

Summary of Written and Oral Submissions

Zoning By-law Amendment – 8900 Jeanne d’Arc Boulevard North

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): 3

Primary concerns, by individual

Lise Dion-Levert (oral submission)

- indicated that she and other owners in the neighbouring Brigil Tower 2 had not been consulted about the plans for the future Brigil towers because they were not condo owners at the time of previous meetings with the developer and they do not have a condo Board to pass along the information
- concerns about potential construction and safety impacts on her condo building because of plans to allow shared access between the towers, and raised questions about the maintenance of those passageways
- concerns about tree clearing
- requested that consideration be deferred, and that a further open house meeting be held so Tower 2 could be consulted on the plans following the (pending) election of its condo Board

Jeff Castonguay (written submission)

- concerned that because Tower 3 parking will be via the Tower 2 underground garage, Tower 2 owners will have no control over who is entering their garage, including non-residents, which has serious safety and property implications (e.g. vandalization, theft, wear and tear)
- questioned if Tower 3 will pay their (now increasing) share of maintenance costs

- questioned how shared access will work in terms of rules and security

Colin Henderson (written submission)

- noted the staff report states that Tower 1 is part of a planned unit development (PUD), which is incorrect because a PUD is defined to mean 2 or more residential use buildings on the same lot, and Tower 1 is not located on the same lot as the other towers
- questioned where service people and contractors will park their vehicles when doing work at Towers 3 and 4, as there is no above ground parking, and their vehicle may be too large/high to enter the underground garage
- concerned that the roadway directly in front of Tower 1 seems to be favored as the fire route for Towers 2, 3, and 4; suggested the fire route for those towers should be the roadway leading to the southern edge of the property, i.e. the road going to the garage entrances for Towers 1 and 2, to allow for a safer, more efficient and expedient access, less likelihood of pedestrian traffic, and compliance with the Standard Operating Procedure (SOP) of Ottawa Fire Services (OFS) that prohibits their vehicles from driving on top of underground parking structures

David N. Primeau (written submission)

- the overarching issue of population density, in relation to the application, was effectively dismissed in the staff report; optimal population density in the neighbourhood must be determined by the City, in consultation with the area residents, before considering ancillary design issues such as building heights, lawns versus roadways, bicycle paths or proximity to the LRT
 - ❖ the existing approved zoning plan would allow a density of about 280 people per hectare or about 1250 residents in the area under consideration; if approved, the proposed By-law amendment will almost double the density in the area to 512 residents per hectare, or about 2300 people
 - ❖ the currently approved by-law already achieves density near LRT stations
 - ❖ questioned where there has been any study done on the risk of creating a neighbourhood at Petrie Landing of this density, or a study to determine if it will create more social challenges with the attendant increase in costs to our city, or any study to justify the proposed doubling of density in this area

- ❖ noted the need to allocate space to and add community-centric services to neighbourhoods if they are to be successful, and indicated there are already limited services in this neighbourhood due to its 'urban island' nature
- noted that some councillors have linked this approval to more permanent jobs in Orleans and suggested jobs do not follow people, people follow jobs

Primary reasons for support, by individual

Dan Paquette, Paquette Planning Associates Ltd. (applicant) (oral submission)

- spoke to the history of the development and significant consultation that had occurred
- noted that, in terms of the garage aspect, it was always contemplated that Towers 2 and 3 would share the same ramp

Effect of Submissions on Planning Committee Decision: Debate: The committee spent 14 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 with an amendment to replace Documents 1, 2 and 3 of the staff report with corrected versions, as follows:

WHEREAS Report ACS2019-PIE-PS-0113 recommends approval of an amendment to permit three apartment buildings; and

WHEREAS clarification is needed to Documents 1, 2 and 3 to ensure that the schedules which set out maximum building heights apply to the correct areas of the site.

