

Summary of Written and Oral Submissions

Note: This is a draft Summary of the Written and Oral Submissions received in respect of ZONING BY-LAW AMENDMENT – 207 BELL STREET NORTH (ACS2018-PIE-PS-0039), prior to City Council’s consideration of the matter on April 11, 2018.

The final Summary will be presented to Council for approval at its meeting of April 25, 2018, in the report titled ‘SUMMARY OF ORAL AND WRITTEN PUBLIC SUBMISSIONS FOR ITEMS SUBJECT TO BILL 73 ‘EXPLANATION REQUIREMENTS’ AT THE CITY COUNCIL MEETING OF April 11, 2018 (ACS2018-CCS-OCC-0006)’. Please refer to the ‘Bulk Consent’ section of the Council Agenda of April 25, 2018 to access this item.

ZONING BY-LAW AMENDMENT – 207 BELL STREET NORTH (ACS2018-PIE-PS-0039)

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 at Planning Committee: 1**
- **Number of Submissions received by Planning Committee between March 16 and April 11, 2018 : 1**
- **Primary arguments in support, by individual**
 - ❖ *Brian Casagrande and Nico Church, Fotenn Consultants Inc. (applicant)*
 - The proposal represents good planning and is in the public interest, and is consistent with the Provincial Policy Statement (PPS) and conforms to policies in the City’s Official Plan, thus fulfilling the planning requirements relative to Bill 139:
 - The proposal is consistent with Policy 1.1.1 of the PPS, as it capitalizes on an opportunity for increased utilization of the subject property, which is located in a built-up area of the City where services are readily available. The proposal will also contribute to a greater mix of uses in the neighbourhood by providing for additional commercial space. Further, the subject property is located within a dense, walkable residential neighbourhood with access to nearby public transit; as such, accessibility to the site’s proposed commercial feature are conveniently accessible to users of alternative transportation modes

- The proposal is consistent with Policy 1.1.3 (Settlement Areas) of the PPS, as the subject property is located in a built-up settlement area with sufficient servicing and infrastructure. The proposal is for an increase in the utilization and of the mix of land uses on the site, and in a building with a compact form. The site is in an ideal location that will help support active and public transportation modes. A greater mix of uses on site and in the neighbourhood will help promote air quality, energy efficiency, and public health through convenient access to alternative modes of transportation.
- The proposed amendment is consistent with Section 1.5 (Public Spaces, Recreation, Parks, Trails, and Open Space) of the PPS and is going to make this section of Bell Street more safe and pedestrian friendly and socially interactive.
- The proposal is consistent with Section 1.6 (Infrastructure and Public Service Facilities) of the PPS, as the subject property is located in a built-up area with existing infrastructure and public service facilities. The proposed intensification, albeit minor, of the site will help optimize the existing infrastructure and public service facilities, including sewage and water services and alternative transportation modes such as public transit and active transportation.
- The proposal is consistent with Policy 1.7 (Long Term Economic Prosperity) of the PPS, as the application will permit increased utilization of a site in an already built up area with existing services while promoting active transportation and public transit use. In addition, the application will increase the permitted range of uses on the property and facilitate the operation of a small patio area, thereby enhancing the vitality and viability of the existing on-site restaurant and nearby mainstreet while creating a sense of place through well-designed built form.
- The proposal is consistent with Policy 1.8 (Energy Conservation, Air Quality and Climate Change) of the PPS, as the application promotes increased use and viability of an existing development site that accommodates land uses at a location that lends itself well to active transportation and public transit opportunities.
- The proposal conforms to the policies of the General Urban Area (City of Ottawa Official Plan (2003, As Amended)) designation in that:

- a variety of small, locally oriented convenience and service uses consistent with the needs of nearby residential areas.
 - the site is conveniently located in close proximity to several concentrations of residential development and provides good access to pedestrians and cyclists from adjacent residential areas; and
 - the proposed commercial uses are of a size and scale that will limit the attraction of vehicular traffic from outside the immediate area.
- The proposed application meets the intent of Section 2.5.1 of the Official Plan and supports several of the City's Urban Design goals. In particular, the proposed patio and ground floor commercial uses will help improve the relationship between the building and the street, contribute to creating an attractive space that is visible and safe, and enliven the surrounding neighbourhood in a way that will not disrupt the character of the existing area. Further, the application provides flexibility for the building on the subject property to adapt to a variety of ground floor commercial uses over time.
 - The proposed application conforms to the urban design compatibility criteria outlined in Section 4.11 of the City of Ottawa Official Plan. Notably, the proposed outdoor commercial patio will help more outdoor amenity space on the subject property; a noise study has confirmed that the proposed patio use will not have a significant noise impact on the surrounding neighbourhood; and the subject property is in close proximity to several supporting neighbourhood amenities including schools, parks, and a community centre.

Primary concerns and arguments in opposition

- None received

Effect of Submissions on Planning Committee Decision:

Debate The Committee approved this item on consent (without discussion or debate).

Vote: Planning Committee CARRIED the report recommendations as presented.

Effect of Submissions to both committees on Council Decision:

Council considered all written and oral submissions in making its decision, and CARRIED this item as presented.