

## Summary of Written and Oral Submissions

### Zoning By-law Amendment – 3484 and 3490 Innes Road

Note: This is a draft Summary of the Written and Oral Submissions received in respect of Zoning By-law Amendment – 3484 and 3490 Innes Road (ACS2020-PIE-PS-0006), prior to City Council’s consideration of the matter on June 24, 2020.

The final Summary will be presented to Council for approval at its meeting of July 15, 2020, 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 June 24, 2020’. Please refer to the ‘Bulk Consent’ section of the Council Agenda of July 15, 2020 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 (including voicemails for transcription) received between the publication of the report and prior to City Council’s consideration:

#### Number of delegations/submissions

*Note: this report was originally scheduled for consideration at the May 14, 2020 meeting of Planning Committee. On May 14, it was deferred to June 11, 2020.*

Number of delegations at Committee: 12

Number of written submissions received by Planning Committee between April 27 (the date the report was originally published to the City’s website with the agenda for the May 14 meeting) and June 11, 2020 (final committee meeting date): 394

(Note: A petition in opposition to the application containing 694 signatures was submitted in the summer of 2019, prior to the report publication. An additional 183 signatures were added in February of 2020)

#### Primary concerns, by individual

The primary concerns or arguments in opposition to the proposal (i.e. in support of the staff recommendation to refuse the application) included:

- impacts of the high-rise, high density development on existing townhomes and low-rise buildings, and especially nearby seniors’ homes
- insufficient infrastructure and amenities to accommodate this scale of development
- insufficient parking to accommodate this many new units; existing parking and traffic issues will be exacerbated
- impacts on pedestrian safety with a rise in traffic
- impacts of privacy for neighbouring properties

- environmental and greenspace impacts
- additional noise pollution
- will have shadowing and view impacts on neighbouring properties
- the scale of the proposal does not fit the area or land use policies or zoning, does not contribute to the streetscape, does not transition well to existing residential, and does not represent thoughtful and careful intensification
- potential to set precedent for increased density and mass in the area
- the development would not be in a walkable area, with no LRT in proximity, and is the opposite of the City's "15-Minute" neighbourhoods goal
- an incomplete public consultation / community engagement process and lack of a vision supported by master planning
- impacts on public health and safety in light of the current pandemic
- existing homes in the area will most likely suffer damage during construction of the development and will incur financial expenses for these unplanned repairs
- will negatively impact existing rental and property values
- additional density will make the area less desirable and will in turn attract less desirable tenants
- does not take into account the development already planned and/or under way in the area
- will put increased demand in local schools and services
- will result in a substantial amount of extra garbage from new tenants and the need for communal dumpsters, which will increase the likelihood of pests
- many homeowners in the area bought there to start families and were not aware of this proposal, which will impact quality of life
- does not add affordable housing options for the area
- does not benefit the community in any way

The following individuals provided oral submissions opposing the development:

- Jun Zhang (oral and written submission)
- Brian Micallef (oral and written submission)
- Denise Frigon, President, Orleans Village and Area Community Group (oral and written submission)

- Linda Qing Lin (oral and written submission)
- Susan Davies (oral and written submission)
- Siyamak Sasani (oral and written submission)
- Tammy Lynch, Director of New Development, Chapel Hill South Community Association
- Dave Janega (oral and written submission)

The following individuals provided written submissions (and/or voicemails for transcription) opposing the development:

- Adnan Hakim
- Adrienne Turnbull
- Alain Gagnon
- Alain Séguin and Sylvie Ménard
- Alannah Gilmore
- Alex Liu
- Allison Pichette
- Amanda Sulpher
- Amélie (email sender 'Amélie Maisonneuve')
- Amir Hasani
- Andre Bouchard
- André Landry
- Andrea & François Francis
- Andrew Babawy
- Andrew Clark
- Ann & Frank Harris
- Anne (email sender 'Anne Lauzon')
- Anthony T. Power
- April (email sender 'April Chen')
- Ardeshir and Marjan Ariana
- Ardeshir Ariana

- Arif Alam
- Asad Khalid
- Atefeh Hermidas
- Barbara Oattes
- Bernard Albert
- Bernard Leclaire
- Betty Tan
- Bob Giroux
- Bob Proulx
- Bonnie Seidman and Renaud Timson
- Brad Traves
- C. Diab
- Cameron (email sender 'Cameron Latimer')
- Caroline Gaudet
- Catherine Calvert
- Catherine Dussault
- Chaing Koung Kang
- Chantal Du Perron and Robert Helal
- Chapel Hill resident (email sender 'Laurent Belanger')
- Charbel Moufarrej
- Chengfa (email sender 'Chengfa Wang')
- Christine Sassine
- Cristina Afonso
- Crystal (email sender 'Crystal Zhao')
- Dan Hadden
- Daniel El-Hage
- Danielle Duguay
- Darlene and Andre Maisonneuve
- Darlene Guay

