

## **Summary of Written and Oral Submissions: Zoning By-Law Amendment, 114 Richmond Road**

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 Planning Committee: 2

Number of written submissions received by Planning Committee and Council between June 3 and June 26, 2019 : 2

### **Primary concerns, by individual David B. Flemming, Co-chair, Heritage Ottawa Advocacy Committee** (written submission)

- expressed concern that construction may further jeopardize the conservation of the Sisters of the Visitation convent building
- recommended the City reject the application or take measures to protect the heritage structure, such as financial securities or a Holding symbol on the zoning

### **Alex Bushell** (written submission)

- concerns about traffic on Leighton Terrace, both during construction and once the building is complete; requested the developer be required to implement measures that protect Leighton Terrace from traffic (e.g. a 'no left turn' sign northbound on Leighton at the Ashcroft entrance or a kidney shaped island in front of 384 Leighton)
- concerns about the height of the building
- concerns about the rezoning of land currently considered "Parks and Open Space", used extensively by the community, for use as a private lane way
- concerns about limited community consultation and the nature of responses to residents' concerns
- requested that Committee delay the vote on this rezoning until the Westboro-Dominion Planning Study is completed and the City has decided how the area as a whole should be developed

**Adrian Bashford** (written submission)

- concerns about lack of traffic controls to mitigate congestion on Leighton Terrace
- concerns about lack of parking and traffic impacts

**Primary reasons for support, by individual**

**Applicant, as represented by Miguel Tremblay, Fotenn Consultants Inc., and Rod Lahey, Roderick Lahey Architect Inc.** (oral submission)

- responded to concerns raised and suggested that the proposed protective measures are not necessary as Ashcroft is committed to protecting the heritage building

**Effect of Submissions on Planning Committee Decision:** Debate: The committee spent 25 minutes on the item

Vote: The committee considered all written and oral submissions in making its decision and Carried the report recommendations, along with a technical amendment to correct Schedule 256 of Document 5.

**Effect of Submissions on Council Decision:**

Council considered all written and oral submissions in making its decision and CARRIED the item with the following additional recommendations:

Motion

WHEREAS an application for an addition and alterations to the property at 114 Richmond Road, known as the Sisters of the Visitation and designated under Part IV of the *Ontario Heritage Act*, was considered by the Built Heritage Sub-Committee on August 2, 2018, by Planning Committee on August 28, 2018 and approved by Council on August 29, 2018; and

WHEREAS the report ASC2019-PIE-EDP-0059, Zoning By-law Amendment – 114 Richmond Road, proposes an amendment to harmonize the zoning schedules to reflect the above noted approval under the *Ontario Heritage Act*; and

WHEREAS the protection, conservation and restoration of the Monastery needs to be ensured;

THEREFORE BE IT RESOLVED that the following additional recommendation be added to the report:

When the zoning report is submitted to Planning Committee for the southern portion of the property, the proposed zoning shall include a holding provision to prohibit development on such lands until an occupancy permit is issued for the Monastery;

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WHEREAS the protection, conservation and restoration of the Monastery needs to be ensured;

THEREFORE BE IT RESOLVED that the following additional recommendation be added to the report:

As a condition to be contained in the Site Plan Control Approval report, the applicant shall provide a Letter of Credit for the conservation and restoration of the building envelope, as well as the exterior heritage attributes of the Monastery. In consultation with the applicant, the amount of securities to be provided will be to the satisfaction of the General Manager of Planning Infrastructure and Economic Development.