

# Summary of Written and Oral Submissions

## Zoning By-law Amendment – 20 Mountain Crescent

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: 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): 4

### Primary concerns, by individual

#### **Ali Fallah, The Management of Hunt Club Plaza** (oral submission and slides)

- asked for guarantees about protection of their medical building in front of the proposed development during the construction phase and asked who would be following up on the construction plan

#### **Ahmad Albarazanchi, The Management of Hunt Club Plaza** (oral and written submission)

- echoed Mr. Fallah's concerns, noting that other properties in the area, such as a nearby daycare facility, face the same structural risks, and asked for a written legal agreement that details mitigation measures and financial protection in the event of damage

#### **Aqeel Yassin, The Management of Hunt Club Plaza** (written submission)

- questioned if the builder offers a warranty or an insurance in case of any damage that could happen and affect businesses in the plaza during or after the construction

#### **Zoubir Cherrak, The Management of Hunt Club Plaza** (written submission)

- concerns regarding the stability of the plaza during the construction phase and the impact generated by the large and deep excavation on this building
- the building at 1181 Hunt Club Road is primarily used for medical purposes which means that noise and traffic control management during the construction phase must be reviewed and deeply analyzed
  - ❖ questioned how vibrations monitoring will be managed` during construction activities, including work to complete earth excavation, rock coring operations,

rock excavation, placement of piles and installation of retaining walls, back filling operations, compaction operations, and column construction. and their impact on the structural behavior of the plaza building and comfort of the medical patients

- ❖ asked if the City of Ottawa would record/ keep video of the building located at 1181 Hunt Club before and after the new construction is closed for building deficiencies
- ❖ asked what actions will be taken if there are new deficiencies or damage observed in the plaza due to the vibration and construction activities and who would be responsible
- ❖ asked how the noise impact will be kept to a minimum
- ❖ asked how the traffic control and movement of mechanical equipment will be managed

## Primary reasons for support, by individual

**The applicant, as represented by Nick Sutherland and Brian Casagrande, FoTenn**  
(oral submission)

- indicated there will be a construction management plan that includes pre-construction surveys for the neighboring buildings, with checks and balances to mitigate damage to abutting buildings, and that they will provide something in writing; the developer is keen to make sure that there are no frictions or conflicts and that everything runs smoothly
- indicated they had not previously seen the motion introduced by the Acting Vice-chair and asked for clarity on its intent to ensure it would not be introducing limits on elements of the proposal, such as the amount of parking to be provided

**Effect of Submissions on Planning Committee Decision:** Debate: The Committee spent 17 minutes in consideration of the item.

Vote: The committee considered all submissions in making its decision and carried the report recommendations with the following amendment:

**THEREFORE BE IT RESOLVED that Planning Committee:**

- 1) replace the location map in Document 1 – Location Map with the attached<sup>1</sup> updated map including the legend; and**
- 2) replace point 1.a. in Document 2 – Details of Recommended Zoning, with**

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<sup>1</sup> See Annex A of this Document

**the following clarifying text:**

**“1.a. Despite the location of 20 Mountain Crescent in Area Z on Schedule 1A, Part 17 of By-law 2008-250, the maximum number of required parking spaces shall be calculated as per Section 103, Table 103, Column III, Area B.”**

