

Summary of Written and Oral Submissions¹

Zoning By-Law Amendment - 1068 Cummings Avenue

Note: This is a draft Summary of the Written and Oral Submissions received in respect of Zoning By-Law Amendment - 1068 Cummings Avenue (ACS2020-PIE-PS-0037), 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

Number of delegations at Committee: 0

Number of written submissions received by Planning Committee between March 30 (the date the report was published to the City's website with the agenda for this meeting) and April 9, 2020 (committee meeting date): 1

Primary concerns, by individual

None provided

Primary reasons for support, by individual

Matthew McElligott, Principal, Policy and Planning, Fotenn Consultants Inc. (applicant) (Written submission)

- provided a summary of the proposed development as well as the planning merits of the Zoning By-law Amendment Application, including the following points:
 - proposed form and use - a six (6) storey retirement home and senior's apartment complex containing a total of 316 units, to accommodate

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.

various levels of care and assisted living options including options for independent living

- proposed parking and amenity space - 164 vehicle parking spaces located above and below grade; 112 bicycle parking spaces; ample amenity space with over 90% intended for communal use
- the R5A zone, as requested, is well represented in the area and will best accommodate the design, height, massing, layout, and land uses of the proposed building with no additional variances required
- the Zoning By-law amendment will ensure re-development that is representative of the existing and planned function of the community. The R5A zone also continues to promote compatible and appropriate residential development of a scale that respects and enhances the residential character of the neighbourhood
- the proposed Zoning By-law Amendment (ZBLA) from an R1 zone to an R5A H(22) represents good planning and is in the public interest for the following reasons:
 - The proposed development is consistent with the policies of the Provincial Policy Statement. The re-development offers an efficient, cost-effective pattern of growth, capitalizing on an intensification opportunity within the city's urban area.
 - The proposal would allow for the re-development of an underutilized and brownfield site that is currently associated with an industrial use located within the context of a residential area. The residential proposal will allow a transition to a more compatible and suitable use
 - The subject property is designated General Urban Area on Schedule B: Urban Policy Plan of the Official Plan. This designation permits a full range of housing to meet the needs of all ages, incomes and life circumstances. Specifically, it will provide additional housing opportunities within the community including both independent and assisted living options, encouraging aging in place.
 - The proposed ZBLA will ensure that the subject property can be developed in a way that is compatible with the surrounding uses and the wider community, consistent with the City's policies related to Urban Design and Compatibility of the Official Plan (Section 2.5.1 & 4.11).
 - The proposed built-form and height is consistent with the existing

permitted R5A H(22) zones in the immediate area.

- The lot size, coupled with the unique layout and orientation of the buildings, provides for significant yard setbacks and subsequent transitional space between the proposed 6-storey portions of the building and abutting properties.
 - From a transportation perspective, the retirement and senior apartment will not generate high volumes of traffic. The development will provide many important amenities in-house, and as a result a balanced modal share is expected. Parking is provided below- and above-grade and the traffic study was supportive of the proposal.
 - The subject property is within close proximity to transit and other forms of active transportation, such as the bus routes along Ogilvie and St. Laurent, the Cyrville LRT Station, as well as the City's expanding cycling and pedestrian network reducing the need for personal vehicle use
 - (Ward) Councillor Tierney is aware of the application and the limited number of comments received have been addressed by the applicant and Planning Staff.
- noted that the Site Plan Control application is still being reviewed by Staff and other technical agencies and that, while this review is currently in the final stages before approval, Huntington and the Project Team look forward to collaborating with Staff to work through the remaining Site Plan Control review and comments

Effect of Submissions on Planning Committee Decision: Debate: The Committee Carried this item on consent (without discussion)

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.