

October 2nd, 2019

Kimberley Baldwin,
Development Review Planner,
Planning, Infrastructure and Economic Development Department,
City of Ottawa,
110 Laurier Avenue West,
Ottawa, ON, K1P 1J1

Dear Ms. Baldwin,

Re: File No. D02-02-19-0083 – Rezoning of 24 – 30 Pretoria Avenue

The Glebe Community Association (GCA) has now had an opportunity to review the details of this Application. We would like to thank the City for considering the comments below, which we have drafted following strong engagement with the community.

Comments regarding the Application documents and process

- **Parking and Traffic Impact**
In light of the proposed addition of a significant number of residential units on a one-way street heavily used by car commuters, the GCA considers that studies are required in order to evaluate the impact of the development on both parking and traffic flow. Consequently, the GCA requests that the City require the Applicant to conduct and submit both Parking Impact and Traffic Impact studies and implement any resulting recommendations.
- **Community Consultation**
There has been a strong and concerned community response to the proposed development, but no opportunity provided for the Applicant to present the development proposal and receive community feedback. The GCA has had previous experience where Community Consultation meetings have provided an invaluable opportunity for discussion and mutual understanding, and occasionally led to design modifications enabling the community to fully support re-zoning and development in general. The GCA considers that such a meeting would be very advantageous for this file and requests that the City support our position by requiring the Applicant to arrange, schedule, publicise and conduct a Community Consultation.

Comments regarding the Application proposed

- **Trees and landscaping**
The Applicant proposes removing 80% of the trees on the site. The close proximity of the remaining trees to the proposed development's foundations suggests that they are unlikely to survive the construction process. Further, the construction of a below grade parking garage on the vast majority of the site results in exceptionally few opportunities for replacing trees or providing new landscaping larger than ornamental shrubs and bushes.

The GCA considers this to be unacceptable. Beyond the obvious concerns with canopy loss and lack of sustainability, removal of these trees will result in a complete loss of screening for the R3 zoned residences to the south (Strathcona Avenue) and west (Metcalfe Street) of the site.

The GCA believes that an alternative design for the parking provided can result in less extensive site excavation and enable conservation of the majority of the trees on the site, particularly those providing visual screening along the boundaries of adjacent properties. We request that the City secure modifications to the proposal to enable this, and look to the anticipated (2020) tree conservation by-law to establish reasonable conservation parameters for the site.

- **Proposed massing and height**

A substantial apartment building can be constructed on the site within the existing zoning, height and setback constraints. The Proposal seeks to relax those constraints resulting in a massing and overall height that we believe is inappropriate adjacent to an R3 zoned residential neighbourhood. The extension of the R5 zoning (24 and 26 Pretoria) to the larger portion of the site (28 and 30 Pretoria) prevents a proper transition to the surrounding neighbourhood. The proposed reduced western side yard setback exacerbates the problem.

Of particular concern is the relationship between the rear of the proposed development and the residences on Strathcona and Metcalfe, resulting in a wall of unscreened balconies and windows overlooking private rear yards and dwellings. An alternative articulation of the proposed building could substantially reduce this overlook and successfully transition between the apartment building and smaller single family residences.

The GCA requests that the City secure modifications to the Applicant's proposal to reduce the overall massing and height of the development and provide appropriate transition to the adjacent residential zones.

Application timeline

Although the GCA appreciates the City's "On Time Decision Date" constraints for an application of this nature, the GCA nevertheless requests that consideration of the Application at the City's Planning Committee be postponed until such time as all of the issues raised above have been addressed.

The GCA would welcome continued discussion of the application. We look forward to working with the City and the development team to find solutions to the issues raised.

Sincerely,

Peter Hook
On behalf of the GCA Planning Committee

cc.
Councillor Shawn Menard