

Summary of Written and Oral Submissions

Note: This is a draft Summary of the Written and Oral Submissions received in respect of OFFICIAL PLAN AND ZONING AMENDMENTS –ROCHESTER FIELD (ACS2018-PIE-EDP-0001), prior to City Council’s consideration of the matter on February 14, 2018.

The final Summary will be presented to Council for approval at its meeting of February 28, 2018, in the report titled ‘SUMMARY OF ORAL AND WRITTEN PUBLIC SUBMISSIONS FOR ITEMS SUBJECT TO BILL 73 ‘EXPLANATION REQUIREMENTS’ AT THE CITY COUNCIL MEETING OF February 14, 2018 (ACS2018-CCS-OCC-0003)’. Please refer to the ‘Bulk Consent’ section of the Council Agenda of February 28, 2018 to access this item.

OFFICIAL PLAN AND ZONING AMENDMENTS –ROCHESTER FIELD (ACS2018-PIE-EDP-0001)

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 at Planning Committee:** 11
- **Number of Submissions received by Planning Committee between January 16 and February 14, 2018** (*note: this item was deferred from the 31 January 2018 Council meeting to its 14 February 2018 meeting*): 10
- **Primary arguments in support**
 - The field is not as well-used by the community other than as a dog path or thoroughfare
 - Many residents in the community support development of the land
 - The portion of the field that is to be developed is too close to Richmond Road to safely enjoy as community greenspace
 - There would probably be more community use of the land if part of the field was converted to a more manicured linear park with benches
 - Proposal maintains connectivity to Ottawa River
 - Protects open space and provides certainty

- **Primary concerns and arguments in opposition**

- Loss of open, accessible and inviting greenspace that is well used by the community
- Loss of link from Richmond Road to the Parkway and the river
- Loss of sightlines to the river
- Loss of historical use and heritage aspect of the field/park
- Excessive building height and proposed change in zoning does not fit the surrounding character
- Traffic impact
- Lack of consultation on the proposed plan
- Approval of this proposal could set a precedent for future building heights
- The northeast corner of the site would be the better location for development, being close to the transitway, as well as existing high-rise and commercial buildings
- The City is not obligated to approve the requested zoning changes and the proposal should be delayed for community consultation
- The zoning amendment is premature without any site plan proposal
- Shadowing
- Departure from Memorandum of Understanding (MOU)
- The proposed public space will not be inviting because it will be flanked by two mid-rise buildings

Effect of Submissions on Planning Committee Decision:

Debate The Committee spent two hours and nine minutes on this item.

Vote: The staff recommendations CARRIED as presented. With the following direction to staff:

That staff be directed to review the Details of Recommended Zoning (Document 2) and bring forward a motion at Council on 31 January 2018 to make the necessary clarifications with respect to setbacks and retention of mature vegetation.

Effect of Submissions to both committees on Council Decision:

Council considered all written and oral submissions in making its decision, and CARRIED this item with the following amendment:

That Document 2 – Details of the recommended Zoning By-law Amendment of Report ASC2018-PIE-EDP-0001 be amended as follows:

- 1. To include a consistent parking requirement for all zones by amending Section 4 such that the provision relating to underground parking reads as follows:**

“-Despite Section 100(1), underground parking may be located anywhere in the TM [2442], TM[2444] and O1[2441] within 90m of Richmond Road.”; and,

