

Ottawa East
Community
Association



Old Town Hall

Rezoning: 113-115 Echo

OOECA Comments

Planning Committee

October 11, 2016

Context

Over the last six years the City has done a fine job:

- supporting the community design plan/secondary plan
- rebuilding Main as a complete street.

OOECA is supportive of a well-designed six-storey primarily residential structure at the corner of Col By / Echo and Main.



However ...

- Rezoning to TM7 should include the same restrictions as what pertains to the rest of Main Street - Hawthorne to Clegg.
- Specifically, the ground level uses should be the same as on the rest of Main's TM7
- Residential - even as work-live - should not be permitted at ground level.



Furthermore...

- The ground level really should be "at ground" not, as the planning report says, "ground-oriented"
- The new development must fully allow the extension of Main as a complete street as is so well done on the lengthy reconstructed portion of Main to the south, i.e., with full cycle tracks, dooring zone where parking is allowed, and wide sidewalks on both sides of Main



Let's Not Ignore OP

The planning report makes no mention of why the City is not exercising the Official Plan's street-widening provisions that enable the city to protect a 23-metre right of way for this portion of Main Street, something that is possible when, as now, there is a planning approval review pursuant to the Ontario Planning Act.



Conclusion

To rezone the property to TM7 is sound but the developer should not be allowed to cherry pick provisions of the existing TM7 zoning and exclude those provisions it doesn't like.

Also, it's important to ensure Main is a complete street for its full length

