
Official Plan Amendment – Manor Park North and Manor Park South (Multiple Addresses)

ACS2022-PIE-PS-0021

Rideau-Rockcliffe (13)

Deferred from the Planning Committee meeting of March 10, 2022.

Report recommendations

1. **That Planning Committee recommend Council:**
 - a. **Approve an amendment to the Official Plan to create a new Secondary Plan in Volume 2a for Manor Park North and Manor Park South, as detailed in Document 2;**
 - b. **Approve that the implementing By-law not proceed to Council until such time as the Memorandum of Understanding, as detailed in Document 5, is executed by Owner;**
 - c. **Direct staff to execute the Memorandum of Understanding following the by-law being in full force and effect; and**
 - d. **Authorize the adoption of an amendment to the new Official Plan, as detailed in Document 2, into Volume 2A – Urban Secondary Plans, upon the repeal of the current Official Plan.**
2. **That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of March 30, 2022," subject to submissions received between the publication of this report and the time of**

Council's decision.

Andrew McCreight, Planner III, Planning Services, Planning, Real Estate and Economic Development Department (PRED), presented an overview of the application and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The Applicant/Owner as represented by Jacob Bolduc and Miguel Tremblay, Fotenn Planning + Design, along with Lalit Aggarwal, Manor Park Estates, provided an overview of the Application and responded to questions from Committee.

The following staff were also present and responded to questions:

PRED:

- Andrew McCreight, Planner III, Planning Services
- Lily Xu, Director, Planning Services
- Vivi Chi, Associate General Manager

Innovative Client Services Department:

- Tim Marc, Senior Legal Counsel-Planning, Development and Real Estate

The following speakers addressed the Committee to speak to the Application:

- Dean Tester, Make Housing Affordable spoke in favour of the proposal. The developers have worked hard to address affordable housing and accommodating current residents to ensure no one would be displaced. This is a responsible project and would like to see more like it across the City.
- Elizabeth McAllister (slides on file) spoke in general support of the proposal however raised concerns related to the significant disruption the residents of Manor Park will undergo. A safe, healthy and environmentally sustainable committee is what the residents want, not high rise and mid rise buildings that ultimately reduce on the ground affordable houses.

- Natalie Belovic, President Manor Park Community Association spoke in general support of the proposal, noting the developer has committed to some significant incentives (ie. a generous non displacement package). However the Community Association has concerns related to intensification in the urban core, transportation and transit availability, and lack of greenspace and not enough family centric ground oriented units.
- Ayse Comeau spoke in support of the proposal, noting the developer has made great efforts to ease the concerns of residents by being open to communication and committing to a number of incentives such as no loss of housing, no evictions and rent control, further proving the commitment to these by signing a Memorandum of Understand (MOU). However, residents have expressed concerns related to how the OP speaks to intensification and what this might mean for future development of the Manor Park community.
- Andre Comeau apologized for not providing comments from the tenants to Councillor King earlier on in the process. He is in support of the proposal and all of the work the developer did accommodating the community concerns. However, he also expressed concern with possible future developments and developers not being as accommodating to the community needs.
- Julie Taub expressed concerns with the number of mature trees that will be removed given the current climate emergency, how the city managed the consultation process regarding this development and suggests this development would create an urban heat island in Manor Park.
- Sean Schuck (slides on file) expressed concerns with the proposed building heights specifically in Manor Park South, how the heights of the buildings will affect sunlight on neighbouring properties and encouraged the city to complete additional community engagement on this proposal.
- Rob James spoke to inconsistencies of the project, expressing concerns with the impact on the Manor Park School and local greenspace as well as a lack of information provided on projected traffic patterns. He notes the decision for this development will have generational impacts.
- Richard van der Jagt, MD, FRCP, Member of Community for the

Community Benefits Agreement, spoke to traffic impacts on residents health, the need for a vision for development capacity of community, the use of solar panels to minimize dependency on the current grid as well, new builds should include pre wiring for Electronic Vehicles. He also touched on the scope of the MOU.

