

Summary of Written and Oral Submissions

City of Ottawa Zoning By-law 2008-250: Omnibus Amendments – Q2 2021

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:

Planning Committee

Number of delegations/submissions

Number of delegations at Committee: 3

Number of written submissions received by Planning Committee between June 14 (the date the report was published to the City's website with the agenda for this meeting) and June 24, 2021 (committee meeting date): 3

Primary concerns, by individual

Jeff Dawson, President, Hearts Desire Community Association (oral and written submission)

- considering that the existing 100-yr floodplain encroaches on about 20 properties in their community and occupies parts of Goodwood Drive, they were very surprised the floodplain mapping could be updated for such a substantial area without any public consultation; they just found out a week ago that there are changes to the flood plain upstream of their community that would have an impact on the community and the information they found raised several questions of concern
 - the City's technical review found large floodplain storage in the area of the Barrhaven Conservancy lands lags and attenuates flood flows, and development of that area would lead to increased peak flows and water levels downstream; there's a question as to whether proper analysis was done
 - the Fill Permit approved by the RVCA results in the loss of 291,000 m³ of flood storage; the purpose of the Fill Permit was to implement OPA 212; the analysis used in the Fill Permit relied on the two-zone concept; OPA 212 doesn't allow the use of the two-zone concept in the area of the Barrhaven Conservancy lands, and residential limits were to be based on the regulatory floodline based on updated floodplain mapping consistent with the approach used by the City and RVCA
 - updates to floodplain mapping require the City and RVCA to work closely and

expeditiously in conducting a public open house, and before finalization of the floodplain mapping update, the RVCA Board must consider the public feedback

- the Omnibus changes to the Comprehensive Zoning Bylaw for the lands in Document IJ appear to be based on two zone floodplain policy and involve loss of storage that could increase peak flows and water levels affecting the Hearts Desire community, no public house has been conducted regarding the updated floodplain mapping.
- the Community Association requests that the changes proposed on Committee Report pages 8 and 24 affecting the floodplain limits on the north side of the Jock River in Document IJ should be deferred until: 1. the public open house required for floodplain mapping studies by the RVCA & City has been conducted; and, 2. the RVCA Board considers feedback received at the Public Open House, before issuing the updated floodplain mapping to the City of Ottawa

Ron Rose, Old Ottawa East Community Association (written submission)

- the Community Association objects to the wording proposed for an amendment concerning building height at 200 Lees Avenue, as found on page 7 of the subject document, as this amendment affects the Old Ottawa East Secondary Plan
- the proposal to convert 30 storeys to 100 metres is inconsistent with the methodology used elsewhere in the Secondary Plan to calculate building heights
 - the Secondary Plan has converted building heights using the formula of 3 metres per floor plus an allowance of 2 metres in total to calculate heights
 - they have been advised that the "30 storey=100 metres" guideline has been used elsewhere, but they contend that a general practice of converting 30 stories to 100 metres in other documents should not be used when they have already used a more precise formula
 - the current wording of the amendment places the 100 metre limit before the 30 storey limit, which creates the impression that the 100 metre limit could take precedence
 - Schedule B of the Secondary Plan only mentions 30 metres, so the reference to the number of stories should precede the height in metres reference
 - if the proposed amendment were changed to read "An amendment to exception 2029 will impose a 30 storey, or 92 metre height limit on the property, which conforms with Schedule B of the Old Ottawa East Secondary Plan", their concerns would be addressed

Paul Johanis, Chair, Greenspace Alliance of Canada's Capital (GACC) (written submission)

- the issue of planned development in the Jock River flood plain, the cut and fill permit and OPA 212 is back on Planning Committee agenda as one item in the Omnibus ZB D02-02-21-0035
- the amendment calls for the removal of the flood plain overlay; in early 2020, GACC had raised a number of concerns on this file, which seemed to be proceeding in backwards manner, with permits being applied for and considered ahead of proper planning approvals, and unusual communications and pressure on the RCVA
- their understanding is that the RCVA is at this time unable to sign off on the proposed servicing for this planned development due to expected impact on groundwater levels
- it also seems that downriver residents have not been appropriately consulted
- GACC therefore requested that Planning Committee defer this item to a later date as these matters are still outstanding; building such a large development in a flood plain would require extraordinary measures and considerable stretching of rules, and given the events at the June 23 meeting of Council, it would be appropriate to pause and to review this file before taking this final step

Primary reasons for support, by individual

Dave Robertson, Board of Directors, Bike Ottawa (oral submission)

- if the City wants to get people out of their cars and provide bicycles as an alternative, help with noise pollution, GHG emissions, a more livable city, removing barriers to using bicycles is critical and it needs to be safe and convenient
- bike parking at someone's residence and their destination is vital
- stacked bicycle parking is a more accessible option compared to wall mounted; it will not take up as much space will not require a person to lift the bicycle, which is not physically possible for many people; this type of bike parking removes yet another barrier to using bicycles as transportation and Bike Ottawa supports this change
- while this amendment is a step in the right direction, the City must also look to make further changes to provide parking for non-standard bikes that won't fit wall mounted racks (e-bikes, recumbents, and bicycles for mobility issues); bicycles are accessibility devices

Hugo Lalonde, Caivan (property manager for the owner of the Barrhaven Development Corporation, owner of the lands north of the Jock River being removed from the floodplain overlay) (oral submission)

