

Summary of Written and Oral Submissions

Official Plan Amendment and Rezoning – 2475 Regina Street (ACS2023-PRE-PS-0109)

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: 9

Number of written submissions received by Planning and Housing Committee between September 8 (the date the report was published to the City's website with the agenda for this meeting) and September 19, 2023 (the deadline for written submissions, being 4 pm the business day before the committee meeting date): 7

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 11, 2023 from Dave Tod
- Email dated September 13, 2023 from Neil Charbonneau
- Email dated September 13, 2023 from Janice Yemensky
- Email dated September 18, 2023 from Doug Cope
- Email dated September 18, 2023 from John O'Connell
- Email dated September 18, 2023 from Ron Purver
- Email dated September 20, 2023 from Diana Nelson

Summary of oral submissions

The Applicant/Owner as represented by Ross Farris, Windmill Developments and John Moser, Parkway House were present in support of the application and available to answer questions.

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

- Doug Cope expressed concerns with loss of privacy, increased traffic and safety issues, removal of green space, access for emergency vehicles and location to Mud Lake conservation area.

- John O'Connell outlined inconsistencies in the Official Plan and Secondary Plan that relate to this development, noting the proposal is not compliant with either. Concerns with proximity to LRT, density, and traffic.
- Ron Purver noted the staff report understates the neighbourhood opposition to this development, inaccurately reflecting the number of signatures on the petition and speakers at the public meeting. Community isn't opposed to development, however the size of this proposal is unacceptable.
- Anthony Kaminskyj echoed comments from previous speakers relating to density and walking distance to the transit hub, as well as safety concerns during construction.
- Sarah Power spoke to concerns related to density, traffic and parking. Community isn't opposed to development, but this proposal is out of scale for the neighborhood.
- Kathy Momtahan spoke to a slide presentation (held on file with the Office of the City Clerk) outlining concerns with the proposal noting incomplete information regarding community opposition provided through the report to Committee, does not confirm with the Official Plan or Secondary Plan and does not meet the criteria for walking distance to the LRT entrance.
- Bill Glass noted the area is already underserved to parking, street is not wide and believes that a low-rise development would suit this space and accommodate the parkway better.
- Peter Caskey noted if the proposal is approved it would be precedent setting and damaging to the zoning. Also raised concerns with the removal of parkland and open space.
- James McLaren, President of the Board, Parkway House spoke in support of the application and outlined reasons this development would be positive for Parkway House and it's residents.

Effect of Submissions on Planning and Housing Committee

Decision: Debate: The Committee spent approximately 2 hours and 2 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 September 19th after 4 pm (deadline for written submissions to Planning and Housing Committee) and September 27, 2023 (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.

- Email dated September 21, 2023 from Elizabeth King
- Email dated September 26, 2023 from John O’Connell

Effect of Submissions on Council Decision:

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

THEREFORE BE IT RESOLVED that Council amend Planning and Housing Committee Report 15, Item 8: Official Plan Amendment and Rezoning – 2475 Regina Street by replacing the text in Document 3, Section 3.b. with the text, “In Column III, add Residential Care Facility” ; 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.