- Francesca Ryan shared her experience growing up in the neighbourhood and although largely in favour of the proposal expressed concerns with lack of reliable transit as well as greenspace. She indicated support for the Town Square proposed and is hopeful that with increased density will allow for better infrastructure with access to more amenities.
- Peter MacKinnon questioned whether the concept of Smart Cities or the use of smart buildings was taken into account in this development and identified the benefits to the communities.
- Lola Price feels the amount of densification in this proposal is poor planning noting the environmental impacts. Although she applauds the MOU agreement, she doesn't feel it recognizes the birds (Chimney Swifts) that will be affected and displaced and asks the City to remove any wire mesh cages covering unoccupied chimneys until demolition and work with residents to find alternative nesting sites.

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated February 23, 2022 from E. Gammell, with comments
- Email dated March 7 from Brett and Wenda Hodson, opposed
- Email dated March 8 from Dan Mcnaughtan, opposed
- Email dated March 8 from Grace Sohmer, opposed
- Email dated March 8 from Jean-Claude Lizé, opposed
- Email dated March 8 from Marc and Isabelle Latreille, opposed
- Email dated March 9 from Karen Sullivan, with concerns
- Email dated March 9 from Meghan Sullivan, opposed

- Email dated March 9 from Brynna Leslie, opposed
- Email dated March 9 from Sean Schuck, with concerns
- Email dated March 9 from Ashley Reynolds, ACORN, with concerns
- Email dated March 9 from Ryan Fortner, opposed
- Email dated March 9 from Ewen Cornish, opposed
- Email dated March 9 from Laura-Anne Rawes, opposed
- Email dated March 9 from Susan D. Clarke, opposed
- Letter received March 10 from Natalie Belovic, Manor Park Community Association, with comments
- Email dated March 9 from Andrew Sommerfeld, opposed
- Email dated March 16 from Robert Balma, opposed
- Letter dated March 21 from Martin Adelaar, Ottawa Community Benefits Network, with comments
- Email dated March 23 from Lara de Salaberry, with concerns

Following discussion on this item, the Committee considered the following motion:

Motion No PLC 2022-59/1

Moved by Councillor S. Menard (on behalf of Councillor R. King)

WHEREAS the proposed re-development of Manor Park Gardens (aka Manor Park North) and Manor Park Heights (aka Manor Park South), collectively Manor Park Estates (MPE), has had several community meetings and other consultation opportunities; and

WHEREAS, despite this, many members of the Manor Park community are not satisfied with the extent to which the land use planning details of the proposed development have evolved; and

WHEREAS it is believed by many that this evolution is on a trajectory that

could progress to a proposed development acceptable to the community;
and

WHEREAS deferring this application to allow for more negotiation of the details between the applicant and the community would lead to more community benefit and buy-in from the community; and

THEREFORE BE IT RESOLVED that this matter be deferred from further consideration by this Committee until one of the following scenario has occurred:

- (1) the Applicant and the Councillor's office have communicated that they have reached an agreement on the development details of this application that has the support of the community; or**
- (2) that the Applicant or the Councillor's office have communicated that they are not able to reach agreement and are not interested in having further negotiations on the details; or**
- (3) until a future meeting of this Committee that is no later than June 2022.**

LOST on a division of 1 yea and 8 nays, as follows:

YEAS (1): Councillors S. Menard

NAYS (8): Councillors J. Cloutier, C. Curry, L. Dudas, C. Kitts, J. Leiper, T. Tierney, Co-Chair S. Moffatt and Co-Chair G. Gower

The report recommendations **CARRIED** on a division of 9 yea and 0 nays, as follows:

YEAS (9): Councillors J. Cloutier, C. Curry, L. Dudas, C. Kitts, J. Leiper, S. Menard, T. Tierney, Co-Chair S. Moffatt and Co-Chair G. Gower

NAYS (0): (none)