

Summary of Written and Oral Submissions

Zoning By-Law Amendment – 70 Gloucester Street and 89 and 91 Nepean Street

In addition to those outlined in the Consultation Details section of the report, the following summary outlines the written and oral submissions received between the publication of the report and prior to City Council's consideration.

Note: this report was originally considered by the Planning Committee at its meeting on May 28, and was deferred from May 28 to June 25.

Number of delegations/submissions

Number of delegations at Committee: 3 (2 on May 28, 1 on June 25)

Number of written submissions received by Planning Committee between May 15 (the date the report was published to the City's website with the agenda for the May 28 meeting) and June 25, 2020 (final committee meeting date): 2

Primary concerns, by individual

Shawn Barber, President, Centretown Community Association (oral and written submissions)

May 28, 2020

- requested the item be deferred to allow time for further consultation with the developer to address some concerns, specifically around the amount of vehicle parking versus bicycle parking
- noted that the higher the amount of vehicle parking vs bicycle parking, the higher the safety risk to pedestrians and cyclists, considering the impact of adding more vehicle traffic to an already failing intersection
- noted that the Covid-19 pandemic may lead to a permanent shift in the amount of people who work from home and less demand for vehicle parking; suggested it may be time to look at alternative uses for vehicle parking space
- suggested that providing the minimum amount of bicycle parking is not consistent with the City's '5 Big Moves' vision, nor with its goals around sustainable modal share and addressing the climate emergency

June 25, 2020

- thanked Claridge for meeting with them since the May 28 Planning Committee

meeting, for being open to some of the suggested options for adaptive reuse of underground parking, and for agreeing to a compromised solution in terms of less vehicle parking spaces, more bicycle parking spaces, electric charging stations and car sharing spaces

- asked the City to look at its zoning policies to increase minimum bicycle parking space requirements, such as other cities have done, and lower or eliminate vehicle parking space minimum requirements, and to look at using surface parking space for housing intensification and alternative use options for underground parking

Primary reasons for support, by individual

Greg Winters, Novatech, and Vincent Dénommé, for Claridge Homes (applicant)

May 28, 2020

- the building application was approved in 2011; surface parking was removed and replaced by housing, though surface parking will be required if intensification occurs
- future building and zoning by-laws should look to implement less vehicular parking requirements and more bicycle parking as LRT expands but the City should not be looking to retroactively apply such policies to previously approved plans

Effect of Submissions on Planning Committee Decision: Debate: The Committee spent approximately 10 minutes on this item on June 25

Vote: The committee considered all submissions in making its decision and carried the report recommendations with the following amendment to Document 2 regarding the reduction of vehicle parking spots and increase in bicycle parking:

1. that Document 2 – Details of Recommended Zoning, of the staff report be amended as follows:
 - A) with respect to amendment to Exception 1811 of Section 239:
 - a) remove “A parking garage is limited to a maximum of 250 parking stalls” and replace it with “A parking garage is limited to a maximum of 125 parking stalls
 - b) add the text “(iii) Section 111, subsections 8 to 11 does not apply to the subject property.”
 - c) add text “(iv), notwithstanding Table 111A – Bicycle parking space rates, bicycle parking for the properties at 70 Gloucester and 89-91 Nepean shall be provided at a rate of 0.7 spaces per dwelling unit.”

- B) with respect to amendment to Exception 1834 of Section 239:
 - a) remove “A parking garage is limited to a maximum of 250 parking stalls” and replace it with “A parking garage is limited to a maximum of 125 parking stalls”
 - b) add the text “iii) Section 111, subsections 8 to 11 does not apply to the subject property.”
 - c) Add text “iv), notwithstanding Table 111A – Bicycle parking space rates, bicycle parking for the properties at 70 Gloucester and 89-91 Nepean shall be provided at a rate of 0.7 spaces per dwelling unit.”;
- 2. that pursuant to subsection 34(17) of the *Planning Act*, no further notice be given

Ottawa City Council

Number of additional written submissions received by Council between June 25 (Planning Committee consideration date) and July 15, 2020 (Council consideration date): 0

Effect of Submissions on Council Decision:

Council considered all submissions in making its decision and carried the report recommendations with the amendment recommended by Planning Committee.