
Official Plan and Zoning By-law Amendment – 10 Oblats Avenue and Sites Designated
Mixed Use Medium-rise in the Old Ottawa East Secondary Plan

ACS2019-PIE-PS-0057

Capital (17)

Report recommendations

1. That Planning Committee recommend Council approve:
 - a. an Official Plan Amendment to the Old Ottawa East Secondary Plan Policy sections:
 - i. 10.3.4.4.f, as detailed in Document 2 to permit a range of buildings between three and nine storeys in the Mixed-Use Medium-rise designation within Greystone Village.
 - ii. 10.2.1.4 to remove reference to nine storeys, as detailed in Document 2.
 - b. an amendment to Zoning By-law 2008-250 for 10 Oblats Avenue to permit a nine-storey building, as detailed in Documents 3 and 4.
2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council 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 July 10, 2019", subject to submissions received between the publication of this report and the time of Council's decision.

department, provided a presentation and responded to questions. A copy of the presentation is held on file.

The following staff also responded to questions:

- ❖ PIED: Lee Ann Snedden, Director, Planning Service; Sally Coutts, Coordinator, Heritage Service
- ❖ Office of the City Clerk and Solicitor: Tim Marc, Senior Legal Counsel, Planning, Development and Real Estate; Garrett Schromm, Associate Legal Counsel

Ward Councillor, Sean Menard, was present and took part in discussion.

The committee heard 22 delegations on this item.

The following delegations voiced opposition or concerns:

- Heather Jarrett
- Paul Goodkey¹
- John Dance²
- Phyllis Odenbach Sutton, President, Old Ottawa East Community Association³
- Peter Tobin
- Camrose Burdon⁴
- Barbara Kirk⁵
- Alexandra Gruca-Macaulay
- Barry Davis
- Peter Frood⁶
- Lorna Kingston

¹ Written submission provided; a copy is held on file

² Written submission provided; a copy is held on file

³ Written submission provided; a copy is held on file

⁴ Written submission provided; a copy is held on file

⁵ Written submission provided; a copy is held on file

⁶ Written submission provided; a copy is held on file

- Karen Duffton, President, Board of Directors of the Corners on Main condominium (11 Oblats)
- Ron Rose
- Jeff O'Neill⁷
- Francine Leduc
- Erwin Dreessen, Greenspace Alliance of Canada's Capital⁸
- Joel Harden, MPP, Ottawa Centre⁹
- Rick Grimes

The primary concerns and opposition by the above-noted delegations included:

- deviation from the existing Zoning, Community Design Plan and/or Secondary Plan without community consultation or support (including other area landowners)
- disagreement that there is ambiguity in the area Community Design Plan / Secondary Plan in respect of intended height
- proposal is a breach of trust by the developer that undermines past collaborative efforts with the community and could undermine community confidence and be combative to future collaboration
- lack of planning rationale or community benefit to support anything beyond six storeys
- lack of respect for the comments of the Urban Design Review Panel
- proposal does not respect and detracts from the existing heritage, and does not conform to the approved vision for the subject lands
- approval detracts from planning predictability for the area and could set a precedent for similar or increased height in the area
- the development could result in increased short-term rental units and aggravated

⁷ Written submission provided; a copy is held on file

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⁹ Written submission provided; a copy is held on file

traffic flow

- the associated planning studies should include a pedestrian level wind study
- whether the height increase has any correlation to the City's climate change initiatives
- whether there is conflict of interest between the developers and certain Members of Council
- impact and risks of additional height with respect to emergency response efforts

The applicant, represented by the following three individuals, provided background on area development to date, and an overview of the proposal, and responded to some concerns raised: Alan Cohen, Soloway Wright LLP; Barry Hobin, Hobin Architecture; Murray Chown, Novatech.

In addition to the submissions previously noted, the following correspondence was provided to the committee coordinator for the Planning Committee between June 17 (the date the report was published to the City's website with the agenda) and the time it was considered on June 27, a copy of which is held on file:

- email dated June 20 from Adriana Beaman
- email dated June 21 from Michael Dawson
- letter dated June 24 from Chantal Beauvais, Rector, Saint Paul University
- letter dated June 25 from Richard Slowikowski, President, Old Ottawa South Community Association

Councillor J. Leiper introduced the following three motions on behalf of Councillor S. Menard:

Motion

Moved by Councillor J. Leiper (for Councillor S. Menard)

WHEREAS report ACS2019-PIE-PS-0057 (Official Plan and Zoning By-law Amendment – 10 Oblats Avenue and Sites Designated Mixed Use Medium-Rise in the Old Ottawa East Secondary Plan), recommends an Official Plan Amendment to the Old Ottawa East Secondary Plan policy section 10.3.4.4.f to permit a range of buildings between three

and nine storeys in the Mixed-Use Medium-rise designation within Greystone Village;
and

