

Summary of Written and Oral Submissions

Note: This is a draft Summary of the Written and Oral Submissions received in respect of Zoning By-law Amendment– 541 and 545 Rideau Street (ACS2018-PIE-PS-0053), prior to City Council’s consideration of the matter on September 12, 2018.

The final Summary will be presented to Council for approval at its meeting of September 26, 2018, 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 September 12, 2018’. Please refer to the ‘Bulk Consent’ section of the Council Agenda of September 26, 2018 to access this item.

Zoning By-Law Amendment – 541 and 545 Rideau Street (ACS2018-PIE-PS-0053)

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: 0**
- ❖ **Number of written submissions received by Planning Committee and Council between August 17 and September 12, 2018 : 1**

Primary concerns, by individual

Jesslyn Mullaney (*written submission*)

- building height: with no actual restriction (in the Secondary Plan policies) on building height, buildings could be tall enough to block sunlight to surrounding areas, impacting the quality of the urban environment; the City needs to create rules to control the shape and height of buildings that balance growth with livability
- traffic considerations: any roadway modifications must take into account the current use of the roadways and the flow of traffic in this area for existing access and egress points, as well as the traffic that passes through the intersection of Cobourg and Rideau Streets
- impacts of construction on neighbouring properties: if underground parking is required, it could result in a substantial amount of blasting and digging, which

could cause damage to buildings, structures and basements surrounding the site

- parking: the use of Cobourg Street to access underground parking will eliminate parking spaces on the east side of that street and will impact residents and area businesses

Primary arguments in support, by individual

- no submissions received

Effect of Submissions on Planning Committee Decision:

Debate: The Committee spent 3 minutes on this item.

Vote: The Committee CARRIED the report recommendations with a technical amendment to Document 3 to add semi-detached dwelling as a permitted use. The recommendations to Council were as follows:

That Council approve:

1. an amendment to Zoning By-law 2008-250 for 541 and 545 Rideau Street to permit a nine storey mixed-use building and semi-detached dwelling, as detailed in Document 3, as amended by the following:

a. That Document 3 be amended as follows:

i. In Column III – Additional Land Uses Permitted, add: “semi-detached dwelling”

ii. In Column V, add the text: “• A semi detached dwelling may only front along Cobourg Street”

b. that, pursuant to the *Planning Act*, subsection 34(17), no further notice be given

Effect of Submissions on Council Decision:

Council considered all written and oral submissions in making its decision, and CARRIED this item as amended by Planning Committee.