

Summary of Written and Oral Submissions

Development Review Legacy File Official Plan Amendments

This application was first considered by the Agriculture and Rural Affairs Committee at the meeting of March 7, 2024 (ACS2024-PRE-PS-0042) It was brought to Planning and Housing Committee on March 27, 2024 (ACS2024-PRE-PS-0042)

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 Agriculture and Rural Affairs Committee March 7, 2024: 4

Number of delegations at Planning and Housing Committee March 27, 2027: 5

Number of written submissions received by Agriculture and Rural Affairs Committee between February 27 (the date the report was published to the City's website with the agenda for this meeting) and March 6, 2024 (the deadline for written submissions, being 4 pm the business day before the committee meeting date): 1

Number of written submissions received by Planning and Housing Committee between March 18 (the date the report was published to the City's website with the agenda for this meeting) and March 26, 2024 (the deadline for written submissions, being 4 pm the business day before the committee meeting date): 22

Summary of written submissions

Written submissions (**Agriculture and Rural Affairs Committee**) are held on file with the City Clerk and available from the Committee Coordinator upon request:

- Email dated March 6, 2024 from Denise Frigon

Written submissions (**Planning and Housing Committee**) are held on file with the City Clerk and available from the Committee Coordinator upon request:

- Email dated March 23, 2024 from Daniel and Nathalie Seguin
- Email dated March 23, 2024 from Stephanie Mcewen and Francis Simard
- Email dated March 23, 2024 from Ben Cheng
- Email dated March 23, 2024 from Guy Dore
- Email dated March 23, 2024 from Salamat Tabbasum and Afsha Rizvi
- Email dated March 24, 2024 from Pascale Poulin & Benoit Harris
- Email dated March 25, 2024 from Gisele Proulx

- Email dated March 25, 2024 from Therese & Richard Lalande
- Email dated March 25, 2024 from Lily Bjchina
- Email dated March 26, 2024 from Paul Heenan
- Email dated March 26, 2024 from Ben Harris
- Email dated March 26, 2024 from Gisèle. Doyle
- Email dated March 26, 2024 from Mireille and Derek Poitras
- Email dated March 26, 2024 from Jungang Liu
- Email dated March 26, 2024 from Susan Davies
- Email dated March 26, 2024 from Jonathon Bouchard
- Email dated March 26, 2024 from Denise Frigon
- Email dated March 26, 2024 from Dave Janega
- Email dated March 26, 2024 from Harold and Priscilla Starkings
- Email dated March 26, 2024 from Anne Lauzon
- Email dated March 26, 2024 from Catherine Dussault
- Email dated March 26, 2024 from Deanna Kang

Summary of oral submissions

(Agriculture and Rural Affairs Committee)

1. Eric Bays, Stantec and Miguel Tremblay were present in support of the recommendations.
2. Denise Frigon posed questions related to process, if the application for 481 Tullamore Street was approved, if it can be further amended as it relates to height, setbacks and road designation. As well, if approved, how many years is the developer permitted to submit their development applications.
3. Brian Micallef spoke to the application for 270 Lamarche Avenue and questioned why this property would be considered for a zoning by-law amendment, when there are more appropriate properties on Innes that could accommodate the requirements.

(Planning and Housing Committee)

Paul Black, Fotenn was present in support of 315 Chapel Street and 1154, 1176, 1180, and 1208 Old Montreal Road.

The Committee heard from the following delegations related to 270 Lamarche Avenue:

1. Gisèle Doyle, Co-Chair, Orléans Independent Living, Advocate Network expressed concern with the lack of affordable housing included in this development.
2. Susan Davies spoke to the need for appropriate transition in keeping with the two-storey character of the neighbourhood. This is a residential neighbourhood, and the four-storey policy for the neighbourhood should be maintained and the policies within the new Official Plan should not be disregarded.
3. Linda Qing Lin stated it is crucial to maintain the suburban neighborhood designation for 270 Lamarche Ave. Doing so aligns with the city's direction of gradual, evolving suburban intensification and strongly urge the committee to uphold the 2022 Official Plan and maintain the suburban neighbourhood designation.
4. Denise Frigon expressed concerns related to height and lack of tree or landscaping that would promote privacy, density and transition. The current Official Plan should be maintained.
5. Miguel Tremblay, Fotenn spoke in support of the development, providing background and context.

Effect of Submissions on Planning and Housing Committee

Decision: (Agriculture and Rural Affairs Committee)

Debate: The Committee spent approximately 16 minutes in consideration of the item.

