

Summary of Written and Oral Submissions

Zoning By-law Amendment - 729 Ridgewood Avenue (ACS2023-PRE-PS-0090)

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: 2

Number of written submissions received by Planning and Housing Committee between August 25 (the date the report was published to the City's website with the agenda for this meeting) and September 5, 2023 (the deadline for written submissions, being 4 pm the business day before the committee meeting date): 1

Summary of written submissions

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

- Email dated September 1, 2023 from John Vaissi Nagy

Summary of oral submissions

The following were present to respond to questions representing the Applicant/Owner:

- Tim Beed, Fotenn

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

- Craig Searle expressed concern with increased density and traffic congestion and encourage the city to focus more on architecture when approving developments.
- Elliott Bourgeois expressed concerns with shadowing on neighbouring properties.

Effect of Submissions on Planning and Housing Committee

Decision: Debate: The Committee spent approximately 34 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 “Comments by the Ward Councillor” section of the report be replaced with the following text:

I am aware of the zoning bylaw amendment application by Brigil Developments, for 729-735 Ridgewood Avenue, locally referred to as the Riverside Mall.

The Riverside Mall has a long history in the Riverside Park / Mooney’s Bay neighbourhood. It has historically been the commercial hub of the community and up to approximately five years ago, the location of the only grocery store in the community. I can not comment on the redevelopment of this site, without acknowledging the former owner and operator of the grocery store, Francois Bouchard, who also co-owned the mall. His community based approach to running his business and engagement in various activities was very much appreciated. His grocery store’s closing was a sad day in our community.

The mall’s slow decline has been noted. A number of retailers remain and the community supports and wants to see a true 15 minute neighbourhood. The development proposal before Committee promotes a mixed-use development, residential and retail and we certainly want to see well supported retailers retained, if possible and afford the opportunity to welcome new retailers to meet the needs of the community.

Brigil has engaged the community for a number of years. I hosted my first meeting on their proposal in the parking lot of the mall, with two dozen community leaders, in the summer of 2020. From that point forward, the community has immersed itself in this file, providing constructive comments and suggestions for improvement and Brigil, to their credit, has listened. Multiple changes to building locations, heights, unit numbers, entry point, space for retail and other requests have been actioned by Brigil.

The Riverside Park Community Association and two abutting condo corporations have been heavily engaged, as well as others in the community. Former Alderman for the area, George Brown (Council 1985-1994), has acted as a liaison with Brigil and his efforts have been appreciated.

I am supportive of this application and will continue to work with the community, Brigil and the City to refine the site plan, as well as the construction mitigation plan and move this development forward.

Carried

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 September 5th after 4 pm (deadline for written submissions to Planning and Housing Committee) and September 13, 2023 (Council consideration date): 0

Effect of Submissions on Council Decision:

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

THEREFORE BE IT RESOLVED that Council amend Planning and Housing Committee Report 14, Item 3: Zoning By-law Amendment – 729 Ridgewood Avenue by replacing Document 1 – Location Map with the document labelled Annex 1 and attached to this motion (held on file with the City Clerk); and

THEREFORE BE IT FURTHER RESOLVED that there be no further notice pursuant to Section 34(17) of the Planning Act, R.S.O. 1990, c. P.13, as amended.