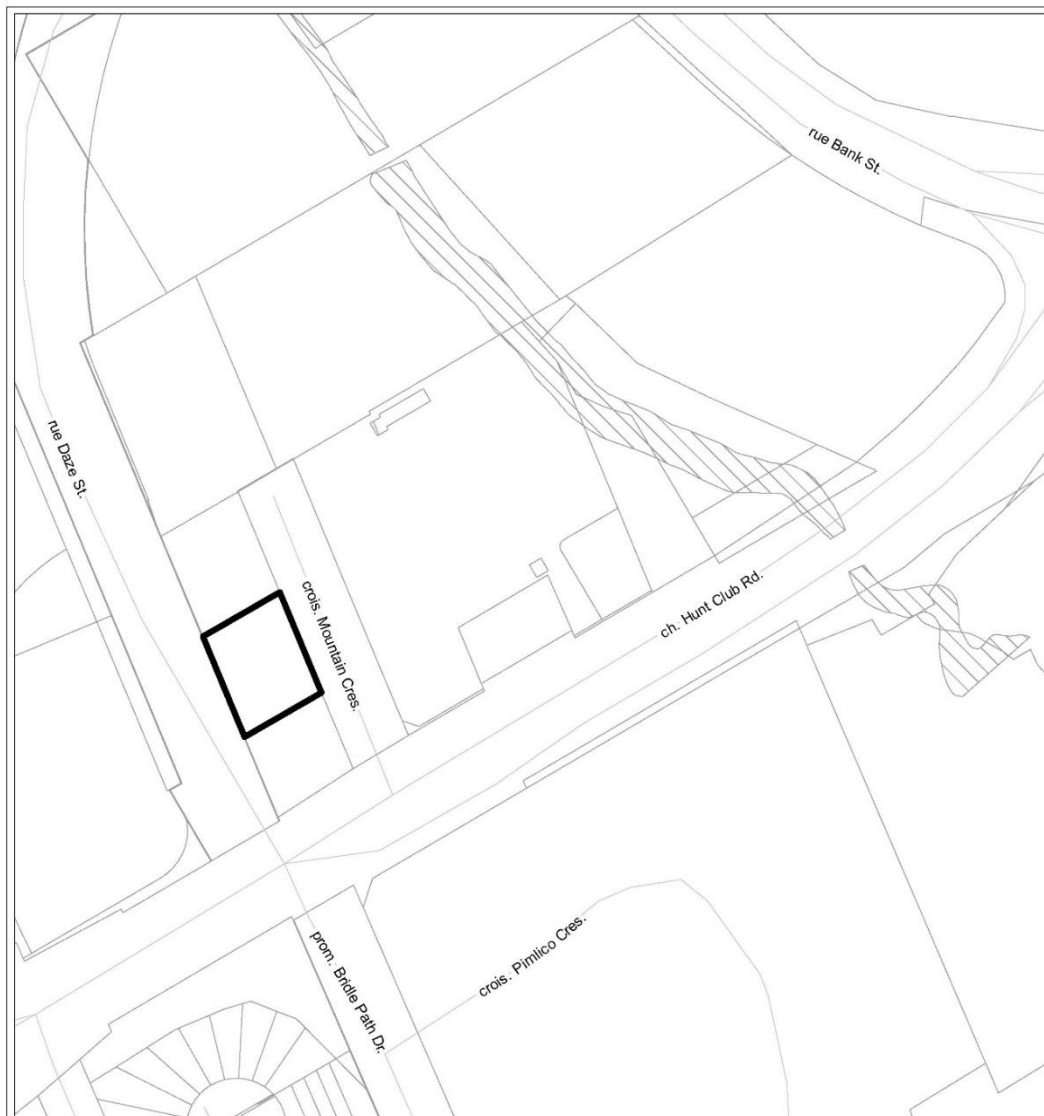
**AND BE IT FURTHER RESOLVED that no further notice be provided pursuant to subsection 34 (17) of the *Planning Act*.**





## **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 as amended by the Planning Committee.



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE SITE PLAN / PLAN DE EMPLACEMENT	
D02-02-20-0121 D07-12-20-0116	20-1106-L	<b>20 crois. Mountain Cres.</b>	
I:\CO\2020\Zoning\Mountain_20			Area A to be rezoned from MC[2285] S349-h to MC[XXXX] Le zonage du secteur A sera modifié de MC[2285] S349-h à MC[XXXX]
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers                  All rights reserved. May not be produced without permission.                  THIS IS NOT A PLAN OF SURVEY.</small>			Existing Flood Plain (Section 58) / Plaine inondable (Article 58)
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