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

(Planning and Housing Committee)

Debate: The Committee spent approximately 1 hour 4 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:

Motion No. PHC 2024-24-02

Moved by G. Gower

THEREFORE BE IT RESOLVED that Planning and Housing Committee recommend Council amend Report ACS2024-PRE-PS-0042 – Development Review Legacy File Official Plan Amendments by replacing the text of Document 3 – Details of Recommended Official Plan Amendment – Albert Street, Part B – The Amendment, Clause 2.1a) with the following text:

“inserting a new policy 9 to the Built Form policies of Subsection 4.1 – Albert Corridor Character Area with wording as follows:

“In the case of the properties municipally addressed as 665 Albert Street, height maximums are determined by the in-effect zoning as adopted on November 9, 2022, which sets out the maximum building height and maximum number of tower(s) and storeys.”

; 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.

Carried

Report recommendation 4 was divided for voting purposes as set out below:

- 4. That Planning and Housing Committee recommend Council approve an amendment to the Official Plan, Volume 2C, for 270 Lamarche Avenue, to permit a maximum building height of up to seven storeys, as detailed in Document 6.**

For (7): J. Leiper, G. Gower, R. Brockington, C. Curry, T. Kavanagh, T. Tierney, and A. Troster

Against (5): L. Dudas, L. Johnson, C. Kelly, C. Kitts, and W. Lo

Carried as amended (7 to 5)

Ottawa City Council

Pursuant to the *Procedure By-law*, members of the public may not make oral submissions to Council.

(Agriculture and Rural Affairs Committee)

Number of additional written submissions received by Council between March 6th after 4 pm (deadline for written submissions to Agriculture and Rural Affairs Committee) and April 3, 2024 (Council consideration date): 0

(Planning and Housing Committee)

Number of additional written submissions received by Council between March 26th after 4 pm (deadline for written submissions to Planning and Housing Committee) and April 3, 2024 (Council consideration date): 1

- Email dated March 30, 2024 from Baljit Singh
- Email dated March 30, 2024 from Arlette Aluma Kasongo
- Email dated March 30, 2024 from Ghislain St.Jacques
- Email dated March 30, 2024 from Jasjeevan Kaur
- Email dated March 30, 2024 from Jen Rail
- Email dated March 30, 2024 from Leonard Reil
- Email dated March 30, 2024 from Rustamjeet Singh
- Email dated March 31, 2024 from Stephanie Centen
- Email dated March 31, 2024 from Temesgen Zeggai
- Email dated March 31, 2024 from Therese and Richard Lalande
- Email dated March 31, 2024 from Gurdeep
- Email dated April 1, 2024 from Alex Liu
- Email dated April 1, 2024 from Atefeh Hermidas
- Email dated April 1, 2024 from Basir
- Email dated April 1, 2024 from Guy Dore
- Email dated April 1, 2024 from Katherine Rossetti
- Email dated April 1, 2024 from Mehvish Husain
- Email dated April 1, 2024 from Siyamak Sasani
- Email dated April 1, 2024 from Tanya Callender
- Email dated April 2, 2024 from Andréana Paul
- Email dated April 2, 2024 from Timothy Miller
- Email dated April 2, 2024 from Asif Wasti
- Email dated April 2, 2024 from Benoit Harris
- Email dated April 2, 2024 from Diane Morin
- Email dated April 2, 2024 from Ellah Schnaiki

- Email dated April 2, 2024 from Jun Zang
- Email dated April 2, 2024 from Linda Quing
- Email dated April 2, 2024 from Pascale Poulin
- Email dated April 3, 2024 from Orléans Village & Area Community Group
- Email dated April 3, 2024 from Orléans Village & Area Community Group

Effect of Submissions on Council Decision:

Council considered all submissions in making its decision and carried the report recommendations.

Committee recommendation 4 was divided for voting purposes as set out below:

4. approve an amendment to the Official Plan, Volume 2C, for 270 Lamarche Avenue, to permit a maximum building height of up to seven storeys, as detailed in Document 6.

For (18): M. Sutcliffe, D. Hill, C. Curry, G. Gower, T. Kavanagh, S. Devine, T. Tierney, S. Plante, R. King, A. Troster, J. Leiper, R. Brockington, S. Menard, M. Carr, G. Darouze, D. Brown, S. Desroches, and A. Hubley

Against (6): M. Luloff, L. Dudas, C. Kelly, L. Johnson, C. Kitts, and W. Lo

Carried (18 to 6)