

## Summary of Written and Oral Submissions

### Zoning By-law Amendment - 2370 Tenth Line Road (ACS2022-PIE-PS-0120)

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: 0

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:

- Karolyn Bois, Conseil des écoles catholiques du Centre-Est, email dated October 24, 2022, with comments
- Véronique Perrier email dated October 26, 2022, with comments

**Effect of Submissions on Planning Committee Decision:** Debate: The Committee carried the report on consent.

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 "Comments by the Ward Councillor" section of the report be replaced with the following text:

The location of this development on the corner of Brian Coburn and Tenth Line Road raises serious concerns relative to traffic volume. While traffic impacts are a Site Plan Control issue, I would like to comment on the broader policy and planning considerations underlying those concerns.

First, I want to commend the applicant for retaining the commercial component of the mixed-use zone. In the current housing market and given the devastating impact of the pandemic and online retail on local businesses, there is a trend towards turning mixed-use zones into residential developments. Mixed-use zones are meant to

foster, dense, walkable communities. The City has limited tools to encourage commercial development and we rely on applicants and businesses to pursue the City's vision for walkable neighborhoods. Efforts by the development industry to protect commercial areas in mixed-use zones should be noted. The inclusion of a linear park to provide a buffer to existing residential is also appreciated.

This development, with its proximity to existing transit, schools, and groceries may appeal to people who wish to be less dependent on their car. But with 380 parking spaces we can hardly argue that this walkable development will get people out of cars. In South Orléans we still need to build car-centric communities because the location of the planned arterial road and Bus Rapid Transit corridor meant to serve the area is not supported by the NCC. So far, the City's approach has been to wait for a change of heart at the NCC, while South Orléans residents face long commutes, limited transit, and truncated active transportation links.

We continue to approve development and collect Development Charges to fund this crucial transportation project with no clear execution plan. The argument that we cannot stop development because we need the development charges to fund road construction does not apply in the case of South Orléans: development charges may be collected but the money has nowhere to go. We need to limit development to match the existing capacity of the road network since increasing capacity is not feasible.

## **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): 0

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

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

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

Council considered all submissions in making its decision and carried the Committee recommendations as presented.