WHEREAS the Official Plan Amendment is a departure from the widespread agreement put in place just a few short years ago; and

WHEREAS there are concerns with implications for the recommendation on design, density, and heritage aspects; and

WHEREAS there are recognized challenges with the current wording of the Old Ottawa East Secondary Plan in reference to permitted heights; and

WHEREAS the Secondary Plan should not permit buildings greater than six storeys in the Mixed-Use Medium-rise designation within Greystone Village;

THEREFORE BE IT RESOLVED that Planning Committee recommend to Council that Document 2, Part B, Details of the Official Plan Amendment to the Old Ottawa East Secondary Plan, be deleted and replaced with the following:

The following change is hereby made to the Official Plan of the City of Ottawa:

1. The Old Ottawa East Secondary Plan Section 10.3.4.4 f. is hereby amended to add the following text “and between three to six storeys in the Mixed-Use Medium-rise designation” following the words “*Residential Medium-Rise designation*” in the first sentence.
2. The Old Ottawa East Secondary Plan Section 10.2.1.4 is hereby amended to remove the text “, *and in the medium-rise area will not exceed nine storeys*”.

Motion

The following motion was introduced as necessary if committee approved the above-noted motion:

Moved by Councillor J. Leiper (for Councillor S. Menard)

WHEREAS report ACS2019-PIE-PS-0057 (Official Plan and Zoning By-law Amendment – 10 Oblats Avenue and Sites Designated Mixed Use Medium-Rise in the Old Ottawa East Secondary Plan), recommends an Official Plan Amendment to the Old Ottawa East Secondary Plan policy section 10.3.4.4.f to permit a range of buildings between three and nine storeys in the Mixed Use Medium-rise designation within Greystone Village;

and

WHEREAS the Official Plan Amendment is a departure from the widespread agreement put in place just a few short years ago; and

WHEREAS there are concerns with implications for the recommendation on design, density, and heritage aspects; and

WHEREAS there are recognized challenges with the current wording of the Old Ottawa East Secondary Plan in reference to permitted heights; and

WHEREAS the Secondary Plan should not permit buildings greater than six storeys in the Mixed Use Medium-rise designation within Greystone Village; and

WHEREAS the Secondary Plan permits a range of buildings heights between five to nine storeys in the Residential Medium-Rise designation; and

WHEREAS there are two existing sites within Greystone Village (Greystone Village Retirement Home at 225 Scholastic Drive and 170 Hazel Street) where zoning currently permits buildings greater than six storeys;

THEREFORE BE IT RESOLVED that Planning Committee recommend to Council that the following provision be added to Document 2, Part B, Details of the Official Plan Amendment to the Old Ottawa East Secondary Plan:

- The Old Ottawa East Secondary Plan Schedule A – land use is hereby amended to redesignate part of 225 Scholastic Drive (Greystone Village Retirement Home) and 170 Hazel Street as Residential Medium-Rise.

The committee considered the above-noted motions as follows:

Motion N° PLC 2019 10/1

Moved by Councillor J. Leiper (for Councillor S. Menard)

WHEREAS report ACS2019-PIE-PS-0057 (Official Plan and Zoning By-law Amendment – 10 Oblats Avenue and Sites Designated Mixed Use Medium-Rise in the Old Ottawa East Secondary Plan), recommends an Official Plan Amendment to the Old Ottawa East Secondary Plan policy section 10.3.4.4.f to permit a range of buildings between three and nine storeys in the Mixed-Use Medium-rise designation within Greystone Village; and

WHEREAS the Official Plan Amendment is a departure from the widespread agreement put in place just a few short years ago; and

WHEREAS there are concerns with implications for the recommendation on design, density, and heritage aspects; and

WHEREAS there are recognized challenges with the current wording of the Old Ottawa East Secondary Plan in reference to permitted heights; and

WHEREAS the Secondary Plan should not permit buildings greater than six storeys in the Mixed-Use Medium-rise designation within Greystone Village;

THEREFORE BE IT RESOLVED that Planning Committee recommend to Council that Document 2, Part B, Details of the Official Plan Amendment to the Old Ottawa East Secondary Plan, be deleted and replaced with the following:

The following change is hereby made to the Official Plan of the City of Ottawa:

1. The Old Ottawa East Secondary Plan Section 10.3.4.4 f. is hereby amended to add the following text “and between three to six storeys in the Mixed-Use Medium-rise designation” following the words “*Residential Medium-Rise designation*” in the first sentence.
2. The Old Ottawa East Secondary Plan Section 10.2.1.4 is hereby amended to remove the text “, and in the medium-rise area will not exceed nine storeys”.

