

Zoning By-Law Amendment – 216 Murray Street

ACS2021-PIE-PS-0075

Rideau-Vanier (12)

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### Report recommendations

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 216 Murray Street to permit an eight-storey mixed-use building containing a Community Health and Resource Centre and 48 residential dwelling units, 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 July 7, 2021," subject to submissions received between the publication of this report and the time of Council's decision.**

A presentation was provided by Saide Sayah, Director, Housing, Community and Social Services Department and Andrew McCreight, Planner III, Planning, Infrastructure and Economic Development Department.

Ward councillor M. Fleury was present and took part in discussion.

The committee heard nine delegations.

- The following seven delegations raised concerns that included, but were not limited to: site suitability; non-conformity to the Official Plan, Secondary Plan, Provincial Policy Statement and CPTED (Crime Prevention through Environmental Design) principles; lack of greenspace and outdoor amenity space for tenants and visitors; potential increases in visible drug-use, loitering, crime

and property damage; safety and security risks for both the tenants of the building and the neighbouring residents; noise and traffic impacts; cumulative impact on liveability of the neighbourhood, which is over-saturated with shelters, as well as direct impact on the adjacent Heritage Conservation District; failure to meet the City's goals of providing safe and affordable housing; lack of communication and consultation with the affected community about the intent of the proposal and lack of opportunity for the community to provide input.

- Liz MacKenzie; Sandra Milton; Nausikaa Muresan; Nancy Miller Chenier; Brian Nolan; Sharon Odell; Julie Lanteigne
- Salma Al-Shehabi indicated that should the project be approved, unless the identified shortcomings are rectified, the City will face legal implications
- The owner/applicant as represented by: Deirdre Freheit, Shepherds of Good Hope; Jessie Smith, CSV Architects; Kasper Koblauch, WSP Canada Inc.; Nadia De Santi, WSP Canada Inc. expressed their understanding on community concerns, indicated their intent to be part of the solution to existing problems with the development of this a state of the art community kitchen with drop in hours and 48 units of housing to get people out of emergency shelters, and provided an overview of the proposal and the features of the proposed property.

The following correspondence was provided to the committee coordinator between June 14 (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 June 24, 2021, a copy of which is held on file:

- Email dated June 15 from Laurie Clifford
- Email dated June 23 from Nausikaa Muresan W.(MA)
- Email dated June 23 from Sharon Odell
- Email dated June 23 from John Chenier
- Emails dated June 23 and 24 from Julie Lanteigne
- Email dated June 23 from Board of Directors, Clarence Gate Condominium, CCC664

- Email dated June 23 from Brian Nolan
- Email dated June 23 from Ted Lawrence
- Email dated June 23 from Deb Paterson
- Email dated June 23 from Sylvie Grenier
- Email dated June 23 from Christine Hanson
- Presentation slides from WSP and CSV Architects
- Presentation slides from Liz MacKenzie

The committee Carried the report recommendations, as presented, on a division of 10 yeas and 0 nays, as follows:

YEAS (10):                   Councillors R. Brockington, J. Cloutier, L. Dudas, A. Hubley,  
C. Kitts, J. Leiper, S. Moffatt, J. Sudds, T. Tierney, Acting Chair  
G. Gower

NAYS (0):                   (none)