

Summary of Written and Oral Submissions: Error! Reference source not found. Zoning By-Law Amendment, (10 Oblats Avenue and) 175 (A) Main Street

Note: This is a draft Summary of the Written and Oral Submissions received in respect of Zoning By-Law Amendment – 10 Oblats Avenue and 175 (A) Main Street (ACS2019-PIE-PS-0022), prior to City Council’s consideration of the matter on April 24, 2019.

The final Summary will be presented to Council for approval at its meeting of May 8, 2019, 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 April 24, 2019’. Please refer to the ‘Bulk Consent’ section of the Council Agenda of May 8, 2019 to access this item.

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: 3

Number of written submissions received by Planning Committee and Council between March 18 and April 24, 2019 : 1

Primary concerns, by individual Ron Rose, Old Ottawa East Community Association (oral submission)

- some concerns with the proposed changes for building 2A; in particular with allowing washrooms on the rooftop, but no objection to the proposal

Paul Goodkey (oral submission)

- questioned recent drawings added to the associated development application page on the City’s website and requested confirmation that that there are no planned projections above the roof height limit, besides the roof of the penthouse washroom elevator and equipment area, and the stair on the western end of the building

Jeff O’Neil (Written submission, submitted for the March 28 Planning Committee meeting, prior to the proposal on April 11 to split consideration of the two buildings and seek an Official Plan Amendment for building 2B)

- disagrees with the staff report’s recommendation that an Official Plan Amendment (OPA) is not required for this application, given that the Old Ottawa East Secondary Plan states that the Mixed-Use Medium-Rise

designation (into which the the subject site falls) has a height limit of six-storeys (20m)

- highlights the distinction between the **Mixed-Use** Medium-Rise designation and the **Residential** Medium-Rise designation, noting that, in the Secondary Plan, the former has a clear height limit of six-storeys (20m), while the latter has a nine-storey (32m) height limit in some areas

Primary arguments in support, by individual

Ron Rose, Old Ottawa East Community Association (oral submission)

- no objection to the proposal for building 2A, supports the approach of splitting consideration of the two buildings and seeking an Official Plan Amendment for building 2B

Paul Goodkey (oral submission)

- support proposal for building 2A

Applicant team, represented by Kelly Rhodenizer and Erin O'Connor, Regional Group, and Barry Hobin, Hobin Architecture (oral submission)

- indicated that their position on the application has not changed, but, out of an abundance of caution, and to clarify the policies related to permitted heights in the Secondary Plan, have filed for an Official Plan Amendment for the proposed nine-storey building at 10 Oblats Avenue

Effect of Submissions on Planning Committee Decision: Debate: The committee deferred the item from its meeting of March 28 to April 11. On April 11, the committee spent 20 minutes on this item.

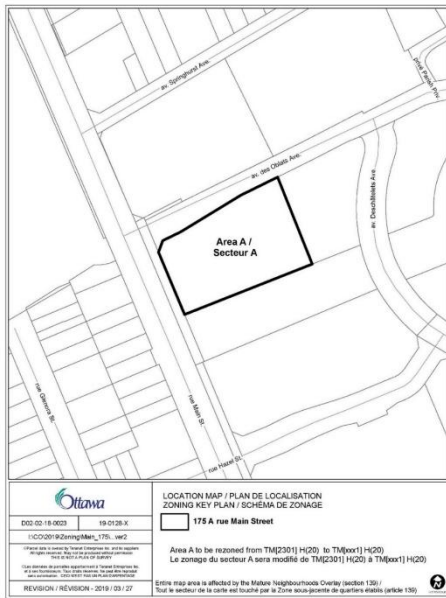
Vote: The committee approved a motion to remove consideration from the report of the 9-storey building at 10 Oblats Avenue (to come forward at a later date as an Official Plan Amendment application). The motion, as follows, amended Documents 1 and 2 and removed Document 3 from the report, so that only the application for the 6 storey building at 175(A) Main was considered at Committee and Council.

Motion N° PLC 2019 5/1:

...THEREFORE BE IT RESOLVED that Planning Committee recommend to Council that the report recommendation be modified to the following:

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 175 (A) Main Street to permit a six-storey building, as detailed in Document 2 (Details of Recommended Zoning for building 2A), and

THEREFORE BE IT FURTHER RESOLVED that Planning Committee recommend to Council that the Document 1 (Location Map) be revised to the following:



THEREFORE BE IT FURTHER RESOLVED that Planning Committee recommend to Council that Document 2 (Details of Recommended Zoning for Building 2A) be replaced with the following:

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 175 A Main Street:

1. Rezone the lands shown in Document 1, as follows:
 - a) Rezone area A from TM[2301] H(20) to TM[xxx1] H(20)
2. Add a new exception, TM[xxx1] H(20) to Section 239, Urban Exceptions, with provision similar in effect to the following:
 - a) In Column II, add the text, “TM[xxx1] H(20)”
 - b) In Column V, add the text:
 - minimum front yard setback: 2 metres
 - maximum front yard setback: 3 metres
 - Subsection 197(4) applies with respect to the above minimum and maximum front yard setbacks, however 197(4) (d) does not apply
 - a parking garage is only permitted below grade

- Ornamental elements such as sills, belt courses, cornices, parapets and pilasters, and canopies and awnings may project up to 0.2 metres of the property line.
- Section 197 (3) (g) (ii) does not apply
- A Roof top washroom area:
 - i) To a maximum height of 4.2 metres is considered a permitted projection above the height limit
 - ii) Has a maximum floor area of 20 square metres

AND THEREFORE BE IT FURTHER RESOLVED that Planning Committee recommend to Council that Document 3 (Details of Recommended Zoning for Building 2B) be removed from the report; and

THEREFORE BE IT FURTHER RESOLVED that there be no further notice pursuant to Sub-section 34 (17) of the *Planning Act*.

Effect of Submissions on Council Decision:

Council considered all written and oral submissions in making its decision and CARRIED the recommendations as amended by the Planning Committee, as follows:

That Council approve:

- 1. an amendment to Zoning By-law 2008-250 for 175 (A) Main Street to permit a six-storey building, as detailed in revised Document 2 (Details of Recommended Zoning for building 2A);**
- 2. that Document 1 (Location Map) be revised per Planning Committee Motion No PLC 2019 5/1;**
- 3. that Document 2 (Details of Recommended Zoning for Building 2A) be revised per Planning Committee Motion No PLC 2019 5/1;**
- 4. that Document 3 (Details of Recommended Zoning for Building 2B) be removed from the report (per Planning Committee Motion No PLC 2019 5/1); and**
- 5. that there be no further notice pursuant to Sub-section 34 (17) of the *Planning Act*.**