

Summary of Written and Oral Submissions

Zoning By-law Amendment – 133 Booth Street, 301 and 324 Lett 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 August 16 (the date the report was published to the City's website with the agenda for this meeting) and August 26, 2021 (committee meeting date): 1

Primary concerns, by individual

Ed McKenna, Vice-president, Dalhousie Community Association (oral and written submission)

- the neighbourhood welcomes the development of LeBreton Flats and densification to support the nearby LRT; development holds the promise of a vibrant and inclusive community, reconnected with neighbours south of Albert Street, with a pedestrian-friendly street life supported by shops, restaurants, and essential retail and social services, even places to work; however, since 2017, when the East Flats development proposal was made public, the community has argued that the built form proposed by the developer, namely, five tower blocks ranging from 25 to 45 storeys, will make it very difficult to achieve these goals; with the towers approved, the community has been waiting to see if the benefits touted for this building form will materialize and are now pleased with the following:
 - ❖ the proposed daycare centre to accommodate 50 children
 - ❖ bicycle parking at a 1:1 ratio
 - ❖ many of the buildings' designs and the landscaping features
 - ❖ the City's commitment to the redevelopment as green space of the land over the Aqueduct and south of the proposed development, which will improve the connections between Lett Street and the LRT, and to Albert Street
- however, this proposed development falls short of creating the conditions for a vibrant and inclusive neighbourhood, including the "fifteen-minute neighbourhood" that is being discussed in the development of the new Official Plan

- the developer now acknowledges that the 50% active use zoning requirement may be appropriate for downtown, but not for this area of LeBreton Flats, yet this zoning is the result of the developer's argument that the area must be viewed as an "extension of downtown."; the community doesn't agree, and neither did the Urban Design Review Panel in their comments on the 2018 proposal, and now that downtown-style tower blocks, including skyscrapers, are permitted in the neighbourhood, the developer is backing away from its obligations under the zoning that was changed for its benefit; the "food store" that was promised since at least 2017 as part of this development is now gone and the establishment of a 15,000 square foot LGBTQ museum in the north tower that had been announced is uncertain; instead the developer proposes scaled-down benefits in a scaled-up building form - a bait-and-switch marketing technique
- when the zoning was changed for the benefit of the developer in 2018, the community was reassured by the City's commitment to measured development, in which any negative impacts on local residents on Lett Street could be mitigated through lessons learned in the first phase on Booth Street, particularly parking and traffic issues; this application proposes to overturn this commitment to the community, and to the ward Councillor, by moving the first phase to Lett Street; it follows a pattern with this developer, which over the past five years has regularly renegotiated its original commitment to densification through low and medium-rise buildings on LeBreton Flats; it's a form of "moving the goalposts," which undermines the public's confidence in the City's planning and consultation processes
- they are concerned that the requirement for affordable housing will not be fulfilled in this proposed new first phase and it is unclear when it will be provided, which is unacceptable in the midst of our current housing emergency
- a \$2 million contribution toward the creation of a small City park south of the site is touted as one of the major benefits of this development but it is unclear if the community been consulted on this idea and sees it as a priority for the community for the use of Section 37 funds
- they are concerned with the consultation process used for this development as the developer never fully implemented its announced communications strategy; there was a public meeting on Zoom last October, but it was chaired and the microphone controlled by a Claridge employee; this was not acceptable, and the Community Association won't take part in such arrangements again; they also question why is this complex application is being brought before Planning Committee in August, when the Association and many in the public, historically take a summer break

- in light of its deficiencies, they ask that this application in its present form not be approved

Primary reasons for support, by individual

The applicant, as represented by Vincent Dénommé, Claridge Homes, Tim Smith, Principal, Urban Strategies Inc. and with Brad Byvelds, Novatech (oral submission and slides)

- provided an overview of the proposal that touched on the following:
 - ❖ site context
 - ❖ history and a comparison of the previous and current first phase
 - ❖ building design/proposal
 - ❖ planned amenities
 - ❖ proximity and connectivity to transit
 - ❖ public realm improvements including funding for design and construction of a new park
 - ❖ vehicle and bicycle parking

Effect of Submissions on Planning Committee Decision: Debate: The Committee spent 40 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 August 26, 2021 (Planning Committee consideration date) and September 8, 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.