



**246
WESTHAVEN
CRESCENT**

Ottawa, Ontario
May 24, 2024

PUBLIC CONSULTATION STRATEGY REPORT
FOR
MAJOR ZONING BY-LAW AMENDMENT

FOR
Michel Baroud
343-322-0977
RESIDENTIAL PROPOSAL

1. The Strategy Document:

Purpose of Consultation:

-To engage the community, including the Councilor and his office; the community association and neighbours, and to get their feedback regarding the proposed rezoning.

Key Messages:

- The property is directly adjacent to a property on the south that has the desired rezoning.
- The zoning for this property will be revised in a year as part of the new rezoning bylaw and it the higher proposed density will be permitted
- If the project was new, the building could have been designed as a semi-detached building and would have been able to contain the proposed 6 units, as of right, without the need for a rezoning application
- There is a need for more apartment units in the City.
- There will be no change to the building envelope
- The 3 units are very large, the ground floor units are mainly used for storage and it is not difficult to turn the ground floor into separate units
- The current parking at the front will be reduced to one official space with planting, this meets with the objective to reduce cars in the City.

Scope of Consultation:

Area of Impact: Immediate neighbours were notified of a virtual Zoom meeting; as well, Jeff Leiper, the councilor for Ward 15 Kitchissippi, notified the public through his ward newsletter. He also invite to the Hampton Iona Community Group to the public meeting.

Audience: The median age of the people that live in Westboro is 44 and the average income is \$150,790.00, the target audience to be consulted throughout the consultation period are the neighbours and community groups.

List of Matters to be addressed: The list of matters to be brought forward after the presentation of the project, for discussion and consultation are:

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Communication: The attached flyer was placed in neighbours' mailboxes; 4 to the left and 4 to the right and 8 across the street.

Jeff Leiper, the councilor for Ward 15 Kitchissippi, and his Assistant, Alice Fyfe, were very helpful in notifying the public through his ward newsletter regarding the Zoom meeting including Zoom details. He also sent the invitation to the Hampton Iona Community Group.

2. As-We-Heard Document

We contacted Councilor Jeff Leiper's office by email on January 2, 2024. On January 15 we had a Zoom call with him and his assistant, Alice Fyfe. There was no objection to the proposed rezoning. By email on January 24, Alice agreed to work with us and to host a virtual Zoom meeting on February 13, 2024 - to give residents an opportunity to review the details of the project.

Four people from the street and neighbourhood attended the virtual Zoom meeting. Questions were asked about exceptions to the R4UC zoning requirement. Parking was a major discussion. Providing bus passes was suggested, as well as on-street parking. It was suggested that a ride-share vehicle would be installed in the one parking space for use of the tenants. There is City public parking further down the street. The landlord is currently making inquiries with the City with respect to on-street parking passes. Street drainage was discussed.

Mr. Lorne Cutler was concerned about fewer families moving into the building, it was explained that the three 3-bedroom upper units would remain, that the ground floor is not well utilized and will now hold a 1 bedroom unit, one bachelor, and one unit with 1 bedroom and den/office. The apartment layouts were carefully reviewed. He was also concerned with exiting, which was explained how it meets the Code.

The other neighbours were curious, but support the proposal. There was a question about traffic; it was pointed out that the crescent has little traffic, With the reduced parking provided to tenants, there would be fewer cars. Also pointed out was that the crescent has no through traffic, traffic is only residents who live on the street and their visitors. Also discussed was the bicycle parking that is being provided on site, and that the closest bus stop is within 100 m on Westhaven and Clare. These buses go to the LRT. It was agreed that it is a great neighbourhood for transit and walking.

Alice explained the process and the next steps.

The meeting was recorded by the Councillors office and posted on the Kitchissippi Ward YouTube channel for public viewing.

The Owner, Mike Baroud, offers thanks to everyone who took the time to review the application, and hopes to be one of the pioneers in adding more suitable units while maintaining size, space and comfort.

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FLYER

Attention: Homeowner/Resident

Subject: Virtual Open House – Proposed Rezoning at 246 Westhaven Crescent

Hello, You are receiving this notice because you are a neighbour to the properties identified as 246 Westhaven Crescent.

In 2015, the property owner of 246 Westhaven Crescent developed a triplex on this property, which is a permitted use under the current zoning (R3R). The owner wishes to convert the three unit building into six units, by subdividing the existing units. No additions or changes will be made to the current building envelope. To permit this change, a rezoning to R4UC is required. This zoning matches the zoning for the properties immediately to the south of the property.

The office of Councillor Jeff Leiper is hosting a virtual Open House with the community to support an opportunity for our team to provide information on the proposal, and answer questions that neighbours may have.

The webinar Open House will be held **Tuesday, February 13, at 7:00pm**. To join, you simply need to download Zoom, use the address below and password:

Webinar ID: <https://us02web.zoom.us/j/85981090240>

Passcode: 650770

Please note you are not required to go on video during the meeting. The meeting will be recorded and if you cannot make it, you can view it afterwards; it will be posted shortly after on the "Kitchissippi Ward" YouTube channel. You can also email Councillor Leiper's office for a link.

If you have any questions or concerns about the proposal, please contact Susan Smith, architect for the applicant at: s.smith@sdsarch.ca

If you have any questions about the meeting logistics and the link, you can contact Councillor Leiper's office at jeff.leiper@ottawa.ca and/or alice.fyfe@ottawa.ca.

We appreciate your time if you are able to join us.