

As We Heard It Report

As of the end of July 2017, a total of 165 responses were received, and 134 respondents were opposed or had concerns. Most who had concerns were not opposed to development but requested that the building be kept to 15 metres. A total of 12 were in support and the remainder had requested more information or to be kept informed.

Issue 1: Heritage

- Support for the preservation of the Church site
- Lower building heights will better preserve heritage of the site
- Adjacent to UNESCO World Heritage Site, whose site lines and views of the Church should be preserved
- Building will have a negative impact on the surroundings of the Rideau Canal
- Materials and design visibly clash with the heritage character of the church
- At night the lights of the condo's dome will tower above the church and dominate its nightscape.
- Support for location, behind church, but not for building beyond current zoning (or standard TM zoning provisions)
- Heritage Overlay stops short of Southminster site, but the spirit of the overlay should be applied here
- The application lacks an Archeological Resource Assessment to address Southminster's Memorial Garden

Issue 2: Zoning

- Respect existing zoning by-laws
- Find other means to fund church preservation than by adding additional height to zoning provisions
- Proposed amendments are not in keeping with the spirit of the existing zoning, Galt Street is not a Traditional Mainstreet
- If the site is to be rezoned to a TM zone, it should respect the 15m height limit in effect elsewhere
- Fear that rezoning to higher heights will set a precedent for tall buildings along the canal and in the community of Old Ottawa South
- Rezoning should not be done before severance is complete. If rezoning were done after the severance, the proposed TM zoning would not be considered. The site should be rezoned based on what is appropriate for Galt Street, not the entire site.
- Keep the R3 residential zoning intact
- The ASL (Above Sea Level) measurement is difficult to understand
- Support for rezoning in order to fund preservation of Church

- This redevelopment is necessary to allow the church to remain serving the community for years to come.

Issue 3: Built Form

- Too tall, limit to three stories (or 15m max)
- Too large and obtrusive
- Proposed design eliminates the role of the Church as the dominant architectural feature as you enter the community (visual gateway)
- Height comparisons should not be drawn to developments in the Glebe as they are entirely distinct neighbourhoods
- Does not fit in with neighbourhood characteristics of the low-rise residential neighbourhoods
- Excessive use of glass is not appropriate given the neighbourhood context
- Glass walls are less efficient insulators than other types of well-insulated walls
- Area more conducive to townhouses, rather than a mid-rise building
- Keep height below the mid-roof height of the church to maintain the Church's visual primacy in the neighbourhood
- Increase setback from sidewalk to be more in conformity with the neighbourhood standard of green front lawns or gardens
- There should not be a blank wall addressing Bank Street (balconies, and amenity space)
- Would like to see renderings and visualizations of the North-face of the development before proposal is presented in Public Meetings
- Clear visual renderings from a human-scale perspective point for views from all sides and angles of site
- Attractive proposal that fits well with streetscape and increases density while protecting the Church heritage site
- Support for the townhouse portion of the proposal
- This will support the densification goals of the city and adds to vibrancy of neighbourhood
- Stepbacks above the third floor are good
- There is no alternative proposal that generates the same amount of much needed funding for the church while also resulting in a smaller development.
- Support for the design proposal as it fits well into the community, considering its scale
- Cities which limit height and consider visual heritage can accommodate old and new without destroying or disrespecting local treasures (Berlin is a good example)
- Proposal is far more attractive than existing church extension

Issue 4: Parking and Traffic

- Will result in loss of 17 parking spaces dedicated to Church programming
- Street parking on Galt Street would be difficult

- Concern about additional traffic and congestion
- There is no location for a surface bicycle park for the church.
- Fewer new units would reduce concerns over increased parking demand in the neighborhood

Issue 5: Housing

- Luxury apartments are not needed. Affordable housing should be provided.
- Consider providing more units at a lower cost/unit
- Support for housing options that allow aging homeowners to move to a more manageable space without leaving the neighbourhood. This would allow new younger families to move into homes currently occupied by aging residents who wish to move to a smaller space but have no good alternative options within the community

Issue 6: Trees, Landscaping and the Environment

- Would like to see concerted effort towards protecting mature trees from Bank to Galt Street
- Building foundation may destroy root system of trees to north
- The trees are necessary to mitigate the interrupted viewscape.
- The glass walls will be a major hazard for birds.
- Would like to be given a clear assessment of how many mature trees will have to be removed for this development to occur
- Would like to see the “Climbing Tree” (common term used to refer to the tree) at the south-west corner of the property where children play and parents congregate

Issue 7: Other Planning Tools

- Consider developing a CDP/Secondary Plan to guide future development
- Provide community improvement to offset impact of development (improved bike and pedestrian connections, retain architectural features and materials from any demolished portions of the heritage site, green space, etc...)

Questions

- What will the impacts on the privacy of the homes across the street be?
- Would a one storey reduction in height (5 storeys) be possible? This would seem to be a reasonable compromise
- Could the Heritage Overlay be extended to apply to the Church?
- Without the parking lot at the Church, where will pick-up and drop-offs happen for Church programming?
- Will Galt Street be wide enough to allow for parallel parking?
- Will the developer be required to install public/visitor parking?

- Why is Windmill recommending the provision of more than one resident parking space per unit? Why not designate more visitor parking spaces (or church spaces) to take the pressure off the on-street parking availability?
- Could decorative screening be provided to hide the mechanical rooftop fixtures?
- Where will the fire hydrant on Galt be relocated (re parking or construction)?
- How will Windmill avoid the problem of industrial air conditioner noise such as was seen in the Glebe/Lord Lansdowne Residence in 2009?
- How will the development plans address the Memorial Garden in which several people are interned?
- Has this project considered the recently adopted (June 28, 2017) Urban Forest Management Plan?
- Was the 2012 Rideau Corridor Landscape Strategy Study (Parks Canada) reviewed in regards to this application?
- Will this set a precedent for extending the Traditional Mainstreet designation farther back into the neighbourhood in the future?