- Darlene Janega
- Darlene Robertson
- Darren (email sender 'Darren Wong')
- Deanna Kang
- Dena Palamedes
- Denis Cousineau and Catherine Doucet
- Denise and Roger Frigon
- Denise Frigon, Orleans Village & Area Community Group
- Don Barrett
- Duy Trieu
- Edward Chen
- Elaine and George Shaver
- Else (email sender 'Elsie Tracey')
- Elvis Azzi
- email sender 'Jishi Ren'
- email sender 'Michael Anstey'
- email sender 'Michelle Dorion'
- email sender 'Ming Li'
- email sender 'Mireille Bourdeau'
- email sender 'peiling lu'
- email sender 'Sarah Geneau'
- email sender 'Stephanie Fex'
- email sender 'Brenda Nelson'
- email sender 'Dan Rivet', unsigned
- email sender 'elhajjaoui', unsigned
- email sender 'elie jibrine', unsigned
- email sender Fengshan Liu
- email sender 'Lois zabrosky', unsigned
- Emma Kennedy

- Eric Muller
- Erik and Sabrina Toonders
- Erin Connor
- Ernesto Sy
- Evelyne Borkowski-Parent
- Farah Abboud (Telephone call )
- Farzin Foroughi
- Fateh Hamou-Lhadj and Desiree Bilsky
- Francine and Richard McEwen
- François Brouard
- Francois Comeau
- Fred Whichelo
- Gabriella De Leo
- Geneviève LOUA
- Geneviève Painchaud
- George F. Redling.
- George Thwaites
- Ghislain and Julie St-Jacques
- Gisèle and Joseph Doyle
- Gisèle Proulx
- Gordon Brown
- Grazyna Rogulski
- Guy Dore
- H.Y. Zhao
- Harshad (email sender 'harshad yadav')
- Hille Viita
- Holly Mullin
- Hong (email sender 'Hong Ding')
- Ingrid Custeau

- Isabelle Proulx
- J. Toonders
- Jack and Irene Toonders
- Jackie Watcher
- Jane Christmas
- Janie Beauchamp
- Jean-Francois Lachance
- Jeffrey Smith and Madeleine Butcher
- Jenn O'Keefe
- Jennifer Brunet-Colvey and Joseph W. Colvey
- Jennifer Moufarrej
- Jennifer Reil
- Jessica Kumar
- Joelle Grimard Marchand
- John Crawford
- John Evans
- Jonah Molinski
- Jonathan Bouchard
- Joyce Heenan
- Juhli Lyncaster
- Julie Beauchesne
- Julie Fleury
- Julie Kent
- Justin Patrick Kang
- K. Neufville
- Kaleb Reil
- Karen Allen
- Karen and Kerry Green
- Karen Belanger

- Karen Stirling
- Karine Delorme
- Katherine Bouchard
- Kathleen Barrette
- Kendra Brett
- Kerry Houlahan
- Kevin Belanger
- Kevin Gallagher
- Kiel Greenshields
- Kim Eng Kang
- Kimberly Howie
- Kimberly McRae
- Krista Curtis
- Kristina Clark
- Krystian (email sender 'Krystian Seguin')
- Kusai Alabidin
- Laurel Clark
- Leann MacLean
- Leeda Tahiri
- Leonard Reil
- Lianxu (email sender 'Lianxu Lin')
- Lily Xin Li
- Ling (email sender 'Ling Wang')
- Lisa Wellman-Patterson and Chris Patterson
- Lise McEwen
- Lori Kemp
- Lori Pancel
- Louise Mellon
- Lucas Earle

- Lucy Yetts
- Luis Huapaya
- Lynda Gibson
- Lynda Kadey
- Lyne Grimes
- Lynn Bloess
- Lynn Brownlee
- Madeleine St Amand
- Maha Alam
- Mahesh Bhattarai
- Majid Ahangaran
- Malika (email sender 'Malika Ahmimat')
- Marc Leclair and Michel Leclair
- Marc Légaré
- Marc-André Comeau
- Marcel Renaud
- Marcia (otherwise unsigned)
- Marcus Scheidegger
- Marie-Josée Sanche
- Marie-Michele Theoret
- Marilyn O'Keeffe
- Marisa LeBlanc
- Marjan (email sender 'Marjan Khalili')
- Email sender 'Martine Richer'
- Mathieu Frigon
- Maxime Mercier
- Melanie Dubois
- Melissa (email sender 'Melissa Kang')
- Melissa and Tyler Roy

