
Zoning By-Law Amendment – 65 Acacia Avenue

ACS2020-PIE-PS-0076

Rideau-Rockcliffe (13)

Report recommendations

1. That Planning Committee recommend Council approve a minor amendment to Zoning By-law 2008-250 for 65 Acacia Avenue to permit a four storey low-rise apartment building, 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 September 9, 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 matter:

- Richard Colvin¹ raised strong objections relating to setbacks given the scale of the proposed building. He noted that 67 households have written letters of opposition, which reflects deep community concern about the project. He submitted that the proposed structure, which will read as five storeys from many viewpoints in the area, is not in keeping with the neighbourhood and without mature trees, it will be out of place in this low-rise, mature, residential neighbourhood. He also noted traffic safety concerns because the development site sits at the top of a hill. In respect of impacts to his property, he worried the requested relief on setbacks would lead to crowding of his own house, loss of

¹ Submission on file

privacy and risks to safety.

- Derek Crain² suggested the proposal is an unacceptable infill project that violates good planning and Official Plan objectives, and it would set an unacceptable precedent and do irreparable damage to a mature and emblematic neighbourhood. He raised three concerns to be addressed: overdevelopment – front and rear yard setbacks that would be contrary to the character, scale and nature of the existing community and would damage neighbouring properties; disregard for heritage and escarpment impacts; a broken zoning height bylaw - the building height must be reduced to a maximum of four storeys above the sidewalk, as the proposal has ignored and degrades the existence of the significant Rideau Terrace Escarpment.
- Paul Robinson, P H Robinson Consulting (applicant), indicated the application is for a number of small modifications to the performance standards in the Zoning By-law, which he detailed. He also spoke to efforts to address concerns previously raised, including modifications to the proposed exterior appearance of the building, in particular the upper level, the provision of seven underground parking spaces (none they are required to provide), and removal of a rooftop amenity area that caused privacy concerns and made the building appear taller than it is.

The following correspondence was provided to the committee coordinator between August 17 (the date the report was published to the City's website with the agenda) and the time the matter was considered on August 27, a copy of which is held on file:

- Email dated August 23 from Jean Murray
- Email dated August 23 from Rosemary & Craig MacDonald
- Email dated August 26 from Kay James
- Email dated August 26 from Linda Dicaire, Chair, Heritage Committee, Rockcliffe Park Residents Association (RPRA), and on behalf of the RPRA
- Email dated August 27 from Christine Moran

The following staff of the Planning, Infrastructure and Economic Development department responded to questions: Simon Deiaco, Planner III; Lesley Collins, Program

² Submission/slides held on file

Manager, Heritage Planning.

The committee Carried the report recommendations as presented.