

Summary of Written and Oral Submissions

Zoning By-Law Amendment – Part of 780 Baseline Road and 7 and 9 Hilliard Avenue (ACS2023-PRE-PS-0137)

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 and Housing Committee between November 20 (the date the report was published to the City's website with the agenda for this meeting) and November 28, 2023 (the deadline for written submissions, being 4 pm the business day before the committee meeting date): 8

Summary of written submissions

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

- Email dated November 21, 2023 from Alex Foster
- Email dated November 23, 2023 from Amy Leroux
- Email dated November 27, 2023 from David Flemming
- Email dated November 27, 2023 from Imran Damani
- Email dated November 28, 2023 from Civic Hospital Neighbourhood Association
- Email dated November 28, 2023 from Peter Mason
- Email dated November 28, 2023 from Heritage Ottawa
- Email dated November 28, 2023 from Wayne Wilcox

Summary of oral submissions

The Applicant/Owner as represented by Miguel Tremblay, Fotenn Consultants, provided an overview of the Application and responded to questions from Committee. Scott Alain, Fotenn Consultants and Joey Theberge, Theberge Homes were also available to respond to questions. A copy of the slide presentation is filed with the Office of the City Clerk.

The Committee heard from the following delegations:

1. Elizabeth Costello, Carleton Heights Community Association spoke to a slide presentation which is held on file with the Office of the City Clerk. Rezoning should comply with the Official Plan and Secondary Plan and asked Committee to

consider the proposed land conscientiously as the development for this site is too ambitious and noted concerns with parking and water overflows in the area.

2. Marie-Claude Guérard, Assistant Deputy Minister, Corporate Management Branch, Agriculture and Agri-Food Canada, (AAFC) expressed no concerns with Phase 1 of the development however concerns are rooted in the impact of future development on the property and the integrity of research activities. AAFC remains open to work with the City and interested parties to find creative solutions to facilitate important objectives such as housing supply, transit and protecting the Experimental Farm.

The following from AAFC were also present and responded to questions:

- Karen Durnford-McIntosh, Director General, Real Property and Asset Management, Corporate Management Branch
 - Joel Wilkin, Director, Real Estate Services, Corporate Management Branch
 - Dr. Pascal Michel – Director General, Ontario-Quebec region, Science and Technology Branch.
3. Corey Peabody, Fisher Heights and Areas Community Association Board spoke to a slide deck which is held on file with the Office of the City Clerk. The presentation touched on the need for intensification without negative impacts to surrounding neighbourhoods, more research is needed regarding shadow impacts on the Farm and suggested that Tower A be included in that research.
 4. Susan Paul spoke to a PowerPoint presentation, a copy of which is held on file with the Office of the City Clerk that touched on the need for more low rise development, concerns with the traffic study, lack of concern for working with the community as well as affordable housing and insufficient transit in the area.
 5. David Flemming, Heritage Ottawa recommend that Committee withhold rezoning of this development until a 3rd party review of impacts are done and that no adverse impacts are anticipated. The heritage impact assessment and city's staff report list adverse impacts. The Farm is a national historic site and should be protected as a leading agricultural research facility.

Effect of Submissions on Planning and Housing Committee

Decision: Debate: The Committee spent approximately 2 hours and 22 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:

Amendment:

Motion No. PHC 2023 - 19/02

Moved by G. Gower

THEREFORE BE IT RESOLVED that Document 1 and Document 3 of the Report be replaced by the attached Zoning Key Map and Schedule

THEREFORE BE IT RESOLVED that Document 2 of the Report be amended to replace Sections 1 and 2 as follows:

1. Rezone the lands within Area A as shown in Document 1 from GM to GM [XXX1] SYYY
2. Rezone the lands within Area B as shown in Document 1 from R1FF to O1 [XXX2]

THEREFORE BE IT RESOLVED that Document 2 of the Report be amended to revise Section 3 as follows:

Amend Section 239, Urban Exceptions, by adding a new exception [XXX1] with provisions similar in effect to the following:

- a. In Column II, "Applicable Zones", add the text, "GM [XXX1] SYYY"

THEREFORE BE IT FURTHER RESOLVED that Document 2 of the Report be amended to add Section 4 as follows:

Amend Section 239, Urban Exceptions, by adding a new exception [XXX2] with provisions similar in effect to the following:

- a. In Column II, "Applicable Zones", add the text, "O1 [XXX2]"
- b. In Column V, "Provisions", add the text, "Detached dwellings existing as of the date of the passing of this by-law are permitted."

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

Amendment:

Motion No. PHC 2023 - 19/03

Moved by G. Gower

THEREFORE BE IT RESOLVED that Document 2 of the Report be amended to add an additional item to Section 3(c). as:

- xiv. Section 187(3)(g) does not apply; and

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

Amendment:

Motion No. PHC 2023 - 19/04

Moved by C. Kitts

THEREFORE BE IT RESOLVED that staff present their recommendations for Phase 2 and 3 no later than the January 31, 2024 meeting of the Planning and Housing committee for consideration.

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 November 28th after 4 pm (deadline for written submissions to Planning and Housing Committee) and December 6, 2023 (Council consideration date): 0

Effect of Submissions on Council Decision:

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