

## **Summary of Written and Oral Submissions**

### **Official Plan Amendment and Zoning By-law Amendment - 1452, 1460, 1470 Hunt Club Road and 1525, 1531 and 1545 Sieveright Avenue (ACS2022-PIE-PS-0070)**

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: 23

Number of written submissions received by Planning Committee between June 13 (the date the report was published to the City's website with the agenda for this meeting) and June 22, 2022 (the deadline for written submissions, being 4 pm the business day before the committee meeting date): 19

#### **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 13, 2022 from Kyle Melanson, in support
- Email dated June 13, 2022 from Sylvie Lee, President, Upper Hunt Club Community Association, opposed
- Email dated June 14, 2022 from Solera Working Group, opposed
- Email dated June 14, 2022 from Étienne Rousseau, in support
- Email dated June 14, 2022 from Matthew Pinder, in support
- Email dated June 15, 2022 from David Langner, with concerns
- Email dated June 20, 2022 from Mark Margo, opposed
- Email dated June 21, 2022 from Nancy Abi-Khattar, opposed
- Email dated June 21, 2022 from Dean Tester, in support
- Email dated June 21, 2022 from Grant Dingwall, in support
- Email dated June 21, 2022 from Janet Bufton, in support
- Email dated June 21, 2022 from Allen Cramm, opposed

- Email dated June 21, 2022 from Susan Harrison, opposed
- Email dated June 22, 2022 from Reem El Sherif, in support
- Email dated June 22, 2022 from Simona Ogbalidet, with concerns
- Email dated June 22, 2022 from Mike Zaborski, with concerns
- Email dated June 22, 2022 from Smita LeBlanc, with concerns

## Summary of oral submissions

**The Applicant provided a slide presentation, a copy of which is on file with the City Clerk. The Applicant provided an overview of the Application and responded to questions from the Committee. They were represented by the following:**

- Fotenn Planning + Design: Jacob Bolduc
- DCR Phoenix: Michael Boucher
- Creva Group: Bill McCurdy
- DTAH Architecture: Megan Torza
- IBI Group: David Hook

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

- Janice Lobo spoke in opposition to the application. noting having social services available are essential to building better communities and that should be considered before the recommendations are approved.
- Sylvie Lee, President, Upper Hunt Club Community Association expressed disappointment with the proposal. Noting concerns with inadequate consultation and lack of medical and social services in the community.
- Fara Amini, Duncan Wrighte, Behnam Behnia and Susan Bubb, Solera Working Group\* spoke to a detailed PowerPoint presentation which is held on file with the Office of the City Clerk. The group expressed concerns that touched on, but were not limited to:
  - Height of proposed building and mechanical penthouse
  - Significant impact on traffic, access to the site is inconvenient and unsafe
  - Noise and vibrations

- Increase in parking
- The need for increased setbacks and greenspace for residents
- Janine Flood spoke in support and noted the importance of this proposal to the Inuit community
- Julie Hauser\* spoke in opposition of the proposal, noting concerns with safety on the roads as the streets in the area are already at capacity, as well as increased traffic and parking. Making it more unsafe for pedestrians and cyclists.
- Laura Oleson\* expressed concerns with building size, scale and height. Traffic volume and flow is underestimated, the Future Land Use Study was provided to the community with no pre-consultation and provided alternative recommendations.
- Mariette Fyfe-Fortin\* spoke in opposition and echoed previous speakers concerns with lack of consultation and inadequacy of notice.
- Luc Fortin focused on procedural issues regarding public process for consultation. He noted concerns with the signs, wrong information advertised regarding the proposed building, and lack of adequate time for public to consult.
- Angus MacKay spoke in support of the application noting projects like Larga Baffin help people and think this is important for the indigenous community.
- Mohammad Tayyaran spoke to concerns related to traffic and trip counts, misrepresentation of the building use by the applicant and additional work required in the Transportation Impact Assessment.
- Richard Gebara expressed concerns related to the size of the building thinking a residential building should be built instead, spoke to severance of the properties and issues with lack of greenspace as a result.
- Geoff Boole\* opposed the development on these properties. Expressed issues with massive size and scale which is inconsistent with the residential properties around it.
- Francois Malric\* asked the committee to refuse the recommendations in the report based on an incorrect premise that the proposed use would be allowed and feels this proposal is for a hotel, not a residential care facility.
- Michael Zaborski spoke in opposition, noting there will be a negative effect on the health and safety of residents in the neighbourhood given the increased traffic and

issues with cut through traffic. There was lack of consultation regarding the Traffic Impact Assessment process.

**Effect of Submissions on Planning Committee Decision:** Debate: The Committee spent 4 hours and 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. PLC 2022-66/6**

Moved by Councillor S. Menard (on behalf of Councillor D. Deans)

THEREFORE IT BE RESOLVED THAT, with respect to report ACS2022-PIE-PS-0070, Planning Committee recommend that Council direct staff to prepare a before and after traffic count within the community to assess whether the proposed development increases cut-through traffic within the community. The first traffic count shall occur prior to start of construction and the second traffic count shall occur 3 years after occupancy of the residential care facility.

**Motion No. PLC 2022-66/7**

Moved by Councillor S. Menard (on behalf of Councillor D. Deans)

THEREFORE BE IT RESOLVED THAT the Planning Committee recommend that Council direct staff to consider this intersection for inclusion in the Intersection Control Modifications Program during the next update to the Development Charges By-law.

**Motion No. PLC 2022-66/8**

Moved by Councillor S. Menard (on behalf of Councillor D. Deans)

THEREFORE IT BE RESOLVED THAT, with respect to report ACS2022-PIE-PS-0070, Planning Committee recommend that Council direct staff through the site plan control process to consider measures to minimize traffic through Seiveright and the surrounding residential streets by potentially including an exit only access onto Sieveright, a key fob/card access and/or one way traffic flow into the site and/or relocating the access further west onto Sieveright Avenue.

**Motion No. PLC 2022-66/9**

Moved by Councillor S. Menard (on behalf of Councillor D. Deans)

THEREFORE IT BE RESOLVED THAT, with respect to report ACS2022-PIE-PS-0070, Planning Committee recommend that Council direct staff through the site plan control process to work with the applicant to reduce the height of the mechanical penthouse.

## **Motion No. PLC 2022-66/11**

Moved by Councillor S. Menard (on behalf of Councillor D. Deans)

THEREFORE IT BE RESOLVED THAT Planning Committee recommend that Council direct staff to prepare a before and after traffic count within the Solera community (Cahill Dr, Solera Circule and Dunston Terrace) to assess whether the proposed development increases cut-through traffic within the community. The first traffic count shall occur prior to start of construction and the second traffic count shall occur 3 years after occupancy of the residential care facility.

## **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 June 22 after 4 pm (deadline for written submissions to Planning Committee) and July 6, 2022 (Council consideration date): 1

## **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 July 2, 2022 from Sylvie Lee, President, Upper Hunt Club Community Association, opposed

## **Effect of Submissions on Council Decision:**

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

THEREFORE IT BE RESOLVED THAT, with respect to report ACS2022-PIE-PS-0070, Council direct Planning, Real Estate and Economic Development staff to consider a review of the adjacent sites in its work plan for the next term of Council with the objective of establishing land use designations through City-initiated Amendments to the Secondary Plan and Zoning By-law, involving consultation with the affected property owners and surrounding communities, and that the FLUS prepared for the Larga Baffin application not be relied on for that work.