

Summary of Written and Oral Submissions

Official Plan Amendment and Zoning By-law Amendment - 1186, 1188, and 1194 Wellington Street West

In addition to those outlined in the Consultation Details section of the reports), the following outlines the written and oral submissions received between the publication of the original staff report to Planning (ACS2022-PIE-PS-0044) and prior to City Council's final consideration of the matter in the report entitled *Appeal with respect to Official Plan Amendment and Zoning By-law Amendment - 1186, 1188, and 1194 Wellington Street West* (ACS2022-ICS-LEG-0005):

Official Plan Amendment and Zoning By-law Amendment - 1186, 1188, and 1194 Wellington Street West (ACS 2022-PIE-PS-0044)

Number of delegations/submissions

Number of delegations at Committee: 4

Number of written submissions received by Planning Committee between May 2 (the date the original staff report was published to the City's website with the agenda for this meeting) and May 12, 2022 (the deadline for written submissions, being 4 pm the business day before the committee meeting date): 6

Summary of written submissions

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

- Cody Bonnar email dated May 2, in support
- Cynthia Adam email dated May 4, with comments
- Joe Van Ryn email dated May 11, opposed
- Ken Rockburn letter dated May 3, opposed
- Msgr. Hans Feichtinger, pastor, St. Albertus Church email dated May 10, with comments
- Paul Black, Fotenn, on behalf of the applicant, letter dated May 10, in support

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:

- Paul Black, Fotenn
- Simon Ko, Dialog Design
- Kevin Harper, Minto

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

- Cheryl Parrot, Hintonburg Community Association spoke in opposition to the application, raising concerns with the proposed height, would like increased bike parking, not enough three bedroom units in the proposal and overall feels this is an inappropriate use of intensification.

Effect of Submissions on Planning Committee Decision:

Debate: The Committee spent 46 minutes in consideration of the item.

Vote: The committee considered all submissions in making its decision and deferred the report by way of the following Motion

Motion No PLC 2022-62/2

Moved by A. Hubley

THEREFORE BE IT RESOLVED that this report be deferred.

Appeal with respect to Official Plan Amendment and Zoning By-law Amendment - 1186, 1188, and 1194 Wellington Street West (ACS2022-ICS-LEG-0005)

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: 1

Number of written submissions received by Planning Committee between August 29 (the date the report was published to the City's website with the agenda for this meeting) and September 7, 2022 (the deadline for written submissions, being 4 pm the business day before the committee meeting date): 0

Summary of oral submissions

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

- Paul Black, Fotenn spoke in support of the staff recommendation, and urged committee to approve the application

Effect of Submissions on Planning Committee Decision:

Debate: The Committee spent 7 minutes in consideration of the item.

Vote: The committee considered all submissions in making its decision and amended the report recommendations as follows:

THEREFORE BE IT RESOLVED that Planning Committee amend the report to replace the recommendations with the following:

1. That Planning Committee recommend that Council instruct Legal Services to oppose the approval of the zoning and official plan amendments sought in the appeal in respect of 1186, 1188 and 1194 Wellington West.

AND BE IT FURTHER RESOLVED that Legal Services staff be directed to work with the Ward Councillor's office to prepare a written explanation for the decision to oppose the zoning and official plan amendments for adoption by Council prior to the Council meeting of September 21, 2022.

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 7 after 4 pm (deadline for written submissions to Planning Committee) and September 21, 2022 (Council consideration date): 0

Effect of Submissions on Council Decision:

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

THEREFORE BE IT RESOLVED that Council adopt the following reasons for the decision to oppose the appeal:

1. The proposed development is not consistent with the Provincial Policy Statement sections 1.6.7, 1.7.1, and 1.8 as it fails to maintain or enhance the vitality of the mainstreet or to minimize vehicle trips and promote active transportation and transit;
2. The proposed development does not conform with the policies in Volume 1, sections 2.5.1, 3.6.1, 3.6.3, and 4.11 of the current Official Plan, namely
 - a. The scale, massing, height do not relate well to neighbouring properties;
 - b. Appropriate compatibility and transition are not provided between low and high rise development;
 - c. The proposed development fails to respect the medium-density vision of areas designated Traditional Mainstreet; and
 - d. The number of vehicle parking spaces proposed, considering the location along two transit priority corridors, would reduce transit demand and result in unacceptable traffic impacts which are not adequately mitigated by the proposal;
3. The proposed development does not conform with the policies of the current Wellington Street West Secondary Plan, set out in section 11.3, or with sections 2.1 or 2.3 in the proposed new Wellington Street West Secondary Plan (Volume 2A, section 20 of the New Official Plan),
 - a. The proposed height exceeds the maximum of 6 storeys or 20 meters permitted as of right, as well as the maximum of 9 storeys permitted if section 37 benefits are provided;
 - b. The proposed development fails to ensure compatibility with the existing low-rise, human-scale buildings and is not consistent with the built form vision for these areas; and,
 - c. The proposed development fails to provide desirable land uses and distinguishing character consistent with the vision for the Parkdale Park Area;
4. The proposed development does not conform with the policies of the New Official Plan, currently pending Minister of Municipal Affairs and Housing approval, set out in Volume 1, sections 4.1.4, 4.6.5, 4.6.6, 5.2, and 6.2, namely,
 - a. The proposed development fails to provide sensitive integration of new development and fails to conform with applicable, council-approved guidelines for transition in height, massing, and development character;
 - b. The proposed height exceeds the maximum of 9 storeys permitted along

mainstreet corridors; and,

c. The proposed development fails to design growth so as to increase sustainable transportation mode shares and results in unacceptable transportation impacts which are not mitigated by the proposal;

5. Taken as a whole the proposed development does not constitute good planning.