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Zoning By-law Amendment – 166 Huron Avenue

ACS2021-PIE-PS-0067

Kitchissippi (15)

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### Report recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 166 Huron Avenue North in order to add a Library use and accessory uses at the subject property, 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 June 9, 2021," subject to submissions received between the publication of this report and the time of Council's decision.

The committee heard two delegations on this matter, as follows:

- David Simpson (accompanied by Charlotte Simpson), former owners and restorers of the Sullivan heritage home, provided background and history on the building and spoke in opposition to the proposal. They raised concerns that the building is not an adequate size or appropriate to be used as a Library or for other public activities; cannot structurally support the bookshelves that would be required to house the 10,000 stated books without impacting the stained glass, woodwork and architectural detail; that the primary use will be recreational with ancillary library use; that the increased use and multiple activities of the association will dent, scratch, chip the heritage-designated wood and stained glass; that the uses would result in increased traffic and parking at the house and on-street; and, that a safety and security assessment must be prepared to gauge the potential for hate crimes

and anti-Semitic attacks at the site.

- Caroline Hatton raised concerns about process, timing and inadequate public consultation. She suggested the proposal is misleading and there are no guarantees once the zoning amendment is granted that the space will not include additional uses such as meetings, workshops, school, daycare, camps. She raised questions and concerns about: impacts on the heritage attributes of the home; site accessibility; traffic, parking, noise and security impacts; controls on the number of visitors; impacts to the nature of the residential street. She suggested the organization already has everything they need at their current site, 2.5 km away.

The applicant and owner, as represented by the following people, were present in support and to answer questions: Kersten Nitsche and Nathan Petryshyn, FoTenn; Devora Caytak, Jewish Youth Library.

The following correspondence was provided to the committee coordinator between May 17 (the date the report was originally published to the City's website with the agenda for this meeting) and the time the matter was considered on May 27, 2021, a copy of which is held on file:

- Email dated May 25 from David and Charlotte Simpson
- Email dated May 26 from John O'Grady
- Email dated May 26 from Julia Lipinska and response from Councillor Jeff Leiper on May 27
- Email dated May 26 from Andrea Freedman, President and CEO, Jewish Federation of Ottawa

The committee Carried the report recommendations as presented.