

**EXTRACT OF DRAFT MINUTES 55
PLANNING COMMITTEE
28 NOVEMBER 2017**

**EXTRAIT DE L'ÉBAUCHE
DU PROCÈS-VERBAL 55
COMITÉ DE L'URBANISME
LE 28 NOVEMBRE 2017**

ZONING BY-LAW AMENDMENT – 1040 BANK STREET

ACS2017-PIE-PS-0134

CAPITAL (17)

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1040 Bank Street to permit a mixed-use development, as detailed in Documents 2 and 3.**
- 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 City Clerk and Solicitor's Office and submitted to Council 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 13 December 2017" subject to submissions received between the publication of this report and the time of Council's decision.**

Allison Hamlin, Planner, Planning, Infrastructure and Economic Development (PIED) department, provided a PowerPoint presentation, a copy of which is held on file. She was accompanied by Doug James, Manager, Development Review - Central, PIED.

The following staff also responded to questions: Christine Enta, Legal Counsel, and Tim Marc, Senior Legal Counsel-Planning, Development and Real Estate Law, Office of the City Clerk and Solicitor.

Councillor D. Chernushenko (affected ward councillor) was present and took part in the discussion.

The committee heard 12 delegations on this matter. The following delegations spoke in opposition to the proposal or with concerns:

- *Laura Urrechaga, Development Watch Southminster
- Anna Cuylits
- *Susan Brousseau
- *Garett Schromm, Borden Ladner Gervais LLP, on behalf of Joy Morrow (client)
- Laura Urrechaga, read a submission for her husband, *Nigel Harris
- Brian Tansey
- *Joanna Gualtieri

[Individuals / groups marked with an asterisk above provided written comments; all submissions are held on file with the City Clerk.]*

The primary arguments and concerns against the proposal included (but were not necessarily limited to):

- the proposed condo building height
- adverse impact on visual prominence of Southminster United Church building
- adverse impact on the heritage vista and integrity
- adverse impact on surrounding trees
- non-conformity with Official Plan policies/principles and area Zoning By-laws
- inconsistency with the current land use and character of the surrounding community
- doubt that the project viability would be jeopardized if the proposed condo height were reduced
- lack of clear rationale for City support of the proposal
- inconsistent approach (with developers / homeowners) in applying approved

guidelines and policies

The following delegations spoke in support of the proposal:

- *Andrew Brewin, Chair of Southminster United Church's Redevelopment Committee
- Reverend Trisha Elliott, Southminster United Church
- Ray Hall, Treasurer, Southminster United Church and Treasurer, 17th Ottawa Southminster Scouts
- *Jennifer Murray, Owner, J. Murray Project Management acting for Windmill Development Group, and Rodney Wilts, Partner, Windmill Development Group (applicant)
- Lloyd Philips, Lloyd Phillips & Associates Ltd.

[Individuals / groups marked with an asterisk above provided written comments; all submissions are held on file with the City Clerk.]*

The primary arguments in support of the proposal included (but were not necessarily limited to):

- the proposal offers the financial stability required by Southminster United Church to support its existing operations and future growth as a church and community hub
- none of the other options explored over the last 10 years have been viable for the Church
- the proposal is supported by the Church's congregation
- the proposal fits within the City's planning vision while respecting the neighbourhood character
- if not approved, the Church's ability to continue in the neighbourhood would be severely impacted and the community service and benefits it provides would be very difficult to replicate in the neighbourhood

In addition to the correspondence noted with an asterisk, above, the committee

received the following correspondence between 21 November 2017 (the date the report was published in the committee agenda) and the time the report was considered by Planning Committee on 28 November 2017, a copy of which is held on file:

- Email dated July 4, 2017 from Paul van Oorschot
- Email dated July 10, 2017 from Sheila and Edward Kulka
- Email dated September 25, 2017 from Deborah Broad
- Email dated November 19, 2017 from Martin Freeman
- Emails dated July 9 and November 21, 2017 from Megan McNeil
- Email dated November 24, 2017 from Adrio Taucer
- Email dated November 24, 2017 from Michael Lynch
- Emails dated November 24 and 25, 2017 from Mary Sanborn-Barrie
- Email dated November 26, 2017 from Barbara Brown
- Email dated November 27, 2017 from Anne Wright
- Email dated November 27, 2017 from Mary Gray
- Email dated November 27, 2017 from Maria Trainer
- Email dated November 27, 2017 from Old Ottawa South Community Association (per Emilie Taman)
- Email dated November 27, 2017 from email sender 'tighe.wright', unsigned
- Email dated November 27, 2017 from Dr. Francisco Hernandez and Lorraine Hernandez
- Email dated November 27, 2017 from Scott French and Kristin Macrae
- Email dated November 27, 2017 from Scott Clancy and Val Beresford

- Email dated November 27, 2017 from Jennifer Veitch
- Email dated November 28, 2017 from Ute Gerbrandt
- Email dated November 28, 2017 from Don Asquin

Motion N° PLC 55/2

Moved by Councillor T. Nussbaum

WHEREAS the City of Ottawa Official Plan recognizes the cultural heritage resource significance of the Rideau Canal UNESCO World Heritage Site; and

WHEREAS in Section 4.6.3 – River and Canal Corridors, Policy 1a, the City of Ottawa Official Plan commits the City to “conserve the natural environment, cultural heritage, scenic qualities and recreational potential of the Rideau Canal World Heritage Site”; and

WHEREAS much concern would be alleviated by lowering the height from the maximum permitted height recommended in the Staff Report, Document 3;

THEREFORE BE IT RESOLVED THAT Staff be directed to work with the applicant on amendments to the proposal to attempt to achieve the objective identified herein; and

THAT Planning Committee refer to Council the amendment to Zoning By-law 2008-250 in respect of 1040 Bank Street (report recommendation 1).

CARRIED

Per Motion 55/2, recommendation #1 of the report was REFERRED to Council for consideration at its 13 December 2017 meeting.

Recommendation #2 of the report, as set out below, was then put to Committee.

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 City Clerk and Solicitor’s Office and submitted to Council 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 13 December 2017” subject to submissions received between the publication of this report and the time of Council’s decision.

CARRIED