- Michel and Lise McEwen
- Michel Leclair
- Michelle Scheidegger
- Michelle Séguin
- Mike Dupuis
- Mina Riazaty-Kesheh
- Miranda Covey
- Mireille Cloutier
- Mireille Poitras
- Mohamed Jelassi
- Mohammad Yusuf Iqbal
- Monique Guillouzic
- Mr. Dubin
- Ms. Andrea Atwall
- Musira Haider
- Myriam Pierre-Louis
- Myriam Wallet
- Natalie Dumas
- Nathalie Duguay-Earle
- Nathan (email sender "Nathan Belanger")
- Neema (otherwise unsigned)
- Nicholas Moreau
- Nicole Durocher
- Noah Earle
- Noé Reil
- Norm Dorion
- Pat Teolis, President, Chateaufort Community Association
- Paul Manu
- Paul Mercier

- Paula Joy
- Peter Earle
- Peter Freibergs
- Phil Murphy & Nicole Levasseur
- Philippe et Janie Beauchamp
- Qingdao Lan
- Rachel Gagnon
- Rachelle Lecours, President, Greater Avalon Community Association
- Renée Chartier
- Richard R. Lalande and Thérèse Lalande
- Rita Kein
- Rob (email sender 'Rob Evans')
- Robert (email sender 'Robert Richard')
- Robert and Joanne Hart
- Rosa and Bill Ostrander
- Ross LaGrandeur
- Ruby Dagher
- Ryan McLeod
- Ryan Toonders
- Ryne (email sender 'Ryne Gulliver')
- Sabrina (email sender 'Sabrina Beriault')
- Sara Evans
- Sarah Walsh
- Scott & Anna Hayley
- Serge Seguin
- Shannon Redfern
- Sharon & Don Gulliver
- Shawn McCambley
- Sifat Jamaly

- signed 'concerned citizen' (email sender 'Maggie Fondong')
- signed 'The residents of Orleans' (email sender 'Stephanie Fex')
- Siv Ngo
- Soheil Habibi
- Stan Kowala
- Stephanie McEwen and Francis Simard
- Stephen Brush
- Susan Hodgins
- Suzelle Doucet
- Suzie Micallef
- Sylvain Boily
- Tag Elkhazin
- Tao (email sender 'TD')
- Teresa Sirianni
- Terri French
- Tom Kelly
- Tracy Pratte
- Varuna Sahgal & Michael Francis
- Véronique Audet
- Veronique Lauziere
- Wathira Kamoji
- Wei Tang
- Wendy Sawyer
- Wyn Fournier
- Yasmine Fathers, Bradley Estates Community Association
- Yves Joseph

## Primary reasons for support, by individual

The primary arguments in support of the proposal (i.e. in opposition to the staff recommendation to refuse the application) included:

- the proposal is a good opportunity for intensification and for economic boom in Orleans
- that tax revenues and Development Charges from the development will help pay for municipal services and programs related to growth, could create jobs and have positive economic spinoff effects on the community
- it would be an enticing and affordable property for seniors, as shown through other Lépine developments, with on-site amenities, and larger, more accessible and high quality apartments geared to independent living
- will not extra traffic congestion in and of itself and measures can be taken to ensure Innes Road can accommodate any extra traffic
- many signatories of a circulating petition against the development signed on false assumption about lack of parking
- will have less impact on greenspace by building up instead of out
- would be ideal for those seniors who have family in the area and /or who live nearby and are looking to downsize
- would add valuable rental housing stock and diversity to the area
- there are inconsistencies in the staff report and their application of Arterial Main Street designation as it applies to this proposal, and inadequate argument to support the recommendation for refusal
- the City approved the transportation report for the proposal and did not previously raise concerns about traffic
- the buildings would have generous setbacks that allow for comfortable transition to existing
- the City had not requested at the May 22 LPAT hearing (in respect of OPA 150 settlement regarding maximum building height in the AM zone) that the decision be effective as of the date of the oral decision, and, as such, the application must be judged on the basis of the absence of building heights in the Official Plan

The following individuals provided oral submissions supporting the development:

- Tom Lockett (oral and written submission)