- opposed the Motion N^o PLC 2021-45/3; the proposed amendment to the Zoning By-law is a merely an obligatory housekeeping amendment the City must implement to reflect the updated mapping approved by the Rideau Valley Conservation Authority, which permitted this change in 2020
- RVCA has authority on floodplain mapping and a public meeting is not required; there has been substantial review by the RVCA and third party review on this application; RVCA updated the floodplain in summer 2020 and this zoning amendment is merely a removal of the overlay as reflected by the floodplain mapping, as is the City's duty to reflect

Agriculture and Rural Affairs Committee

Number of delegations/submissions

Number of delegations at Committee: 0

Number of written submissions received by Agriculture and Rural Affairs Committee between June 18 (the date the report was published to the City's website with the agenda for this meeting) and June 28, 2021 (committee meeting date): 0

Effect of Submissions on Planning Committee Decision: Debate: The Committee spent 43 minutes in consideration of the item.

Vote: The committee considered all submissions in making its decision and carried the report recommendations as amended as follows:

THEREFORE BE IT RESOLVED that Document 4 be amended as follows:

1. by adding the following to the row concerning Stacked Bicycle Parking

“-Renumber Section 111(8) as Section 111(8A) and add a new provision in Section 111 as follows:

“(8B) Despite Table 111B, in the case of stacked bicycle parking, the minimum width of a bicycle parking space is 0.37 metres.””

2. by replacing the text “(11) A maximum of 50% of the bicycle parking spaces required by this by-law may be vertical or on the upper tier of stacked bicycle parking; the rest must be horizontal spaces at ground level” with the following:

“(11) A minimum of 50% of the bicycle parking spaces required by

this by-law must be horizontal spaces at ground level.”

THEREFORE BE IT FURTHER RESOLVED that Committee recommend that Council direct staff to engage in consultation with the community and bring forward a separate report to Planning Committee and Council on August 26, 2021 or as soon as possible thereafter with respect the maximum permitted height for 200 Lees Avenue; and

AND BE IT FURTHER RESOLVED that no further notice be provided pursuant to subsection 34 (17) of the *Planning Act*.

Planning Committee also forwarded the following resolution to Council for its consideration:

That Council consider the following recommendation, as referred by Planning Committee:

“THEREFORE BE IT RESOLVED that the amendments proposed to the flood plain overlay for lands north of the Jock River in Documents 1 and 2 be removed.

THEREFORE BE IT FURTHER RESOLVED that Committee recommend that Council direct staff to engage in consultation with the relevant community association(s) and bring forward a separate report to Planning Committee and Council in September 2021 or as soon as possible thereafter with respect to the aforementioned updates to the flood plain overlay for the lands north of the Jock River.

AND BE IT FURTHER RESOLVED that no further notice with respect to Report ACS2021-PIE-EDP-0027 as amended be provided pursuant to subsection 34 (17) of the *Planning Act*.”

Effect of Submissions on Agriculture and Rural Affairs Committee

Decision: Debate: The Committee spent 3 minutes in consideration of the item.

Vote: The committee carried the report recommendations as presented.

Ottawa City Council

Number of additional written submissions received by Council between June 24 (Planning Committee consideration date) and July 7, 2021 (Council consideration date): 1

Primary concerns, by individual

Paul Johanis, Chair, Greenspace Alliance of Canada’s Capital (written submission)

- the Greenspace Alliance of Canada's Capital has from the start questioned and challenged the process leading to the transformation of a large section of Jock River

floodplain in Barrhaven, most recently the lifting of the floodplain overlay included as an item in an Omnibus Zoning Bylaw amendment at Planning Committee on June 24.

- the item is now on the agenda of the July 7 Council meeting, again as part of the omnibus Zoning bylaw amendment. The entire history of this plan to alter the Jock River floodplain has been a series of twists and turns, unusual correspondence, reversals in positions and overall lack of transparency
- call on Council to set aside the recommendation of Planning Committee and ARAC regarding lifting the floodplain overlay on this part of the Jock River and to bring forward the fundamental issue of how to respect the Jock River running through the heart of Barrhaven in an open process with fulsome public engagement instead of this furtive, developer dominated masquerade of due process.

Effect of Submissions on Council Decision:

Council considered all submissions in making its decision, and approved the report recommendations, as amended by the Planning Committee, and as set out in full below:

- 1. That Council approve amendments to Zoning By-law 2008-250, as shown in Document 1 and detailed in Documents 2 and 4, as amended by the following:**
 - a. that Document 4 be amended as follows:**
 - i. by adding the following to the row concerning Stacked Bicycle Parking: “-Renumber Section 111(8) as Section 111(8A) and add a new provision in Section 111 as follows:**

“(8B) Despite Table 111B, in the case of stacked bicycle parking, the minimum width of a bicycle parking space is 0.37 metres.””
 - ii. by replacing the text “(11) A maximum of 50% of the bicycle parking spaces required by this by-law may be vertical or on the upper tier of stacked bicycle parking; the rest must be horizontal spaces at ground level” with the following:**

“(11) A minimum of 50% of the bicycle parking spaces required by this by-law must be horizontal spaces at ground level.”
- 2. That Council direct staff to engage in consultation with the community and bring forward a separate report to Planning Committee and Council on August 26, 2021 or as soon as possible thereafter with respect the maximum permitted height for 200 Lees Avenue.**
- 3. That Council approve that no further notice be provided pursuant to subsection 34 (17) of the *Planning Act*.**