LOST on a division of 1 YEA and 8 NAYS, as follows:

YEAS (1): Councillor J. Leiper

NAYS (8): Councillors G. Gower, R. Chiarelli, R. Brockington, S. Blais, S. Moffatt, A. Hubley, Vice-chair T. Tierney, Chair J. Harder

Motion

Moved by Councillor J. Leiper (for Councillor S. Menard)

WHEREAS report ACS2019-PIE-PS-0057 (Official Plan and Zoning By-law Amendment – 10 Oblats Avenue and Sites Designated Mixed Use Medium-Rise in the Old Ottawa East Secondary Plan), recommends an Official Plan Amendment to the Old Ottawa East Secondary Plan policy section 10.3.4.4.f to permit a range of buildings between three and nine storeys in the Mixed Use Medium-rise designation within Greystone Village; and

WHEREAS the Official Plan Amendment is a departure from the widespread agreement put in place just a few short years ago; and

WHEREAS there are concerns with implications for the recommendation on design, density, and heritage aspects; and

WHEREAS there are recognized challenges with the current wording of the Old Ottawa East Secondary Plan in reference to permitted heights; and

WHEREAS the Secondary Plan should not permit buildings greater than six storeys in the Mixed Use Medium-rise designation within Greystone Village; and

WHEREAS the Secondary Plan permits a range of buildings heights between five to nine storeys in the Residential Medium-Rise designation; and

WHEREAS there are two existing sites within Greystone Village (Greystone Village Retirement Home at 225 Scholastic Drive and 170 Hazel Street) where zoning currently permits buildings greater than six storeys;

THEREFORE BE IT RESOLVED that Planning Committee recommend to Council that the following provision be added to Document 2, Part B, Details of the Official Plan Amendment to the Old Ottawa East Secondary Plan:

- The Old Ottawa East Secondary Plan Schedule A – land use is hereby amended to redesignate part of 225 Scholastic Drive (Greystone Village Retirement Home) and 170 Hazel Street as Residential Medium-Rise.

WITHDRAWN

Councillor Leiper introduced the following additional motion on Councilor Menard's

behalf:

Motion N° PLC 2019 10/2

Moved by Councillor J. Leiper (for Councillor S. Menard)

WHEREAS report ACS2019-PIE-PS-0057 (Official Plan and Zoning By-law Amendment – 10 Oblats Avenue and Sites Designated Mixed Use Medium-Rise in the Old Ottawa East Secondary Plan), recommends an Official Plan Amendment to the Old Ottawa East Secondary Plan policy section 10.3.4.4.f to permit a range of buildings between three and nine storeys in the Mixed Use Medium-rise designation within Greystone Village; and

WHEREAS the Official Plan Amendment is a departure from the widespread agreement put in place just a few short years ago; and

WHEREAS there are concerns with implications for the recommendation on design, density, and heritage aspects of sites outside of the site at 10 Oblats Avenue; and

WHEREAS there is merit to a site-specific Official Plan Amendment for the property at 10 Oblats Avenue;

THEREFORE BE IT RESOLVED that Planning Committee recommend to Council that Document 2, Part B, Details of the Official Plan Amendment to the Old Ottawa East Secondary Plan, be deleted and replaced with the following:

- 1. The Old Ottawa East Secondary Plan Section 10.3.4.4 is hereby amended to add the following text, “h. A nine-storey building is permitted on the site at 10 Oblats Avenue.”**

LOST on a division of 1 YEA and 8 NAYS, as follows:

YEAS (1): Councillor J. Leiper

NAYS (8): Councillors G. Gower, R. Chiarelli, R. Brockington, S. Blais, S. Moffatt, A. Hubley, Vice-chair T. Tierney, Chair J. Harder

The committee voted on the report recommendations as presented, as follows

1. **That Planning Committee recommend Council approve:**
 - a. **an Official Plan Amendment to the Old Ottawa East Secondary Plan Policy sections:**
 - i. **10.3.4.4.f, as detailed in Document 2 to permit a range of buildings between three and nine storeys in the Mixed-Use Medium-rise designation within Greystone Village.**
 - ii. **10.2.1.4 to remove reference to nine storeys, as detailed in Document 2.**
 - b. **an amendment to Zoning By-law 2008-250 for 10 Oblats Avenue to permit a nine-storey building, as detailed in Documents 3 and 4.**
2. **That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council 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 July 10, 2019", subject to submissions received between the publication of this report and the time of Council's decision.**

YEAS (8): Councillors G. Gower, R. Chiarelli, R. Brockington, S. Blais, S. Moffatt, A. Hubley, Vice-chair T. Tierney, Chair J. Harder

NAYS (1): Councillor J. Leiper