noise mitigation concerns; and

WHEREAS an agreement between the parties has been executed between CLV and Canadian Bank Note prior to the November 09, 2022 Council Meeting; and

WHEREAS the parties further agreed to amendments to Documents 1 and 2 to add a second holding symbol and amend the holding symbol criteria in addition to the executed agreement.

THEREFORE BE IT RESOLVED THAT, with respect to report ACS2022-PIE-PS-0094, Council replace Document 1 - Zoning Map, and Document 2 – Details of Recommended Zoning with the revised versions enclosed

THEREFORE BE IT FURTHER RESOLVED that there be no further notice pursuant to Section 34(17) of the *Planning Act*.