

Summary of Written and Oral Submissions

Zoning By-law Amendment – 87 Stirling Avenue

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: 2

Number of written submissions received by Planning Committee between November 18 (the date the report was published to the City's website with the agenda) and November 28, 2019 (committee meeting date): 2

Primary reasons for support, by individual

Linda Hoad, Hintonburg Community Association (oral and written submissions)

- highlighted several positive changes from the earlier proposal by the developer, including:
 - ❖ the provision of a visitor parking/deliveries space and the addition of a fence around this space to prevent access to the rear yard; suggested the number of permitted parking spaces being one and the location of that space should be specified in the new zoning
 - ❖ the provision of one bicycle parking space per unit, which exceeds the minimum requirement; encouraged the City, going forward, to increase the minimum bicycle parking requirements in areas where there will not be vehicle parking provided, and to set a standard for indoor bicycle parking
 - ❖ improvements to the original façade, through the use of a variety of materials; requested the applicant be directed to retain the existing brick on the ground and second floors in order to mitigate the impact of the proposed redevelopment on the streetscape and to implement the Official Plan policies on compatibility
- noted the importance of requiring higher quality compatible designs through the R4 zoning review in order to mitigate considerable resistance when adding low-rise apartments to neighbourhoods such as Hintonburg

Bria Aird, Fotenn Consultants Inc., and Olivia Gauthier, 2B Developments (applicant) (oral submission)

- noted changes that have been made to the design, the façade in particular, to address community concerns, and that they will continue working with the community through the site plan control process to address concerns
- noted that a significant amount of relief the applicant is seeking, and perhaps some of the cause for community concerns around process, is due to the existing building being retained and rejuvenated, rather than torn down and starting new, and the impact on affordability of construction

Primary concerns, by individual

Lorrie Marlow and Azeb Debebe (written submission)

- indicated that long term tenants of this property were recently evicted so the owner could move back in, but he did not move back and instead sold the property, creating a loss of affordable housing
- concerns about parking, as Stirling Avenue is a one-way street with very limited parking, which is generally used by customers and staff working on Wellington Street
- indicated the hydrant across the street from his property has been damaged twice during the first " proposed" expansion by the contractor and subtrades attempting to egress from it, at the cost of the City to repair; questioned how more delivery and waste removal services will operate in future if the contractor and his trades cannot access or egress this property now
- suggested that substandard snow-clearing of Stirling Avenue prevents access by Emergency Response in the winter months unless snow-clearing has been undertaken and questioned how snow storage will be handled going forward
- worried about significant environmental impacts caused by increased traffic from vehicles looking for parking spots
- worried about impacts on the residents of Stirling between Armstrong/Ladoucer and Ladoucer /Scott because of existing traffic issues with garbage removal and deliveries, which will be exacerbated if 7 more units are added on this property and only 1 visitor parking spot
- suggested that building a hotel with 7 units of transient people does not foster a healthy community, and that the design of this property looks like a

cheap AirBnb

- suggested that proximity to LRT is not justification to ruin the neighborhood with this type of density
- questioned how long the owner will have to complete the project if approved

Effect of Submissions on Planning Committee Decision: Debate: The committee spent 18 minutes on the item.

Vote: The committee considered all written submissions in making its decision and carried the report recommendations without change.

Ottawa City Council

Number of additional written submissions received by Council between November 28 (Planning Committee consideration date) and December 11, 2019 (Council consideration date): 0.

Effect of Submissions on Council Decision:

Council considered all written submissions in making its decision and Carried the report recommendations without change.