

## **Summary of Written and Oral Submissions**

### **Zoning By-law Amendment – 2070 Scott Street and 328 Winona Avenue**

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 August 17 (the date the report was published to the City's website with the agenda for this meeting) and August 27, 2020 (committee meeting date): 4

#### **Primary concerns, by individual**

**Lucy Hargreaves** (oral submission)

- the height and mass proposed for this development is excessive for the site and represents oppressive development
- there will be impacts on the neighbourhood, primarily safety risks stemming from increased traffic turning onto Winona
- concerns specific to impacts on her property, including: to her children's' safe use of her driveway; loss of privacy due to the proposed pedestrian pathway directly adjacent to her property (between Winona and Churchill); loss of privacy due to the overlook from the new development; health impacts from construction and noise pollution; loss of greenery and trees between her property and the proposed development
- requested Committee approve a smaller development with lower height and a smaller footprint, to be more in alignment with the recommendations of the Urban Design Review Panel, or failing that, to encourage the developer to enter into a negotiated agreement with her to address her specific site plan concerns (fencing, landscaping, traffic calming) and minimize the adverse effects of the development to her property during and after construction

**Kristi M. Ross, Barrister & Solicitor, on behalf of Lucy Hargreaves** (written submission)

- Ms. Hargreaves property is located directly adjacent to the proposed development; she retained legal assistance in the spring of 2020, when she noticed that the proposal had changed to include 328 Winona and was located, in part, on the shared driveway over which she has a legal access easement and that the proposed development extended over the lands occupied by her garage; while her legal easement rights have been respected in the June 8, 2020 resubmission, she continues to have a series of concerns with the proposed development, as designed, including:
  - ❖ The mass and scale of the development is excessive for the site and will result in adverse impacts to her property; it is not in conformity with the Westboro Richmond Road Secondary Plan and the policies of the Ottawa Official Plan with respect to compatibility, transition and the requirement that new development not result in undue adverse impacts on adjacent properties and the existing neighbourhood as a whole.
    - a building height of 25 storeys across the majority of the site, adjacent to the low-rise residential neighbourhood along Winona, as proposed, is more height than the size or the lot and location can support from a planning perspective and in accordance with approved policies, a view shared by the Urban Design Review Panel (UDRP); Ms. Hargreaves would not object to a more modest increase in height at the site
  - ❖ The set-backs and step-backs between the proposed development and the existing residential community, particularly her property, are insufficient while the proposed development steps down to a range of 3, 4 and 6 storeys adjacent to her property, 2 storeys were added on top of the entrance to the underground parking garage (for a total of 3 storeys) in the most recent redesign, and the majority of the podium is 6 storeys; the previously proposed single storey green-roof would have greatly reduced the impact on her and her family's privacy
  - ❖ The entrance to the underground garage is directly adjacent to her property; it is inappropriate for the underground parking garage to be located on Winona Avenue as this could result in safety concerns for the children and families on Winona; access to the parking garage should be on Churchill or Scott St., or some alternate plan should be

devised for minimizing adverse impacts to all nearby properties; the proximity of the underground garage entrance and the garbage room to her property will result in undue adverse effects, contrary to the Ottawa Official Plan

- ❖ The additional traffic associated with 129 additional cars and the flow of that traffic is of concern; if proximity to transit and the transit supportive policies in the Official Plan and Secondary Plan are being relied on to support additional height at the site, fewer parking spaces should be provided in the development to encourage and enable the use of transit
- ❖ it is currently proposed that there will be a 0.5 m concrete retaining wall, an iron fence and a pedestrian path adjacent to this, meaning very little space left for any green space between her property and the proposed development; the Landscaping Plan proposes the removal of 5 existing trees and a strip of vegetation, and proposes no trees and / or bushes between the two properties, and the pedestrian path takes up all space that would be available for trees or shrub plantings; the UDRP was critical of the lack of green space associated with the development, and it has been significantly reduced since the UDRP considered the proposal
- ❖ the pedestrian pathway results in privacy concerns related to the creation of an edge condition with pedestrian traffic routed by her property, which is adjacent to another low-rise residential property and its backyard; it will alter how the family will be able to use and enjoy their yard and play area, and the concrete public path prohibits adequate greenspace
  - to protect her, and her three small children's privacy, she requests the City require that the developer enter into negotiations with her to address site-plan concerns such as fencing (the replacement of the open iron fence, with a solid and opaque fence), landscaping, the modification of the pathway to permit an improved and increased green vegetation buffer, and modifications during and post construction to reduce the adverse impact on her family, including a cleaning schedule, firm work hours and a commitment that all damage to vegetation or property will be rectified; she also requests that traffic calming measures along Winona be added to reduce or

eliminate right turns out of the development and extra traffic travelling along Winona Avenue

**Gary Ludington, Westboro Community Association** (written submission)

- based on other applications for the area, Scott Street from Churchill to Clifton will be a wall of buildings of some 25 storeys or more, and Richmond Road will be following suit; the voices of the community seem to mean nothing when it comes to height
- at issue is the amount of on-site parking being provided, yet the height exception is being granted because of proximity to the LRT, even though ridership may decrease and more people are working from home; this will lead to ugly height and tons of cars chocking out local streets
- the City is trying to come up with controls to prevent the slaughter of migratory birds, but this building and others to be built are not being controlled to prevent damage to the migratory bird population
- the Association supports the building of affordable housing, but not to the detriment of the local community with tall walls encased in glass

**Primary reasons for support, by individual**

**Ursula K. Melinz, Partner, Soloway Wright LLP, for Azure Urban Development Inc.**  
(written submission)

- Azure is in agreement with the staff report, including the Section 37 benefit list, and is eager to proceed and requests the Section 37 agreement be provided to them for review

**The Applicant, as represented by John Thomas, Azure Urban Development, and Heather Rolleston, Quadrangle Architecture** (oral submission and slides)

- spoke to their efforts to address concerns about the proposal and be a responsive and responsible community developer, including: fencing; acquisition of an additional property to increase the frontage on Winona and provide for greater property separation; elements of ground floor planning, stepbacks and tower design that help with transition and privacy; a pedestrian through-block connection between Winona and Churchill that acts as an additional buffer

**Effect of Submissions on Planning Committee Decision:** Debate: The Committee spent 22 minutes in discussion of the item

Vote: The committee considered all submissions in making its decision and carried the

report recommendations as presented

## **Ottawa City Council**

Number of additional written submissions received by Council between August 27 (Planning Committee consideration date) and September 9, 2020 (Council consideration date): 0

### **Effect of Submissions on Council Decision:**

Council considered all submissions in making its decision and carried the report recommendations without amendment.