

Summary of Written and Oral Submissions: Zoning By-Law Amendment, 263 Greensway Avenue

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 Planning Committee: 4

Number of written submissions received by Planning Committee and Council between April 1 and April 24, 2019 : 4

Primary concerns, by individual Chris Greenshields, Vanier Community Association (oral and written submission)

- the application is a spot zoning to allow a higher rise building that is incompatible with the neighbourhood and dominates the streetscape; suggested that a four-storey building, consistent with existing zoning and floodplain restrictions, would meet the Official Plan's objective of intensification, be compatible with the neighbourhood (rather than with its relationship to Montreal Road), and could respond to existing streetscape and sense of community
- the staff opinion seems to be providing justification for spot zoning in order to make this proposal transition better with potential development on Montreal Road, rather than relating the proposal as a residential property to the adjacent residential neighbourhood
- spot zoning could set a precedent for similar redevelopment in the area, which could lead to the loss of affordable housing, a trend that would undermine the Official Plan and its provisions concerning affordable housing
- concerns about flooding, related to both the floodplain and periodic stormwater damage, and recommended the City require the developer to consult and contract with neighbours in writing about any damage related to construction or water drainage
- concerns with the proposed multi-use pathway on the south side of the development due to reduced greenspace and safety issues
- City plans to adjust signalization at North River Road, the sole vehicle exit and entry into Kingsview Park, to address serious safety concerns for

pedestrians and cyclists at that intersection are not reflected in the traffic impact study or the staff report; this circumstance is relevant when you consider this application and the one for 20 Mark Avenue, and the need to moderate intensification to take into account the nature of this neighbourhood

Andrew Lumsden (oral submission)

- agreed with Mr. Greenshields' comments and indicated his main concern is that approval of this rezoning request could lead to a similar proposal on Mark Avenue, which in turn could lead to a loss of the affordable rental housing in the area, and would be one more step in the gentrification of Vanier and Overbrook, west of the Vanier Parkway

Lynda Fish (oral submission)

- concerned that approval of spot zoning at 263 Greensway will create a future precedent for the older apartment buildings on Mark Avenue and lead to the loss of affordable rental housing there, including demolition of the apartment building at 30 Mark Avenue
- concerns about how the property owner would be able to maintain a new apartment building, given that the existing Mark Avenue apartments have not been well maintained
- questioned the need to change the area zoning from R4 to R5, and suggested that the developer could build 75+ apartments within the R4 zoning

Suzanne Lépine (oral and written submission)

- objected to spot zoning to change from R4 zoning to R5, noting it could create a precedent for similar and even taller buildings in the area, as R5 is not limited to six-storey buildings
- the property is an integral part of the Kingsview Park residential neighbourhood, not a part of Montreal Road
- worried that this proposal would lead to the demolition of the building at 267 Greensway, immediately in front of 263 Greensway, and the construction of a much taller building in its place
- such development is inconsistent with low rise infill guidelines, does not respect the Official Plan policies, and will destroy the character of the neighbourhood

- objected to the proposed multi-use pathway (MUP) because of safety issues and problems experienced with the Waller Mall MUP in the ByWard Market

Benoit Duval (written submission)

- a six-storey building will not fit with the immediate surroundings, enhance the sense of community or respect the character of the neighbourhood and , as such, does not meet the Official Plan policies

Roger R. Barliszen (written submission)

- objected to a building height in excess of the existing four-storey limit
- a six-story building will negatively impact the property value of adjacent homes and result in a loss of privacy
- noted an older building at 267 Greensway would remain intact immediately in front of the new six storey building and suggested that one four-storey building would be more aesthetically pleasing and would provide the desired number of rental units

Effect of Submissions on Planning Committee Decision: Debate: The committee spent thirty eight minutes on this item.

Vote: The committee carried the report as presented without change to the report recommendations.

Effect of Submissions on Council Decision:

Council considered all written and oral submissions in making its decision and CARRIED this item as presented, without change to the report recommendations.