
Zoning By-Law Amendment – 244 Fountain Place

ACS2020-PIE-PS-0067

Rideau-Vanier (12)

Report recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 244 Fountain Place to permit a three-storey low rise apartment building with 20 dwelling units as detailed in Document 2.
2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council 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 July 15, 2020," subject to submissions received between the publication of this report and the time of Council's decision.

The Committee heard three delegations on this report, as follows:

- Gordon Hamilton, on behalf of CCC539 Board¹, opposed the application, raising concerns about its impact on the neighbouring buildings of CC 539, suggesting it represents over development of a constrained site, will have negative impacts on amenity areas, and poses risks of differential settlement and drainage damage during and after construction. He requested the development be scaled back or, if it proceeds as proposed, a site plan condition of approval be implemented to require increased liability insurance during and after construction
- Michael Barnes² opposed the application given that it proposes to convert public park land (Besserer Park) for private use, including 3 private parking spaces. He

¹ Submission on file

² Submission on file

raised concerns about the impacts on Besserer Street residents, the surrounding community, and the overall Heritage Conservation District, including increased traffic and parking issues, risk to pedestrian safety, and loss of parkland.

- Kersten Nitsche, Fotenn (applicant)³, provided an overview of the proposal, indicating that the proposed parking provisions and the building height work well the lot and are within existing zoning regulations. She indicated they will continue to work with staff and can address some concerns through the site plan process. Brian Casagrande, Fotenn, and Melissa Du Plessis, Figurr were also present for the applicant/owner to answer questions

In addition to that previously noted, the following correspondence was provided to the committee coordinator between June 15 (the date the report was published to the City's website with the agenda) and the time it was considered on June 25, a copy of which is held on file:

- Email dated June 23 from Teresa Marquis
- Email dated June 23 from Kathryn Harper and Daniel Read
- Email dated June 23 from Céline Leblanc and Jim Millar
- Email dated June 23 from Brian Hierlihy & Dominique Thériault
- Email dated June 23 from Matt Armstrong & Catherine Deri Armstrong
- Emails dated June 23 and 24 from Dr Freida Hjartarson
- Emails dated June 23 from Louise Dube-Martel
- Email dated June 23 from Professor Rita Abrahamsen and Professor Michael C. Williams
- Email dated June 23 from Susan Young
- Email dated June 24 from Philip Cutfield
- Email dated June 24 from Anna Piekarczywski and Daragh Byrne
- Email dated June 24 from David Balson and Fran Balson-Nugent

³ Submission on file

- Email dated June 24 from Sylvie-Anne Lavigne and Mario Villemaire
- Email dated June 24 from François Larocque
- Email dated June 24 from Bared Mirican and Karine Khatchadourian
- Email dated June 24 from Dean Corno and Sonia Granzer
- Email dated June 24 from Christine Le Blein

The following staff responded to questions:

- ❖ Planning, Infrastructure and Economic Development department: Ann O'Connor, Planner II; Doug James, Director, Planning Services
- ❖ Recreation, Cultural and Facility Services department: Kevin Wherry, Manager, Parks and Facilities Planning

Ward Councillor M. Fleury was also present and took part in discussion.

The Committee CARRIED the report recommendations as presented on a division of 8 yeas and 0 nays and, as follows:

YEAS (8): Councillors L. Dudas, T. Tierney, J. Leiper, R. Brockington S. Moffatt, A. Hubley, Vice-chair G. Gower, Chair J. Harder

NAYS (0):