

Summary of Written and Oral Submissions

Official Plan and Zoning By-law Amendment - 2 Montreal Road and 3 Selkirk Street

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 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): 0

Primary concerns, by individual

Chris Greenshields, Vice President, Vanier Community Association (VCA) (oral submission) (supportive comments also listed below)

- the proposed development shares a significant site, the western gateway, with a planned major City art project for the gateway and the design of this development needs to compliment it
- the VCA does not support the Official Plan amendment to increase the height limit from 28 storeys to 32; it is important to respect the Secondary Plan, which already provides substantial height increases from the existing zoning; the development also needs to take into account the residential neighborhood to the north, and its shadowing effects
- this development forms a part of the "Ring of Fire" in Vanier's western sector, which includes a dozen projects completed, under construction or planned along Montreal Road / the Parkway / North River / McArthur, and it will add about 2300 new residential units to the immediate vicinity, adding about 4000 new residents Vanier's population of 17,000+, together with 700-800 new employees of the new Canadian cyber-security center on the Parkway; all these developments will have significant impact on the western sector and its existing residential areas and the traffic impacts need to be managed in a holistic way; as such, they welcome plans to convene consultations with the City to this end
- the VCA is engaging on the proposal to revamp Selkirk in favour of an improved pedestrian and cycling environment with improved streetscaping but notes the areas

adjoining Selkirk are also expected to experience significant further densification through redevelopment and it is important that the City's infrastructure be improved to address this, to ensure quality of life for residents

- VCA looks forward to the continuing conversations about specific community benefits in the context of the site plan control review process in the coming weeks

Primary reasons for support, by individual

Chris Greenshields, Vice President, Vanier Community Association (VCA) (oral submission) (concerns also listed above)

- the VCA welcomes the redevelopment of this important site for Vanier; they have worked actively with Main +Main over the last 18 months and have been encouraged by their efforts to reach out to the community, to engage on the proposal and to better integrate the project into its immediate surroundings, and to reflect its history, including through a contemporary interpretation of the existing murals
- the VCA welcomes the proposed new ground floor commercial space, which will contribute to Montreal Road's revitalization and promote an active and urban Rideau-Montreal corridor east of downtown
- the VCA is pleased they could get agreement on a consolidated court space, which Vanier sorely lacks, and the reconfigured design to make the new community more integrated into the neighborhood and avoid a gated presence
- they support the increased setback along Selkirk to allow tree planting

Emily Roukhkian, Main + Main (applicant)

- was present in support and responded to questions

Effect of Submissions on Planning Committee Decision: Debate: The Committee spent 24 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 June 24 (Planning Committee consideration date) and July 7, 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.