

Note: This is a draft Summary of the Written and Oral Submissions received in respect of ZONING BY-LAW AMENDMENT – 774 BRONSON AVENUE (ACS2017-PIE-PLS-0006), prior to City Council’s consideration of the matter on 8 February 2017.

The final Summary will be presented to Council for approval at its meeting of 22 February 2017, in the report titled ‘SUMMARY OF ORAL AND WRITTEN PUBLIC SUBMISSIONS FOR ITEMS SUBJECT TO BILL 73 ‘EXPLANATION REQUIREMENTS’ AT THE CITY COUNCIL MEETING OF 8 FEBRUARY 2017 (ACS2017-CCS-OCC-0003)’. Please refer to the ‘Bulk Consent’ section of the Council Agenda of 22 February 2017 to access this item.

Summary of Written and Oral Submissions

ZONING BY-LAW AMENDMENT – 774 BRONSON AVENUE (ACS2017-PIE-PLS-0006)

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 at Planning Committee: 2**
- **Number of Submissions received between 17 January and 8 February 2017: 3**
- **Primary arguments in support :**
 - The developer engaged the community and revised the proposal to address initial concerns about building height, massing and frontage on Cambridge Street
 - The community is please with the amount of indoor bicycle parking space to be provided and pleased that some of those could be converted to vehicle parking spaced in future if needed
 - The visitor parking provision is beyond the minimal requirement
 - The indoor bicycle parking and amenity space is beyond the minimal requirement
 - The building will be situated on a transit priority corridor with a bus route that proceeds through Carleton University, and those students would have transit passes as they are required to purchase the U-Pass

- It will be a smaller scale student residence, averaging less than 2 bedrooms per unit
 - Parking provision is in line with what the City has approved for other purpose-built student residences
 - Take-up on parking spaces in student residences in Ottawa, Waterloo and Toronto has been very low
 - Residential character of the community to the west has been considered
- **Primary concerns and arguments in opposition:**
 - The number of parking spaces to be provided is below the City's new minimum parking requirements and is based on an assumption that the prospective tenants will be students without cars, a situation that could change quickly in future
 - There are no commercial parking spaces for the commercial businesses at grade
 - Little research to indicate the parking to be provided is sufficient
 - Could set precedent for future developments with limited parking
 - Reduced parking will create a serious burden for on-street parking and access, and a significant increase in traffic, noise and congestion
 - The density increase will mean an increased number of pedestrians and students making dangerous crossings on Bronson Avenue
 - 12 storeys is too tall and would block sunlight across Bronson; height should be limited to nine stories
 - limited attention has been paid to the character of the Bronson side of the development
 - will severely change the landscape of the Glebe
 - a student residence will lead to increased noise levels in a family-oriented neighbourhood

Effect of Submissions on Committee Decision:

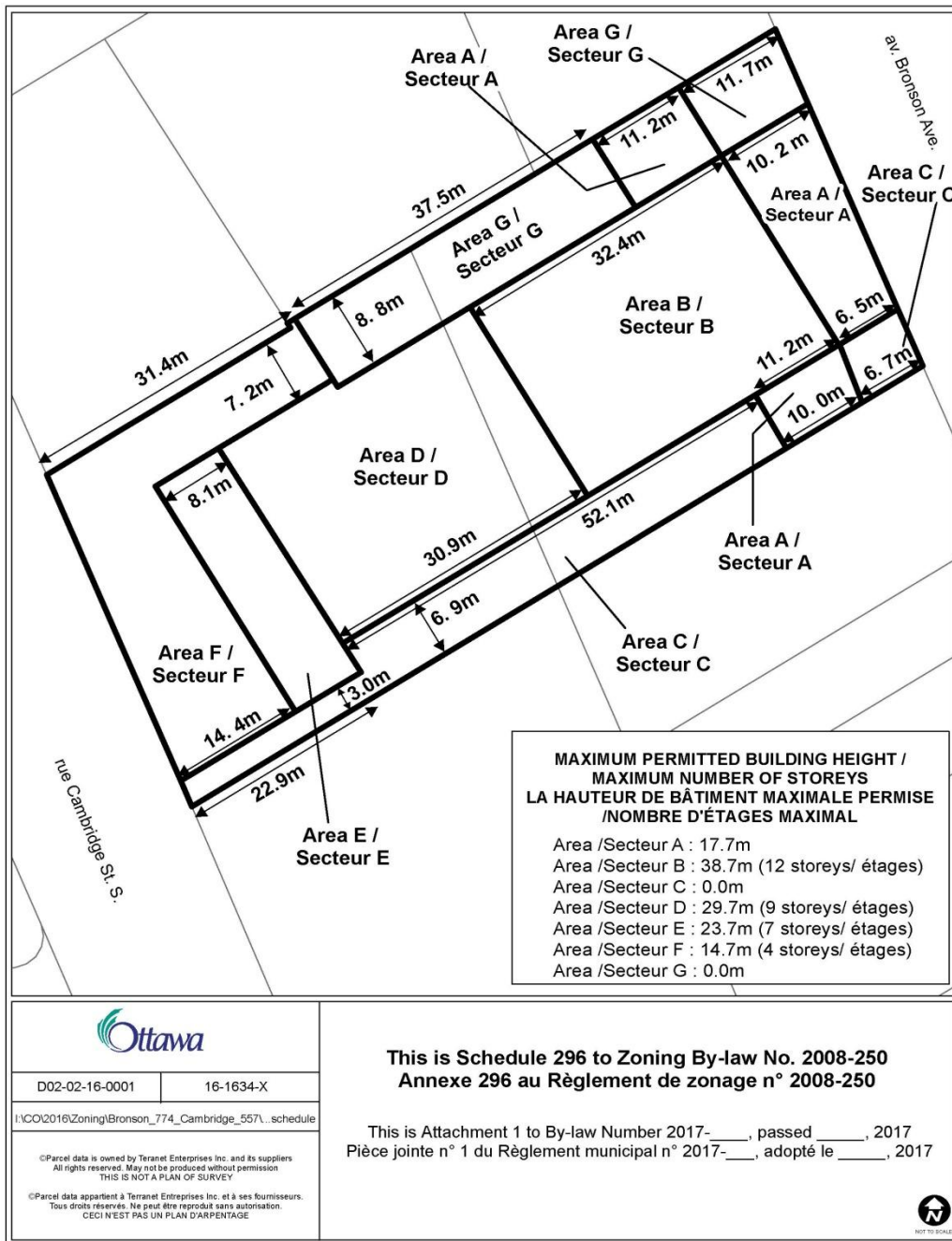
Debate The Committee spent thirty-five minutes on this item

Vote: The Committee CARRIED this item with an amendment to Document 2 (Details of Recommended Zoning) to change the maximum floor space index to 3.0

Effect of Submissions on Council Decision: Council considered all written and oral submissions in making its decision and CARRIED this item with a further amendment, to Document 3, as set out in full below:

That Council approve:

1. **an amendment to Zoning By-law 2008-250 for 774 Bronson Avenue to replace Schedule 296 and amend Exception [2003] to allow for a twelve storey mixed use building as detailed in Document 2, as amended by the following:**
 - a. **adding the following provision to Document 2, section 2. c):**
 - **“-The maximum floor space index is 3.0”; and**
 - b. **amending Document 3 by replacing the maximum building height schedule with the attached schedule**



2. **that no further notice be provided pursuant to Subsection 34(17) of the Planning Act.**