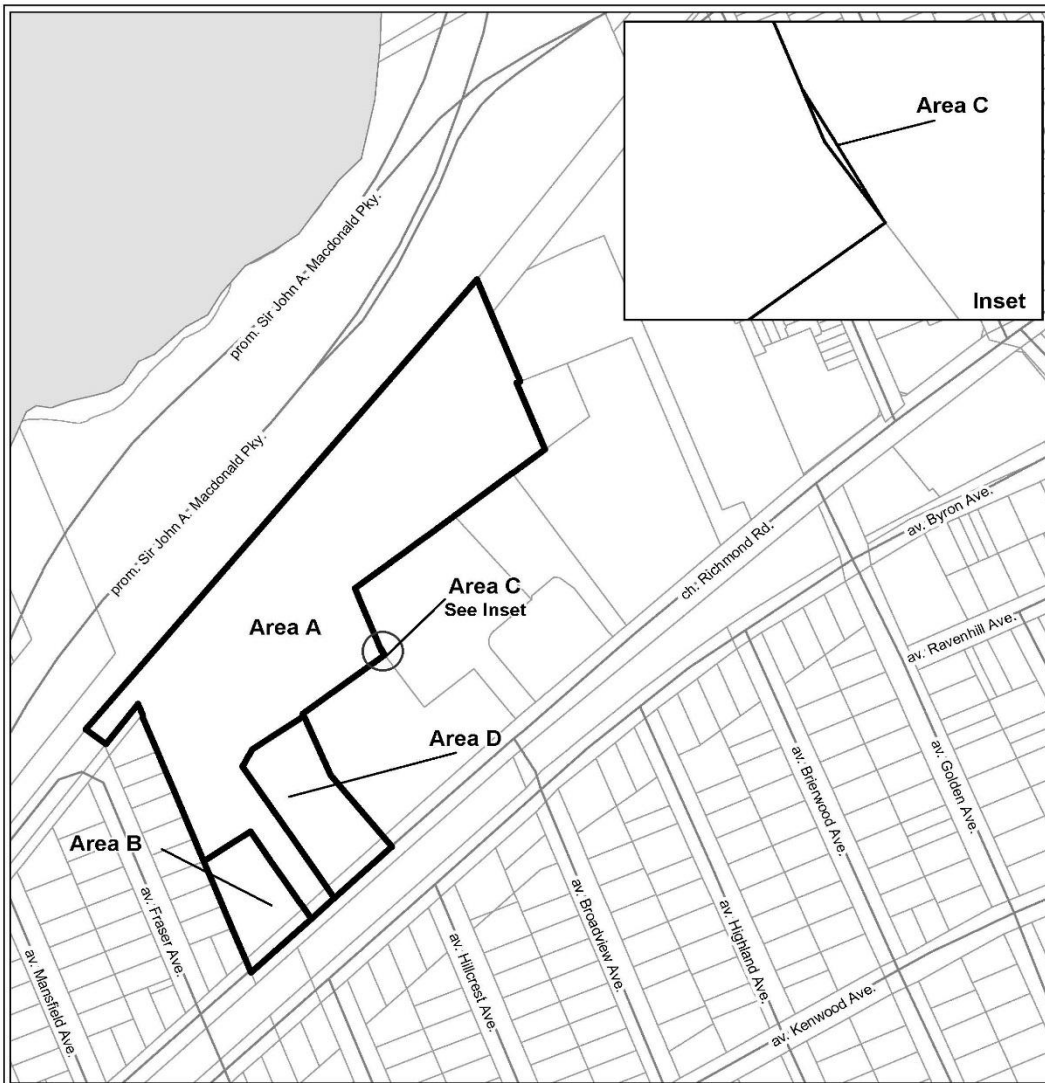
- 2. To change the provision for the interior side yard that abuts a residential zone and the front yard of the TM[2442] zone as follows:**


“Notwithstanding the side and front yard setbacks within the TM Zone within the TM [2442], the following zone provisions will apply:

- minimum front yard setback: 8m**
- maximum front yard setback:12 m**
- no maximum interior side yard setback**
- minimum interior side yard setback adjacent to a residential zone: 7.5m”;**

- 3. To create a new TM exception zone for the larger development parcel (TM [2444]) which will have the same provisions as the TM[2442] zone in addition to a maximum height provision permitting a building height of 7 storeys or 24m, whichever is less, where an additional 5m setback will be required from Richmond Road at the seventh storey.;**
- 4. To add the reference to the TM[2444] zone following reference to the TM[2442] zone, wherever it appears; and,**
- 5. To replace the zoning /location map with the map attached to this motion so that the western boundary of the larger development parcel has a straightened and consistent Open Space corridor of 19 m.**

And, that pursuant to the *Planning Act*, subsection 34(17) no further notice be given.



		This is Attachment 1 to By-law Number _____, passed _____, 2018 Lands Affected by By-law	
D02-02-17-0060	18-0088-Y		
I:\CO\2018\LAM\Rochester_Field\...LAM_Ver3		Area A to be rezoned from O1L [310]-h to O1[2441] Area B to be rezoned from O1L [310]-h to TM[2442]-h Area C to be rezoned from O1L [310]-h to TM[157] F(2.3) S149 Area D to be rezoned from O1L[310]-h to TM[2444]-h	
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LANDS AFFECTED PART OF THE ZONING MAP OF BY-LAW NO. 2008-250		