

P. H. Robinson Consulting
Urban Planning, Consulting and Project Management

City of Ottawa
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Ottawa, ON
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August 30, 2024

Attention: Mr. Adrian Van Wyk, RPP, MCIP Planner II and
Ms. Margot Linker, Planner II

Re: 10 Garrison Street, Ottawa
Lot 11, Registered Plan 145
City of Ottawa

The Public Consultation to date and going forward for this file is as follows:

On **October 16 2023**, the project team met with the local Councillor and his planning file assistant to discuss the project. At that time, it was indicated to the project team that on site parking for this file would not be preferred by the Councillor. The plans that were provided to the Councillors office that day did not include any on site parking.

We (Applicant - Paul Robinson and Project Architect Amjd Shendi) had a pre consultation meeting with City staff from Planning and Infrastructure Approvals on **November 8 2023**. Also in attendance, after signing a Non Disclosure Agreement was a representative from the West Wellington Community Association.

On **December 15 2023** the applicant and the project architect prepared a written and visual summary of the application and distributed it to the two neighbours that abut the subject property on the east side and the two properties immediately opposite the subject property on the north side of Garrison Street. The application was discussed with 2 of the 4 nearby property owners at that time and a few days later one of the property owners on the east side reached out to the applicant and had some questions and comments on the application. Further discussions occurred with that property owner early in the New Year (2024) on the telephone.

On **February 1 2024**, the Councillors office organized a virtual meeting with the applicant, the project architect and nearby neighbours on Western Avenue. Items discussed were related to the loss of trees, garbage storage/ventilation, traffic, parking, and the size and number of residential units being proposed.

On **March 5 2024** a Virtual Open House was hosted by the Councillors office and it was attended by the applicant, project architect, members of the community

and the Community Association. Questions/comments were discussed related to the length of the construction period, tenure of the units, servicing capacity, parking, trees, sunlight/privacy, stormwater management, building height, garbage storage and bicycle parking.

From the initial pre consultation meeting held on **November 8 2023** comments from the Community Association were as follows:

Community issues

1. Overall, we have no complaints about this building and its relatively modest height will not be too disproportionate with the surroundings. We like the windows in the stairwell. **Noted.**
2. It would be preferable if at least one of the units could be a three bedroom as most of the recent new builds have been condos of one and two bedrooms and we need space for families. **Noted. This development meets the zoning requirement for multi-bedroom units. We are not required to provide more than 2 bedrooms.**
3. We'd like to also see more space given for locked bike parking, since there is no parking for cars. **Noted. The development is only required to provide 5 bike parking spaces and the proposed includes 6 spaces.**

In terms of modifications to the plans since the initial preparation and meetings with City Staff, we have provided for privacy screening along the rear facade that will reduce overlook from the rear facade to the adjacent properties that are located on Western Avenue and have had discussions with the neighbours about measures to mitigate the existing drainage runoff from this property to adjacent properties..


During the meetings with neighbours and the community clarification was provided to indicate that the units were to be rental units, the construction would occur in 2025 and that the servicing study prepared by the project civil engineer confirmed that servicing capacity is available for the property and that the property would not have on site parking and that tenants would be made aware of this situation. In addition clarification was provided related to the garbage structure, the unit mix and the front facade of the building and the design of the rear yard landscaped area.

Public Consultation in the Future

We will notify the City Councillor when the application is on full circulation. At that time, the notification sign will go on the property and if a public consultation meeting is requested by the City Councillor or Community Association we will participate in the meeting at the scheduled time.

Should you have any questions or require anything further, please do not hesitate to contact the undersigned at (613) 599 9216 or via email at probinson@probinsonconsulting.com

P H Robinson Consulting

A handwritten signature in black ink, appearing to read "Paul Robinson".

Paul Robinson RPP