

Summary of Written and Oral Submissions¹

Zoning By-law Amendment – 287 Lisgar Street

Note: This is a draft Summary of the Written and Oral Submissions received in respect of Zoning By-Law Amendment – 287 Lisgar Street (ACS2020-PIE-PS-0023), prior to City Council’s consideration of the matter on April 22, 2020.

The final Summary will be presented to Council for approval at its meeting of May 13, 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 April 22, 2020’. Please refer to the ‘Bulk Consent’ section of the Council Agenda of May 13, 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 received between the publication of the report and prior to City Council’s consideration:

Number of delegations/submissions

Note: This item was originally posted with the Planning Committee agenda for its meeting of February 27; however, the February 27 meeting was subsequently cancelled

Number of delegations at Committee: 0

Number of written submissions received by Planning Committee between February 14 (the date the report was originally published to the City’s website with the agenda for the February 27 Planning Committee meeting) and April 9, 2020 (committee meeting date): 0

Primary concerns, by individual

April 9 Planning Committee meeting:

Linda Hoad (written submission)

- the recommendation to approve the application is fundamentally contrary to the present and emerging Official Plans of the City of Ottawa
- the staff report indicates that the required number of parking spaces is 43 resident spaces and 8 visitor spaces, for a total of 51 spaces, but the parking garage contains

¹ The associated meeting was held through Electronic Participation in accordance with Bill 187, the *Municipal Emergency Act*, and an Order in Council of March 28, 2020, which amended the *Emergency Management and Civil Protection Act* and prohibits organized public events of more than five people. The meeting was live streamed and archived on the Ottawa City Council YouTube Channel. Persons wishing to provide comments to the Planning Committee on any of the items listed on the associated agenda were strongly encouraged to submit such comments in writing, by email to the Committee Coordinator, or by calling the Committee Coordinator at the number provided.

79 spaces, which results in a surplus of parking, stemming from the decision to convert the original condominium project to rental units.

- the applicant is an experienced developer and must have known the risk of providing more parking than is required in the by-law; developers are always telling community associations who suggest that they are planning too much parking that if they can't sell it, they won't build it; it is not up to the City of Ottawa and its citizens to come to the developer's rescue if he can't sell it
- the staff report suggests that "the intent of the application is not to create a new principle use for the development, ... but rather permit additional parking to better utilize an existing supply that has already been constructed; however, the space underground can be re-purposed for any number of uses, such as:
 - storage units for the building residents and/or for others nearby
 - exercise facility – there is an underground facility in the Rideau Centre
 - data storage facility or any other use that requires a constant temperature
 - community gardens using grow-lighting in order to contribute to food securityIf the proposed parking garage can be made secure using a fob system, any of these uses could also be secured
- the staff report notes that "approval of this rezoning may lessen the pressure on the existing on-street parking."; Hintonburg, like so many other inner city neighbourhoods, is expected to absorb intensification and support transit by accepting that no parking will be provided for new dwelling units, but there is never any discussion by planners about pressure on existing on-street parking
- approval to permit a parking garage as a permitted use would set a dangerous precedent as this is not the only development that has been or will be converted from condominium to rental tenure, and that decision will encourage other developers to build too much parking and make the same request to convert the surplus to commercial parking

Primary reasons for support, by individual

none provided

Effect of Submissions on Planning Committee Decision: Debate: The Committee spent 12 minutes on the item

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 received by Council between April 9 (Planning Committee consideration date) and April 22, 2020 (Council consideration date): 0

Effect of Submissions on Council Decision:

Council considered all written submissions in making its decision and carried the report recommendations without amendment.