

Summary of Written and Oral Submissions

Zoning By-law Amendment – Part of 3640 Greenbank Road

Note: This is a draft Summary of the Written and Oral Submissions received in respect of Zoning By-law Amendment – Part of 3640 Greenbank Road (ACS2020-PIE-PS-0095), prior to City Council’s consideration of the matter on October 14, 2020.

The final Summary will be presented to Council for approval at its meeting of October 28, 2020, 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 October 14, 2020’. Please refer to the ‘Bulk Consent’ section of the Council Agenda of October 28, 2020 to access this item.

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: 1

Number of written submissions received by Planning Committee between September 28 (the date the report was published to the City’s website with the agenda for this meeting) and October 8, 2020 (committee meeting date): 1

Primary concerns, by individual

Janet MacDonald, Planner II, Ottawa-Carleton District School Board (written submission)

- following review of the provided soils report, the School Board raised concerns about the soil conditions throughout the portion of the site where the school would be built due to the presence of sensitive marine clay soils, as past experience has indicated that structural construction costs and management of such can increase by 30%, in order to achieve a stable foundation; as a public funded organization, the Board has a fiduciary obligation to ensure responsible costs associated with capital projects
- their request had not been seriously considered in the report to Planning Committee on October 8, 2020; the feasibility of flipping the park and school site location seems to be overlooked for a means to allow cost effective construction, while still providing for optimum access for each use within the community and importantly, not compromising the number of units for the developer
- it is suggested that a solution to the current application for zoning and to allow continued dialogue between the OCDSB and Tamarack Developments would include

a triple zone provision for areas A -D inclusive, as indicated on Document 1 of the Report; the proposed zoning would include I1A/R3Z/O1 [XXXX] and the triple zoning of these parcels create options for future consideration

- should the rezoning and final approval of the subdivision plan be granted, Tamarack will be required to enter into an Option to Purchase Agreement with the OCDSB (upon registration) for further detailed discussion and consideration of the site location matter

Primary reasons for support, by individual

Michelle Taggart, Taggart Homes, for Tamarack Nepean Corporation (owner) (oral submission)

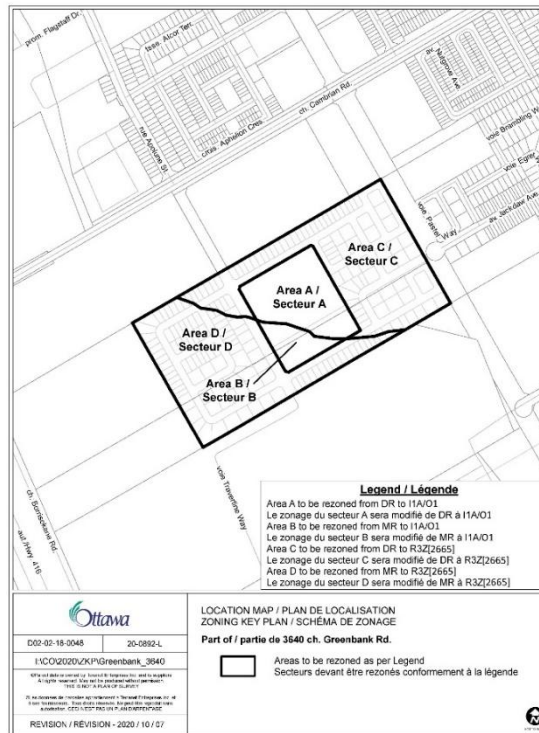
- provided context on the original and the since revised proposal for the site
- there are sensitive marine clays throughout the subdivision and the Ottawa-Carleton District School Board is concerned that the proposed school location has such, which would lead them to incur higher construction costs; as the proposed school and park are adjacent to one another, and the soils under the south end are a little better than the soils under the north end, the school board is proposing dual zoning in order to allow them to find the best configuration for the school and park; Tamarack does not object to having those two blocks interchanged

Effect of Submissions on Planning Committee Decision: Debate: The Committee spent 8 minutes in consideration of the item.

Vote: The committee considered all written submissions in making its decision and carried the report recommendations with the following amendment:

THEREFORE BE IT RESOLVED that Planning Committee recommend Council approve the following amendments to the Report:

- 1) That Document 1 – Location and Detailed Zoning Map be replaced with the attached document:



- 2) That Document 2 – Details of Recommended Zoning be amended as follows:
- a. Area A from DR to I1A/O1
 - b. Area B from MR to I1A/O1
 - c. Area C from DR to R3Z[2665]; and,
 - d. Area D from MR to R3Z[2665].

AND BE IT FURTHER RESOLVED THAT pursuant to the *Planning Act*, subsection 34(17), no further notice be given.

Ottawa City Council

Number of additional written submissions received by Council between September 10 (Planning Committee consideration date) and September 23, 2020 (Council consideration date): 0

Effect of Submissions on Council Decision:

Council considered all written submissions in making its decision and carried the report recommendations with the amendment proposed by the Planning Committee.