

Summary of Written and Oral Submissions

Official Plan Amendment and Zoning By-law Amendment – 403 Richmond Road and 389 Roosevelt Avenue

Note: This is a draft Summary of the Written and Oral Submissions received in respect of Official Plan Amendment and Zoning By-law Amendment – 403 Richmond Road and 389 Roosevelt Avenue (ACS2021-PIE-PS-0086), prior to City Council's consideration of the matter on July 21, 2021.

The final Summary will be presented to Council for approval at its meeting of September 8, 2021, 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 21, 2021'. Please refer to the 'Bulk Consent' section of the Council Agenda of September 8, 2021 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: 2

Number of written submissions received by Planning Committee between June 28 (the date the report was published to the City's website with the agenda for this meeting) and July 8, 2021 (committee meeting date): 2

Primary concerns, by individual

Chantale LeClerc & Martin Hajek (oral and written submission)

- supports the approach to increase density around public transit access points and having a mix of housing options in order to build a vibrant and healthy community, and understands their neighbourhood is changing but did not support this request as presented; intensification should be well planned and managed given the long-lasting impacts it will have on cities, neighborhoods, residents, businesses, and public services, a sound intensification plan should have targets to be achieved within reasonable timelines, for each community and intensification should be achieved in such a manner as to balance the needs of current and future residents to achieve good quality of life for all
- urged the committee to consider the impact of the development on the residents of the four low-rise residential properties that abut 389 Roosevelt Avenue and 403 Richmond Road to the east, two single family homes and a duplex, one of which is

their home, as well as those to the north and west of the properties

- the property at 403 Richmond has a frontage of 71m on Roosevelt - the equivalent of about five or seven of the surrounding lots - and already extends significantly into the low-rise residential neighbourhood to the north; the proposed amendment would add an additional 15m of frontage, which is not necessary to achieve the goal of intensification and to redevelop the existing Tubman Funeral Home site
- asked that the requested amendment to increase height to 20m be rejected, as maintaining the current max height of 10.7m would provide a better integration with the existing low-rise homes to the west, north and east and would address many of the concerns expressed by the community; further, the request to allow the permissible heights in the TM zone to be increased from the current 20m to 31m would represent a tripling of the height on Roosevelt and a 50 % increase to the max allowable height on Richmond
- suggested the 389 Roosevelt amendment should be considered separately from the 403 Richmond Road and indicated they would be supportive of increasing the maximum height allowable on the portion of the building closer to Richmond Road and abutting on the existing commercial building to the east beyond 31 meters if necessary; the difference between the 9-storey plus amenity room that are being proposed and a potential 11 or 12 storey building fronting on Richmond Road would not be noticed by pedestrians walking-by the building and, would be a better alternative than allowing 7 and 9 storeys in residents' backyards

Judith Anderson (written submission)

- concerns about impacts on her property, adjacent to 389 Roosevelt
 - the imposing size of this new higher structure will impact the aesthetics of the neighbourhood, where most of the street to the north of the building on Roosevelt is 2-storey residential
 - considering the busy area on this corner, an additional 2 storeys will have a greater impact on sun view, street parking & traffic
 - there appears to be a consistent pattern with developers proposing one set of plans initially and then, once those are submitted, turning around and increasing the density before final approval is given
 - the proposed development is only proposing for 93 parking spaces across 160 dwellings and even though the site is close to a new LRT station, the increase in visitors and homeowners to the new building will overflow to the street, making it difficult for the existing homes to enter the street or park their cars; this section of Roosevelt has approximately 25 street parking spaces now and they are usually

full during the day because of the commercial activity on Richmond Road

- with the proposed addition to go from 7 storeys to 9 storeys the amount of sun and privacy to her backyard midday will be diminished; as a homeowner, she has a right to maintain the sun view that exists at the moment
- the increase in height will affect the privacy and views to her back yard
- would like to know at what point the trees and plants will be put in along the north area of Roosevelt and would like a formal landscape design and plan that provides a privacy barrier between her home and the new building; requests that any existing trees and plants in this area be kept and not excavated
- shares public concerns about height, massing and density

Primary reasons for support, by individual

The applicant, as represented by John Smit, John H Smit Consulting; Matt McElligott, FoTenn; Rod Lahey, rla Architecture (oral submission)

- provided a brief overview of the proposal and its objectives in respect of advancing the Richmond Road Secondary Plan, as well as efforts to integrate the development into the community and minimize the impacts on Winston Avenue residents
 - while staff indicated that an Official Plan Amendment was not required for this application, the applicant has requested one out of an abundance of caution as there is a Schedule in the Secondary Plan that talks about height limits on this property
 - the Project has been designed in a way to reflect on some of the key policy objectives and directives set out in both the Official Plan and the Richmond Road Westboro Secondary Plan, in particular in terms of how the project interrelates and interacts with the Richmond Road environment and trying to ensure there is a human scale type of condition
 - ❖ the proposal provides for increased side walk and enhanced animation, including potential pops on the corner where there is an ability for some greater animation
 - ❖ on the Roosevelt side, it takes advantage of the higher floor to ceiling and introduces three bedroom townhouse type units at grade with private outdoor amenities and front yard areas for those units to try to break up and reflect existing structure on Roosevelt
 - ❖ the property on Roosevelt was acquired to allowed for improvements in the transitioning to the north and they fully respect the 45 degree transitioning in

terms of the stepping back, as being provided for the building as you move from the north to the south; this also helps to reduce the impacts on the residential properties on Winston

- ❖ two of the residential properties on Winston, those closest to Richmond Road, are owned by their clients, so there is definitely an awareness in terms of needing to ensure they have appropriate integration
- ❖ the overall architecture is really trying to pick up on providing for a complimentary statement to the fabric that has already evolved around this area of Richmond Road
- ❖ they are trying to ensure they don't have an excess of parking, given its proximity to the transitway station
- ❖ they understand the position on the part of the adjacent neighbour but feel that they have addressed and minimized the impacts, including maintaining the 7.5 m rear yard setback to the nearest property on Roosevelt, restricting the commercial portion of the ground floor to that area that directly abuts Richmond Road and almost in line with where the Starbucks is across the street to transition to ground orientated units
- ❖ they feel this site advances what the City wants as far as development of main streets are concerned, in particular Richmond Road in this sector of Westboro

Effect of Submissions on Planning Committee Decision: Debate: The Committee spent 21 minutes in consideration 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 July 8 (Planning Committee consideration date) and July 21, 2021 (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.