

Summary of Written and Oral Submissions

Zoning By-law Amendment - 3930 Riverside Drive (ACS2025-PDB-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 Committee: 4

Number of written submissions received by Planning and Housing Committee between June 9 (the date the report was published to the City's website with the agenda for this meeting) and June 18, 2025 (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 June 16, 2025 from Audrey Belanger

Summary of oral submissions

The Committee heard from the following delegations:

1. Joel Tzach, Vice-President, Business Development and Marketing for the Airport Authority* urged Committee to not approve the application, it is in a direct flight path from the airport. High density is not proposed in this area and would undermine air service. The Provincial Policy Statement instructs to protect airports' long term operations and economic functions.
2. Audrey Belanger* Hunt Club Community Association spoke in favour of the application touching on the need for more housing, development would be well served by the LRT and delaying construction would be critical and costly.
3. Andrei Grushman, Chair, Affordable Housing Committee, Hunt Club Community Association, enthusiastically welcome the Multi Use Pathway proposed with the development, however noted some concern with the number of notable trees that might be affected and appreciate the commitment to continue to consult with the community.

4. Dave Coyle* stated that complete community developments should be inclusive of complete communities and recommended the Planning V4 be updated, ensure adequate infrastructure to support active trips, 50% of services be zoned and accommodated on site and the area be considered a Business Improvement Area.

[* Individuals / groups marked with an asterisk above either provided comments in writing or by e-mail; all submissions and presentations are held on file with the Office of the City Clerk.]

The Applicant/Owner as represented by Paul Black, Fotenn Planning + Design provided an overview of the Application and responded to questions from Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The following were also present from the Applicant team and available to answer questions:

- Jeff Parkes, Taggart Realty Management
- Kyle Kazda, Taggart Realty Management
- Joshua Foster, Gradient Wind

Effect of Submissions on Planning and Housing Committee

Decision: Vote: Committee carried the report recommendations on a vote of 8 Yeas and 3 Nays.

For (8): J. Leiper, R. Brockington, L. Johnson, T. Kavanagh, C. Kelly, C. Kitts, T. Tierney, and A. Troster

Against (3): C. Curry, L. Dudas, and W. Lo

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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 June 17, 2025 after 4 pm (deadline for written submissions to Planning and Housing Committee) and June 25, 2025 (Council consideration date): 0

Effect of Submissions on Council Decision:

Council considered all submissions in making its decision and carried the report recommendations with a vote of 20 Yeas and 5 Nays and the following direction to staff:

Direction to Staff (Councillor J. Bradley)

That staff be directed to engage in discussions with the applicant regarding the potential installation of permanent, visible signage at site entrances, building lobbies, leasing offices and other key locations to inform occupants of potential aircraft noise associated with proximity to airport flight paths. And that staff consult the Ottawa International Airport Authority to ensure clarity and consistency with established noise awareness practices, should the applicant be agreeable to signage.

For (20): M. Sutcliffe, D. Hill, C. Kelly, G. Gower, T. Kavanagh, L. Johnson, S. Devine, T. Tierney, S. Plante, R. King, A. Troster, J. Leiper, R. Brockington, S. Menard, M. Carr, C. Kitts, I. Skalski, D. Brown, S. Desroches, and A. Hubley

Against (5): M. Luloff, L. Dudas, C. Curry, J. Bradley, and W. Lo