- Gilbert Latreille (oral and written submission)
- Miguel Tremblay, Fotenn (applicant) (oral and written submission)
- Michael Polowin, Gowling WLG (representing owner, Canadian Rental Development Services) (oral and written submission)

The following individuals provided written submissions (and/or voicemails for transcription) supporting the development:

- Agnes and Wolfgang Koerner
- Alain Saint-Yves
- Amanada Lenko
- André Lord
- Cara (email sender 'Cara Beatty')
- Carmen Dion and Yves Ledoux
- Carol Beaudry
- Carole Stuart
- Catherine Platt
- Cliff and Laurel Seibel
- Colleen (email sender 'Colleen Denison')
- Cristina Tomas
- Cynthia Wagner
- Daniel Schnob
- Daniel St-James
- Danielle Joannette
- David and Elizabeth (Betty) Shields
- Denis A. Hotte
- Denis and Diane Lajoie
- Dennis Frisby
- Diane Lord
- Diane Schmolka
- Don Schultz, Planning Manager, Lépine

- Don Whittle
- Edith Maciura
- EJ Ford
- Elaine Andrews
- Elizabeth Eastman
- email sender 'Carole Drouin'
- email sender 'Cheryl Cardillo' (unsigned)
- email sender 'Lucie Masson' (unsigned)
- email sender 'Marguerite Tremblay'
- email sender 'Mary Robinson' (unsigned)
- email sender 'Monique Thompson'
- email sender 'Roger Proulx'
- email sender 'Roy Berlinquette'
- email sender 'Roy naugle'
- email sender 'Suzanne St-Jean' (unsigned)
- email sender 'Terri Ann Clark' (unsigned)
- email sender 'Ann'
- Evelyn Perkins
- François Comeau et France Charlebois
- Frank Dugal
- Gary and Christine McDermott
- Gary Morton
- Gérard Comeau et Pauline Comeau
- Guy Croteau
- Heather Lait
- Helen Jennings
- Janice Lewis
- Jeannine Gougeon
- Jim Lyons

- John Guinn
- Josée Poirier
- Joy and Bryan Wooltorton
- Kelly Crichton
- Lilian So
- Linda Kuzniarz
- Lorraine Baker
- Lorraine Joly
- Louise Bissonnette Symington
- Lucille and Pierre Proulx
- Madeleine Hurtubise
- Marc Tremblay and Elizabeth Grace
- Marian & Guy Brethour
- Marielle Trudel
- Marisa Verrucci
- Mélanie Lord
- Michèle Boyle
- Monique et Cléo Beaudry
- Myrna and Pierre Pelletier
- Nancy and Barrie Pratt
- Orville Potvin and Claudette Trottier
- Patrick and Pierrette Grenier
- Rhéal Delorme
- Rhonda Tsang
- Richard and Susan Courville
- Richard Dew
- Rob Farrow and families
- Robert Hawes
- Ronald Bourque

- Ryan Adelson
- Scott Brown
- SE Horton
- Sharon Lewis
- Susan Trautmanis
- Sylvie Groulx
- Sylvie Poloni
- Thomas Muldoon
- Valerie Nabb
- Wanda Hoskin
- Wayne Sundholm

**Effect of Submissions on Planning Committee Decision:** Debate: The Committee spent 2 hours and 45 minutes on this item at the June 11 meeting

Vote: The committee considered all written submissions in making its decision and carried the report recommendations as presented

### **Ottawa City Council**

Number of additional written submissions (and/or voicemails for transcription) received by Council between June 11 (Planning Committee consideration date) and June 24, 2020 (Council consideration date): 21

### **Primary concerns, by individual**

The primary concerns or arguments in opposition to the proposal (i.e. in support of the staff recommendation to refuse the application) were similar to those provided to the Planning Committee prior to its meeting on June 11.

The following individuals provided written submissions (and/or voicemails for transcription) opposing the development:

- Al Ettinger
- Deanna Kang
- Denise Amyot
- Denise Frigon
- Denise Sénécal and Gérald Caron

- Emi Iglesias
- Gaston Florent
- Jun Zhang
- Laurel Clark
- Lise Murphy
- Luc and Lucie Potvin
- Mabel Beaudoin
- Melissa Kang
- Nick Spurr
- Nicole Kennedy
- Priscilla Starkings
- Roger Frigon
- Sherry O'Byrne
- Siyamak Sasani

#### Primary reasons for support, by individual

- None provided

#### Effect of Submissions on Council Decision:

Council considered all written submissions in making its decision and carried the report recommendations (to refuse the application) without amendment.