

Summary of Written and Oral Submissions¹

Zoning By-law Amendment – 25 Grant Street

Note: This is a draft Summary of the Written and Oral Submissions received in respect of Zoning By-Law Amendment – 25 Grant Street (ACS2020-PIE-PS-0033), prior to City Council’s consideration of the matter on April 22, 2020.

The final Summary will be presented to Council for approval at its meeting of May 13, 2020, 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 April 22, 2020’. Please refer to the ‘Bulk Consent’ section of the Council Agenda of May 13, 2020 to access this item.

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: 0

Number of written submissions received by Planning Committee between March 30 (the date the report was published to the City’s website with the agenda for this meeting) and April 9, 2020 (committee meeting date): 4

Primary concerns, by individual

Brenda Maheral, Director, ABC Daycare Centre (written submission)

- opposed unless there is appropriate parking provided for all 8 units on the property; if only 2 parking spaces can be made available, then only 2 units should be permitted
- the City has been continuing down a very dangerous path by allowing these buildings to be built without providing the appropriate parking
- should the people who reside in these units not require their parking space, then they could rent them out, as there is an extremely high demand for parking in this area due to the shortage of parking, both for daytime and nighttime

¹ The associated meeting was held through Electronic Participation in accordance with Bill 187, the *Municipal Emergency Act*, and an Order in Council of March 28, 2020, which amended the *Emergency Management and Civil Protection Act* and prohibits organized public events of more than five people. The meeting was live streamed and archived on the Ottawa City Council YouTube Channel. Persons wishing to provide comments to the Planning Committee on any of the items listed on the associated agenda were strongly encouraged to submit such comments in writing, by email to the Committee Coordinator, or by calling the Committee Coordinator at the number provided.

- this area of town (Grant St./Oxford St./Pinehurst Ave., and all of the other side streets in this area) has become overrun with on-street parking on residential side streets, which creates unsafe conditions for people residing on these streets; some streets are so clogged with cars that in the evening (after parking restrictions are lifted) residents are unable to drive down the streets in both directions - cars have to back-up to allow the other to pass; this is unsafe for children who might think it safe to cross the street after a car has passed, and not realize that the car is now in reverse, and a driver may not see a child who has come out between the parked cars and is crossing the street
- as a result of the ever increasing on-street parking issue (especially overnight parking) the City's snow clearing is no longer able to do an adequate job of clearing area streets, since parking bans only take effect during extreme weather events, which causes the streets to narrow even more, and to build up layers of uncleared ice/snow, which creates more health and safety issues to area residents, and more liability to the City

Linda Hoad, Co-chair, Zoning Committee, Hintonburg Community Association Inc.

(written submission)

- opposed to the proposed exterior stairs, even with the added screening
 - since they submitted their comment to the planner, the recommendations of the R4 Review have been circulated; the Review recommends that intensification should occur within the building envelope and set-back standards in the current by-law; the exterior stairs require that the western side yard set-back be reduced
 - in the technical studies for the R4 review, it was confirmed that 8-unit apartment buildings, which are proposed to be permitted, can be accommodated on lots smaller than this within the currently permitted building envelopes
 - there is also some question about the conformity of these stairs with the Ontario Building Code; the exterior stairs are used to provide the secondary exits required by the fire code
- the driveway/parking surface should be surfaced with permeable paving to facilitate the absorption of surface run-off; if this is not required by the City of Ottawa, which has declared a Climate Emergency, it should be; in the meantime, this request should be made on a case by case basis; once paved, the surface is not likely to be changed for many years

Primary reasons for support, by individual

Linda Hoad, Co-chair, Zoning Committee, Hintonburg Community Association Inc.

(written submission)

- the Association is not opposed to intensification on this lot and agrees that this is an appropriate location for a low-rise apartment with more than the four unit cap in the current by-law; however, they are opposed to the proposal as presented for the reasons outlined above relating to exterior stairs and the driveway
- they appreciate the willingness of the applicant to meet with the community association and neighbours and they recognize the modifications made to the roof-top patio set-back

Christopher Jalkotzy Planning by People / City (applicant) (written submission)

- indicated the proposed project is unique in several ways:
 - it has an elevator so that the units in the building are accessible to both physically challenged occupants, as well as people with partial disabilities (walker, cane, etc.)
 - it has a dramatic interior stair with skylight so people can enjoy using it
 - there is a full range of units - 3 two-bedroom units, 3 one- bedroom units and 2 studio units, and a studio and two-bedroom unit will be made fully accessible
- the client held a well-attended public meeting prior to making their application, and a number of excellent suggestions were made by participants that found their way into the design, including how garbage would be stored and managed and the setup of the bicycle storage; the client also met with the Community Association on multiple occasions
- responded to comments received during the public circulation period in respect of the following:
 - the exterior secondary exit stairs
 - there is no known objection from neighbours to the location of the secondary exit stairs
 - the owner is committing to have them signed as Fire Exit only
 - the addition of an elevator in this building to make access to the units fully accessible (not usual for this class of building) and designing a dramatic interior stair takes up space that would

normally be used by units and therefore the unit count is not excessive

- placement in the side yard helps keep the rear yard open to landscaping and building amenity uses
- they would like to work with the neighbours and community association to devise a suitable design that adds to the character of the building as this stair will be visible from the street
- access to roof-top patios
 - the accesses from the units to the rooftop have been screened
 - not having an inside access has removed the requirement of a rooftop access structure reducing the overall height of the building
- reduction of the set back for the western roof top fire stair and access
 - having the access and secondary exit in the side yard removes them from the rear yard and potential overlook
 - no known objection from the neighbours to the location of the secondary exit stairs (fire exit) on the side yard
- driveway and tandem parking surface
 - they are agreeing to use permeable pavement surface at this location at the request of the Community Association
- basement
 - because of the elevator they are able to place all of the permanent bicycle parking and garbage storage in the basement of the unit; there is room for 2 bicycles per unit (16 spaces, much more than required);
 - a large room for garbage and recycling that has more room than required so that each unit has their own recycling containers, which has removed the need to take up space for these items in the open areas of the property, significantly increasing the amount of soft landscaping
- garbage handling
 - garbage will be moved by elevator from the basement through the entrance to the wheelchair lift;
 - there is a specific permeable paved pad for the garbage at the

front for when the private garbage removal day is planned, which means that at no time will garbage be stored outside on the property, other than pickup day

- Bicycles Use
 - permanent bicycle storage is located in the basement and will be accessed by the elevator, and there is a day use bicycle rack on the front of the property

Effect of Submissions on Planning Committee Decision: Debate: The Committee spent 12 minutes on the item

Vote: The committee considered all written submissions in making its decision and carried the report recommendations as presented

Ottawa City Council

Number of additional written submissions received by Council between April 9 (Planning Committee consideration date) and April 22, 2020 (Council consideration date): 0

Effect of Submissions on Council Decision:

Council considered all written submissions in making its decision and carried the report recommendations without amendment.