

Summary of Written and Oral Submissions: Error! Reference source not found. Zoning By-Law Amendment – 4497 O’Keefe Court

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:

Agriculture and Rural Affairs Committee

Number of delegations at Agriculture and Rural Affairs Committee: 2

Number of written submissions received by Agriculture and Rural Affairs Committee and Council between February 4 and February 24, 2021 : 4

Primary concerns, by individual

1. Susan Brownrigg-Smith – Oral and written submissions

- Would like the Committee to appreciate the impact that this would have. Had concerns about warehousing and the size of the warehouse.
- The size of the building is a red herring. The building size restriction doesn’t achieve the net benefit we are looking for. Type of traffic scaled back to the original concept of the site.
- Road infrastructure is not there and exasperate bottle necks.
- Fundamentally not seeing any net benefit to any stake holder other than the developer.
- Recommends ARAC denies the application.

2. Andrew Glass – Oral and written submissions

- Wants to distance this from Amazon type size.
- He spoke to Councillor Harder’s motion – with 50% cap, limits type of tenants.
- Agreed to hard cap on size which should give assurance that this won’t be size of an Amazon or Wayfair warehouse.
- Hopes that Community Association can get on board with this compromise.

- Traffic concerns would be dealt with at Site Plan Approval stage.

3. Ron Damiani – Written submission

- This application and its proposed change will have a disastrous impact on the residents of this community - not only those whose properties abut directly onto O'Keefe.
- Support of this zoning change is both immoral and reckless:
- Immoral - in that it does not properly acknowledge nor assess the profoundly massive impact of commercial truck volumes with their loud engines, air brakes and frequent gear shifting. We are not looking at light truck or car volumes here;
- Reckless - in that all safety concerns are casually cast aside. The full development of the site (i.e. the number of loading docks similar to Amazon) is akin to placing the Amazon warehouse at the end of a two-lane street namely O'Keefe Court, whereas appropriate zoning already exists on land adjacent to the Amazon site being built.
- Once again, I urge the city to reject this rezoning application.

4. Andrew Lee & Joy Asbil-Lee – Written submission

- Our home backs onto O'Keefe, on the southwest corner on Burdock Grove. The proposed zoning amendments to 4497 O'Keefe Court is an unpleasant surprise for our community. Having gone through years of negotiations in good faith with regards to the 4401 Fallowfield application, our community was able to come to a compromise that satisfied the needs of all parties involved. It was disappointing to learn last minute that this latest proposal for 4497 O'Keefe was never formally consulted with our community - this certainly leaves an impression that this effort was fast tracked without appropriate consideration.
- This rezoning application to remove the 50% warehouse clause for a 75000 sf distribution/warehouse center will have a traumatic and lasting impact to our community with significant and constant truck congestion and noise on O'Keefe. ort traffic - outrageous.

- This is a surprising approach for engaging into a binding agreement - unless the outcome has been predetermined. The Transportation authority admits that they are making the assumption without knowing the specific type of warehouse being proposed. Would it not make more sense to assume the worst case scenario as the baseline? Certainly a new transportation study is warranted at this stage.
- It is unclear to me how a warehouse facility, which creates low minimum wage employment opportunities, and poses a constant threat of noise pollution, safety and traffic congestion will have a minimal impact to its surrounding public park and residential community when there is sufficient land south of Fallowfield that would satisfy all 3 RG Purposes.
- As a homeowner who backs onto O'Keefe, I am deeply concerned and disheartened that no consideration has been afforded to the homeowners who will be negatively impacted by the noise and congestion that will be 24x7. Consideration has not been given to the families and leagues that use Lyttle Park all year round for both recreational sport and activity. With summer sports leagues, O'Keefe is always a busy street for children and parents who use the street for overflow parking. In the winter, the city locks the gates, which forces all skiers and hikers to park on both shoulders. The proposed amendment for 4497 O'Keefe will certainly create anxiety and congestion and most importantly, endangers the welfare of the public.

5. **Paul Rachiowski – Written submission**

- Upset with the prospect of heavy trucks coming and going to the proposed warehouses. I also live on Burdock, at the South edge of Orchard Estates, and I would like to voice my strong opposition to this rezoning application.
- It does not look like the OECA for formally consulted before the planning dept deciding whether to support it. I urge you to give our community adequate time to review and respond.

- We feel that the current zoning does that, and we respectfully request that you do not allow the proposed lifting of the 50% warehouse component clause.
- I know the applicant has the right to propose whatever they want, which is as few restrictions as possible. Their proposal is not in keeping with the Prestige Business Park vision for this area. It also ignores the fact that the site has poor transportation access due to how close the O’Keefe intersection is to the busiest intersection in Barrhaven, about to become even busier with the opening of the Amazon Warehouse. I feel that the 2.7 m sq ft Amazon warehouse next to Costco is an unprecedented game-changer, and it warrants caution and an updated traffic study.

6. Orchard Estates Community Association – Written submission

- The OECA opposes this Application. We have grave concerns that the amendment is not minor, will have significant impacts upon surrounding communities, and is premature until such time as a comprehensive review of all impacts are fully addressed, including preservation of the planning principles of the Secondary Plan for Areas 9 & 10 and compliance with the Provincial Policy Statement (PPS).
- It is the position of the OECA that failure to conduct an up-dated, and detailed review results in ARAC lacking visibility into Risk Management Implications, Asset Management Implications, Financial Management Implications, and Accessibility Impacts as they pertain to O’Keefe Court. Should ARAC approve the Application, it would reflect a development at all costs favouritism, minimize profound impacts on abutting lands, and irresponsibly delay sorting out traffic, health, environmental, and cross-impacts after the fact.

Effect of Submissions on Agriculture and Rural Affairs Committee

Decision:

Debate:

The Committee spent approximately 40 minute on this item. CARRIED AS AMENDED

Vote:

Agriculture and Rural Affairs Committee CARRIED the report recommendations as amended. The Committee recommendations to Council were as follows (amendments are underlined for ease of reference):

1. **That Council approve an amendment to Zoning By-law 2008-250 for 4497 O’Keefe Court to amend exception 401r of Section 240 – Rural Exceptions to permit a warehouse to occupy more than 50 per cent of the gross floor area of a building, as shown in Document 1 and detailed in Document 2, but be amended to introduce a new cap on the size of a single warehouse building such that a new exception is added to Section 240, rural exception 400r, Column V stating “no single warehouse building and/or use can be greater than 8,175.5 square metres of gross floor area in size”; and**
2. **That pursuant to the Planning Act, subsection 34(17) no further notice be given.**

CARRIED as amended

Effect of Submissions on Council Decision:

Council considered all written and oral submissions in making its decision and CARRIED the recommendations as presented by the Agriculture and Rural Affairs Committee.