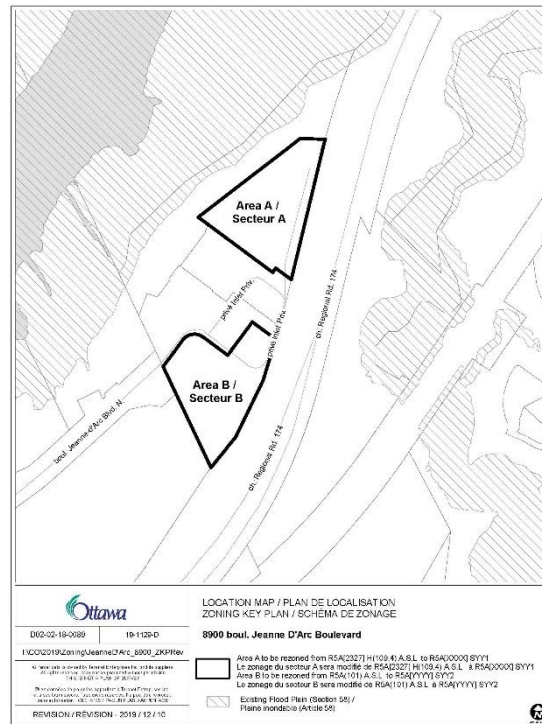
THEREFORE BE IT RESOLVED that Council approve:

1. That Documents 1, 2, and 3 to the said Report be deleted and replaced with the attached Revised Documents 1, 2, and 3 respectively.

BE IT FURTHER RESOLVED THAT pursuant to the Planning Act, subsection 34(17) no further notice be given.

Revised Document 1

Document 1 – Location Map



Revised Document 2

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 8900 Jeanne d'Arc Boulevard North are as follows:

1. Rezone the lands as shown on Document 1
2. Amend Part 17 ("Schedules"), by adding new Schedules "YY1" and "YY2" as shown in Document 3.
3. Amend Section 239, by adding a new exception [xxxx], with provisions similar in effect to the following:
 - a. in Column V:
 - i. Minimum width of an aisle within a parking garage associated with an apartment dwelling, high rise: 6 m

- ii. Despite Section 94, a maximum of three car-sharing parking spaces will be allowed per apartment dwelling building, high rise.
- iii. Building stepbacks and maximum permitted building heights as per Schedule 'YY1'.
- iv. Maximum building heights of SYY1 do not apply to permitted projections under Section 65.

4. Amend Section 239, by adding a new exception [yyyy] with provisions similar in effect to the following:

a. in Column V, add:

- i. Minimum width of an aisle within a parking garage associated with an apartment dwelling, high rise: 6 m
- ii. Despite Section 94, a maximum of four car-sharing parking spaces will be allowed per apartment dwelling, high rise building.
- iii. The conditional uses for R5A, under Ancillary Uses for PUD developments as well as Section 131 (4), (5) and (6), do not apply.
- iv. Despite the definition of residential use building, a non-residential use is permitted within a residential use building, and where a non-residential use is included within a residential use building, the type of dwelling applicable to the building shall be determined based on the number of and configuration of the dwelling units.

v. The following applies to the uses in Column III:

- 1. They must be located within the first two storeys, as ancillary uses, to the apartment dwelling, high rise;
- 2. Each single occupancy must not exceed 500 square metres of gross leasable area, except in the case of a Convenience Store, Service and Repair Shop, Restaurant or Recreation and Athletic Facility, each single occupancy must not exceed 300 square metres of gross leasable area;
- 3. The total cumulative gross leasable must not exceed a gross leasable area of 1500 square metres; and,
- 4. Parking rate: 3.4 parking spaces/100 m² of GFA;

vi. Building stepbacks and maximum permitted building heights as per Schedule 'YY2';

vii. Maximum building heights of SYY2 do not apply to permitted projections under Section 65.

b. add the following uses in Column III:

Animal Care Establishment

Artist Studio

Bank

Bank machine

Catering Establishment

Click and collect facility

Community health and resource centre

Convenience store

Day care

Instructional facility

Library

Medical facility

Municipal service centre

Museum

Office

Personal brewing facility

Personal service business

Post office

Production studio

Recreational and athletic facility

Research and development centre

Restaurant

Retail food store

Retail store

Service and repair shop

Storefront industry

Training centre

Revised Document 3

Document 3 – Schedules YY1 and YY2 to Zoning By-law 2008-250

