
ZONING – 99 GREENFIELD AVENUE

ACS2014-PAI-PGM-0020

CAPITAL (17)

REPORT RECOMMENDATION:

That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 99 Greenfield Avenue from Residential Fourth Density, Subzone M, Exception 838, Schedule 197 (R4M[838] S197) to Residential Fourth Density, Subzone M, with an Exception (R4M[xxxx]), as detailed in Document 3, to permit a four-storey apartment building.

Mr. John Smit, Manager, Urban Services Unit, Development Review Services Branch, Planning and Growth Management Department (PGM), introduced Ms. Natalie Persaud, Planner, Urban Services Unit, Development Review Services Branch, PGM, who provided the Committee with a brief PowerPoint slide presentation to highlight the report's salient points (held on file with the City Clerk). Mr. Don Herweyer, Program Manager, Development Review Services Branch, PGM, was also present to respond to questions, as required.

The Committee considered that, despite asking for 16 variances to the existing zoning, the application represented good planning for an irregularly-shaped infill area, and sought to strike a balance between compliance with existing zoning and City interests regarding increased urban intensification. The Committee also considered numerous issues raised by presenters, both opposed to, and in favour of, the development, including inadequate setbacks, privacy, building height, landscaping, and the need for accessible housing for an aging population.

The Committee heard from the following delegations, as noted:

- Dr. Jim Lunney (in support), spoke to the need for such a building to allow aging members of the community to remain in their neighbourhood.
- Mr. John Dance*, President, Old Ottawa East Community Association (opposed), presented a brief PowerPoint slide presentation and spoke against 'spot-rezoning'.
- Mr. Paul Goodkey*, Past Chair, Old Ottawa East CA Planning Committee (opposed).
- Ms. Emmy Verdun* (opposed).
- Mr. Ian Hayhow* (opposed).
- Mr. Roger Leclaire (opposed) said the proposed construction was a bad fit for both the lot and for the community. He suggested that the report's *Legal Implications* section, which spoke to additional costs for the hiring of an external planning consultant should the matter be appealed to the Ontario Municipal Board, might influence the Committee's objectivity.
- Ms. Kathleen Lundgren* (in support).
- Ms. Siobhan Devlin* (opposed).
- Mr. Jerzy Jurewicz* (opposed).
- Ms. Zofia Orłowska-Jurewicz* (opposed).
- Mr. David Tappin (speaking to comments from Mr. Alan Nymark* - opposed).
- Mr. James Simpson (in support), as a long-time area resident, spoke to the need for such a building, especially for seniors with mobility issues who wished to remain, and live comfortably within their community.

- Ms. Paulette Martel* (in support).
- Ms. Katherine Grechuta (FoTenn) and Mr. Anthony Bruni (Colizza Bruni Architecture), were present in support of the application on behalf of the owner(s) / applicant(s). They provided background on the file, which included having held 15 community meetings, resulting in changes to access, roof terrace design, and setbacks that, although not in conformity with existing zoning, had been adjusted so that residents of the new building would not overlook their neighbours' private amenity space.

In addition to that provided by the individuals marked with an asterisk above, written correspondence was also submitted by the following, as noted:

- Ms. Amelia Mendonça* (opposed).
- Ms. Gisèle St. Hilaire* (opposed).
- Mr. Dale Smith* (opposed).
- Ms. Mary Zamparo* (opposed).

*[* Individuals / groups marked with an asterisk above either provided comments in writing or by email; all submissions are held on file with the City Clerk.]*

Capital Ward Councillor David Chernushenko asked that the Committee reject the report recommendation and ask that a report return at a future date with an application that would comply with existing zoning.

There being no further discussion, the report recommendation was put before Committee and was CARRIED, as presented, with Councillor Shad Qadri dissenting.