

## Summary of Written and Oral Submissions

### Zoning By-Law Amendment – 5924 and 5938 Hazeldean Road

Note: This is a draft Summary of the Written and Oral Submissions received in respect of Zoning By-Law Amendment – 5924 and 5938 Hazeldean Road (ACS2020-PIE-PS-0042), prior to City Council’s consideration of the matter on May 27, 2020.

The final Summary will be presented to Council for approval at its meeting of June 10, 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 May 27, 2020’. Please refer to the ‘Bulk Consent’ section of the Council Agenda of June 10, 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: 2

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 Planning Committee meeting date):5

#### Primary concerns, by individual

**Cathy Coote, for the Amberway and Brianstone Gate Communities** (oral and written submission)

- concerned about safety (lack of adequate parking, location of entrance and town house driveways); neighbourhood incompatibility; loss of mature trees and vegetation; lack of safe access to public transit

**Sue Osborn** (written submission)

- suggested that one parking space per unit is insufficient given existing parking issues in the area

**Janet Bayley, President, CCC497, Stittsville and Ted Barnicoat, Director Infrastructure, CCC497 Stittsville** (written submission)

- spoke to agreements that were made between Hazeldean Crossings Inc. and the Board of CCC497, Stittsville to address concerns about impacts on their

condominium development, including: setbacks; landscaping/vegetation retention; runoff management; snow clearing; garbage and recycling storage; fencing and parking; blasting arrangements

**Joseph de Lepper** (written submission)

- raised concern about safety impacts as a result of driveway location/configuration and reduced sightlines; suggested it would be safer to have the entrance on Hazeldean Road than Victor Street, which would also provide better access for the proposed phase 2 building

## Primary reasons for support, by individual

**Jaime Posen, Fotenn (applicant)** (oral and written submission)

- highlighted identified issues that could be addressed during the site plan application, including traffic calming and visitor parking
- provided points to support the argument that the application is appropriate and represents good planning, which touched on visitor parking rates; setback requests, conformity with existing policies, and public transit access

- **Effect of Submissions on Planning Committee Decision:** Debate:

The Committee spent 30 minutes on the item

Vote: The committee considered all written submissions in making its decision and carried the report recommendations as amended by the following motion:

**Therefore be it resolved that Planning Committee recommend Council direct staff to work with the applicant to achieve the following ahead of subsequent site plan control approval:**

- 1. The applicant must provide a letter of intent to secure off-site parking spaces to be made available to condominium owners for overflow parking on such terms as the applicant may determine;**
- 2. The applicant must obtain approval of the detailed design for traffic calming on Victor Street;**
- 3. The applicant must provide transit passes to all its residents for a period of one year; and**
- 4. The applicant must include a clause in all purchase and sale agreements, and a notice\_on title, advising purchasers that each unit only comes with 1.0**

parking space.

**AND BE IT FURTHER RESOLVED** that pursuant to the *Planning Act*, subsection 34(17) no further notice be given.

### **Ottawa City Council**

Number of additional written submissions received by Council between May 14 (Planning Committee consideration date) and May 27, 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 as amended by the Planning Committee.