



ST. PATRICK'S HOME SENIOR APARTMENTS

COMMUNITY & COUNCELLOR ENGAGEMENT

PREPARED BY

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FOR

ST. PATRICK'S HOME OF OTTAWA



Summary of Discussions with the City Councillor, Neighbours, and Community Groups

There has been ongoing contact and involvement with Councillor Riley Brockington; community groups and neighbours; St Patrick's residents, staff, family and friends since early in the St Patrick's Affordable Seniors Housing Project.

With regard to comments in the February 5, 2023 notes from the Pre-Application Consultation Meeting regarding discussion of the proposal with Councillor Riley Brockington, community groups and neighbours, the following information is provided.

During the Pandemic

Councillor Brockington's office assisted us by arranging a virtual meeting with the community (Riverside Park Community Association) around the time of the Re-zoning Bylaw application, which he attended and chaired. Proposed building and apartments layouts were shared with attendees. At this meeting matters related to parking, noise and 'apartment tenants overlooking private backyards' were the concerns raised. The increase in parking availability was shared. Due to the current noise from the Long-Term Care rooftop unit local residents were concerned the noise level would increase with a second building onsite.

Local residents were assured there is no commercial kitchen or laundry in the new building and that minimal noise production would be a requirement of proposed units. The majority of the apartment units face west, north and south, and there are no balconies on the east side of the building, which minimizes tenants overlooking private backyards. A number of attendees expressed positive comments about the vision of an affordable apartment building for seniors at this location. Councillor Brockington was positive about the project, stating he had no concerns.

2022

Councillor Brockington was kept informed of the status of our project, and always acknowledged the information provided to him, often with positive feedback included, and asking if we needed his assistance.

January 2023

By email, Councillor Brockington was once again notified of the status of our project, and that we had received an additional \$200K in pre-development funding from the City of Ottawa; and, that we were in the process of arranging the Pre-Consultation meeting with the City of Ottawa Planning Department, to allow us to initiate Site Plan work.

His response was "Thank-you so much for the kind update, I am so pleased with the positive progress and hope that the Board will be able to secure a financial plan to move forward"

February 2023

Email to Councillor Brockington with notification of the Pre-Consultation meeting with the City, and ongoing discussions with the Affordable Housing Development Branch.

March 2023

Letter to notify Councillor Brockington, and to request, his support in regard to the City Park's comments about Parkland Dedication By-Law 2022-280, in regard to our project; and, mention of our ongoing contact with the Affordable Housing Branch, and our request asking him to support our need for an affordable housing grant, in the City's 2023 Budget.

There was a follow-up email to him once the Parkland Dedication matter was resolved, to which his response was “More good news for you...keep the ball rolling. Thx for the update.”

June 2023

Informal discussion with Councillor Brockington about our project during his attendance at the St Patrick’s 10th Anniversary celebration. In early July this we followed up with an email with a 2 page summary about the project which was prepared for the Anniversary Celebration. He stated he is willing to help us as much as he can at the meeting, and sent a follow-up email stating “This is very helpful and much appreciated, thank-you”

July 2023

An email was sent to Councillor Brockington requesting his assistance in arranging a meeting with the neighbours and the community, to update them on the status of our project. Notification of a September 5, 2023 Community Meeting at St Patrick’s, regarding an update about the housing project, was provided by his office to the residents in his area.

September 5, 2023

With Councillor Brockington in attendance, a Community Engagement Meeting was held with the neighbours, focusing on an update about the project. Inquiries from the attendees focused on individual apartment details, staffing levels, parking, building height – sun/shade impacts, location of common areas, and noise impact. It was emphasized to attendees this is not a health care facility, so there is minimal staffing. In addition, similar projects for seniors have shown less than 30% of tenants have vehicles. As a result, the increase in parking on the site should improve the parking situation.

Responses to inquiries about the other items reflected the comments from the Community meeting during the pandemic have been addressed.

Before Councillor Brockington left this meeting he privately asked St Patrick’s staff about the funding required from the Affordable Housing Branch. In addition to a short discussion on this matter detail was also provided to Councillor Brockington by email, to which he responded.

Following the meeting, a local resident who could not attend the meeting sent a message to Councillor Brockington’s office asking “In particular, given our experience with the opening of the current St. Patrick’s residence ten years ago, we need assurance that any Site Plan for the new seniors’ residence submitted to and approved by City Council includes a clear indication of the location of HVAC equipment, and the measures that will be taken to reduce the noise of that equipment to the technically feasible minimum.”

October 5, 2023

following the receipt of the Noise Study, a detailed response was provided to the neighbour from St Patrick’s which concluded by stating “In conclusion the new Apartment Building will generate far less noise than the current St.Pats and the noise levels calculated from the Noise Study are very low and are significantly below all applicable standards. To put these noise values into perspective, the surrounding neighbour simply will not hear or notice when the single roof top mechanical unit is running.” Subsequently the manufacturer’s sound data for the roof top unit was requested by the neighbour and provided to him.

In addition there have been ongoing updates in the St Patrick's newsletter about the project. The newsletter is available to residents, visitors, staff and the community.

November 25, 2023

A formal meeting was held with the Family and Friends Council. Following a presentation of an update about the project feedback, questions and comments were about staffing levels, impact on the Long Term Care during construction, traffic impacts, greenspace, the possibility of adding an inside atrium next to the outside patio. Responses similar to those noted above were provided, or there was indication matters would be addressed to minimize the impact.