

Summary of Written and Oral Submissions

Official Plan and Zoning By-law Amendment, 641 Rideau 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: 6

Number of written submissions received by Planning Committee between January 17 (the date the report was published to the City's website with the agenda for this meeting) and January 26, 2022 (the deadline for written submissions, being 4 pm the business day before the committee meeting date): 11

Summary of written submissions

Written submissions are held on file with the City Clerk and available from the Committee Coordinator upon request:

- Miguel Tremblay (Fotenn Planning + Design, representing Theberge Homes) letter dated January 24, in support
- Ginette Bériault email dated January 24, opposed
- Andrea Harrison & Victor Watson email dated January 25, opposed
- Sandra Milton email dated January 25, opposed
- Karen Niven-Wigston email dated January 26, with concerns
- Diane Stephenson letter dated January 26, opposed
- Warren Waters (Lowertown Community Association) written comments dated January 26, opposed
- David Jurkowski (Brigadier Walk Homeowners Association) email received January 26, opposed
- Darin Loewy (ACORN) speaking notes, dated January 27, opposed

Summary of oral submissions

The Applicant provided a slide presentation, a copy of which is on file with the City Clerk. The Applicant provided an overview of the Application and responded to questions from the Committee. They were represented by the following:

- Fotenn Planning + Design: Miguel Tremblay and Scott Alain
- Theberge Homes: Joey Theberge

The Committee heard the following public delegations on the report, and a summary of their respective comments are as follows:

- Warren H. Waters (Lowertown Community Association) spoke to how increased Floor Space Index should not be granted unless the design meets the Uptown Rideau Street Secondary Plan goals.
- Darin Loewy (ACORN) stated that he observed this was part of a pattern of “demovictions” and demolition by neglect during a housing crisis.
- Laura Shantz stated that the application was for a “demoviction” and that the affordable rental housing stock should be protected. Alternative housing with comparable rent needs to be available.
- Andrea Harrison and Victor Watson spoke to concerns about the building obstructing the sky, ensuring rent remains affordable, and construction causing damage to their home.
- Ilona Horvath is concerned about the proposed building’s impact on the public realm and on the streetscape, and about the building’s massing. A copy of their slides is on file with the City Clerk.
- Michael Barnes expressed concerns about the consultation process. Height, density and massing of the building are disproportionate compared to the Uptown Rideau Community Design Plan.

Effect of Submissions on Planning Committee Decision: Debate: The Committee spent 2 hours and 21 minutes in consideration of the item.

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

Motion No PLC 2022-55/01

THEREFORE BE IT RESOLVED that Planning Committee recommend that Council amend the staff report ACS2022-PIE-PS-0002 to add a new recommendation 1(e) to include the following:

That the implementing Official Plan Amendment and Zoning By-law amendments do not proceed to City Council until the Memorandum of Understanding is executed by the Applicant and that the Memorandum of Understanding contains the following:

- a. The property Owner agrees to pay for all tenant relocation fees associated with moving from the residential building currently on the lot and into a unit in another

rental building;

- b. subject to the project being a rental product, the applicant shall offer current tenants the opportunity first right of refusal to return to the new building in a unit of similar size as the one they vacated; and
- c. Subsidize the rent differential of an alternative rental accommodation in another building in a unit of comparable size and price point for period of one year;

BE IT FURTHER RESOLVED THAT the MOU applies to current tenants as of January 27, 2022.

AND BE IT FURTHER RESOLVED THAT pursuant to subsection 34(17) of the Planning Act, no further notice be given.

Motion No PLC 2022-55/02

BE IT RESOLVED THAT the proposed recommendations 1(e)(b) and 1(e)(c) be amended as follows:

- b. subject to the project being a rental product, the applicant shall offer current tenants the opportunity first right of refusal to return to the new building in a unit of similar size and rent as the one they vacated; and
- c. Subsidize the rent differential of an alternative rental accommodation in another building in a unit of comparable size and price point for period equal to the length of time the tenant has resided in their current accommodation on site.

Ottawa City Council

Pursuant to the *Procedure By-law*, members of the public may not make oral submissions to Council.

Number of additional written submissions received by Council between January 26 after 4 pm (deadline for written submissions to Planning Committee) and February 9, 2022 (Council consideration date): 1

Summary of written submissions to Council

Written submissions are held on file with the City Clerk and available from the Committee Coordinator upon request.

- Lowertown Community Association letter dated 8 February 2022, opposed

Effect of Submissions on Council Decision:

Council considered all submissions in making its decision and carried the report recommendations amended by the following:

THEREFORE BE IT RESOLVED that Council amend Motion No PLC 2022-55/01 with respect to staff report ACS2022-PIE-PS-0002 to revise the proposed new recommendation 1(e) to as the following:

1(e) That the implementing Official Plan Amendment and Zoning By-law amendments do not proceed to City Council until the Memorandum of Understanding is executed by the Applicant and that the Memorandum of Understanding contains the following:

- a. The property Owner agrees to pay for all tenant relocation fees associated with moving from the residential building currently on the lot and into a unit in another rental building up to a limit of \$1,500;
- b. subject to the project being a rental product, the applicant shall offer current tenants the opportunity first right of refusal at market rent to return to the new building in a unit of similar size as the one they vacated; and
- c. Subsidize the rent differential of an alternative rental accommodation in another building in a unit of comparable size and price point for period of three years for all current tenants with a tenure in the building over five years, all other residents shall receive a one year subsidy;

BE IT FURTHER RESOLVED that the MOU applies to current tenants as of January 27, 2022; and

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