

Summary of Written and Oral Submissions

Zoning By-law Amendment – 963 Hare Avenue

Note: This is a draft Summary of the Written and Oral Submissions received in respect of Zoning By-law Amendment – 963 Hare Avenue (ACS2021-PIE-PS-0039), prior to City Council's consideration of the matter on April 14, 2021.

The final Summary will be presented to Council for approval at its meeting of April 28, 2021, in the report titled 'Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of April 14, 2021'. Please refer to the 'Bulk Consent' section of the Council Agenda of April 28, 2021 to access this item.

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: 0

Number of written submissions received by Planning Committee between March 29 (the date the report was published to the City's website with the agenda for this meeting) and April 8, 2021 (committee meeting date): 1

Primary concerns, by individual

Richard & Virginia Clayman (written submission)

- are not opposed to group homes for the developmentally challenged in the neighbourhood, evidenced by the fact that their immediate area is home to several such homes already, but have two concerns:
 - ❖ no limit on the number or geographical intensification of future group home conversions: the precedent that would be set by this approval would potentially allow developers to inundate any street with as many group homes as they want, as it can be reasonably expected that any group home developer could apply using this zoning precedent as often as they wished, and to any degree of intensification / concentration of conversions they desire; significant changes in on-street parking, garbage accumulation and the impact on the balanced nature of the neighbourhood would be undeniable
 - ❖ no limit on the types / purposes of group homes permitted: this zoning precedent does not appear to be limited to group homes for the developmentally challenged; future group homes could also be associated with addiction

rehabilitation and the criminal justice system for both teens and adults; as a neighbourhood made up of primarily very young families and seniors, creating such a zoning precedent that allows for unlimited and unrestricted conversion of, potentially, entire streets would undeniably destroy the nature / fabric of the neighbourhoods

- the neighbourhood has provided a welcome environment for group homes already established in this area; the current zoning rules are there for good reason and they see no reason to increase the potential for uncontrolled and precedent-setting intensification without restrictions on further numbers or types of expansion

Primary reasons for support, by individual

None provided.

Effect of Submissions on Planning Committee Decision: Debate: The Committee carried the report recommendations on consent (without discussion).

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

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Number of additional written submissions received by Council between April 8, 2021 (Planning Committee consideration date) and April 14, 2021 (Council consideration date): 0

Effect of Submissions on Council Decision:

Council considered all submissions in making its decision and carried the report recommendations without amendment.