

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

### **Zoning By-law Amendment - 1015 Tweddle Road (ACS2022-PIE-PS-0092)**

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: 4

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): 2

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

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

- Paul Johanis, Chair, Greenspace Alliance of Canada's Capital, letter received October 27, 2022, with comments
- J. P. Unger letter received October 27, 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:**

- Fotenn: Miguel Tremblay, Nico Churn
- John Smit

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

- J. P. Unger spoke on behalf of Greenspace Alliance of Canada's Capital urging Committee to reject this application, noting concerns with consultation, flooding, impact on nesting area of migratory birds and location.
- Linda McCourt also touched on wetlands and flooding and added concerns related to the need for more affordable housing.
- Barbara Ramsay, CAFES, spoke to a slide presentation that touched on concerns related to developing on a floodplain, rushing the approval process, liability issues and encouraged Committee to reject the application.

**Effect of Submissions on Planning Committee Decision:** Debate: The Committee spent 1 hours and 46 minutes in consideration of the item.

Vote: The committee considered all submissions in making its decision and carried the report recommendations as presented.

## **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): 2

## **Summary of written submissions to Council**

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

- Letter from Angela Keller-Herzog, CAFES, Alice Irene Whittake, Ecology Ottawa, Rachelle Lecour, President, Greater Avalon Community Association, and Paul Johanis, Chair, Greenspace Alliance of Canada's Capital received November 8, 2022, opposed
- John Smit, John H. Smit Consulting, 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 public concerns have been raised about potential environmental, flooding and landslide hazard risks associated with the development of 1015 Tweddle Road; and

WHEREAS in accordance with RVCA requirements, the applicant has undertaken a third-party Landslide Hazard Risk Assessment and an evaluation of group risk within its study whereby the RVCA's Landslide Hazard Risk Assessment peer reviewer has noted some issues with methodology;

WHEREAS the RVCA believes that the study should reflect appropriate methodology as outlined by its reviewer; and

WHEREAS the original concept reviewed for the site had three towers and a fourth tower was added without this risk assessment review and this change in scope should be accounted for and included in the risk assessments, particularly given the fill and soil conditions identified; and

WHEREAS the City has agreed that the update can be completed prior to Site Plan Control Approval; and

WHEREAS the applicant is aware that deferring the completion of the study to Site Plan Control review may cause changes to the design concept, which they are willing to assume because the design is subject to change; and

WHEREAS numerous stakeholders want added assurances from the City that the study update will be completed;

THEREFORE, BE IT RESOLVED that Council:

1. Amend the holding symbol condition to require prior to the lifting of the holding symbol:
  - a. That the Landslide Hazard Risk Assessment be updated to the satisfaction of the RVCA to reflect accepted methodology for group risk assessment; and
  - b. A review be undertaken of whether the site, soil conditions and environmental risks identified can accommodate four towers, which would also require the purchase of remnant right of way from the City, should a fourth building be pursued;
2. Direct that staff continue working with the applicant to consider the application of enhanced mitigation measures in recognition of potential future climate change related events and flooding.