

Public Consultation Strategy Report

315 + portion of 321 Chapel Street, future 8 Blackburn Avenue

October 9, 2024

This Public Consultation Strategy Report has been prepared for the Site Plan Control (SPC) application for 315 + 321 Chapel Street, future 8 Blackburn Avenue on behalf of Windmill Development Group (“the client”). This report outlines the consultation that has taken place for the 2018 community-initiated Zoning By-law Amendment (ZBLA) as well as the 2024 ZBLA application.

1.1 2018 Zoning By-law Amendment Application

In 2015, 315 Chapel Street was purchased from the Anglican Diocese by Allsaints Development Inc., a private community-based corporation dedicated to conserving the church and developing the property as a community hub with a mix of residential, commercial, and community uses.

Concurrent Official Plan and Zoning By-law Amendment applications were submitted to the City in 2018 to permit the redevelopment of a portion of the lands, namely the east half of 315 Chapel Street, with a nine (9) storey mid-rise, mixed-use building. Members of the community provided feedback on the proposal at the time.

Prior to the submission of the original ZBLA application, the applicant held three (3) public meetings:

- / September 2016, which had approximately 300 attendees. City staff did not attend this meeting;
- / April 2017 – city staff did not attend this meeting; and
- / January 8, 2018, which had approximately 40 attendees. The applicant made a presentation outlining the history of their involvement with the site and how they arrived at the current development proposal. Discussion was held and questions were posed to the applicant team. Staff attended to respond to questions related to the application process.

Action Sandy Hill, the community association, provided written comments during the pre-consultation process, dated November 3, 2016.

1.2 2024 Zoning By-law Amendment and Site Plan Control Applications

In partnership with the City of Ottawa, all public engagement activities complied with Planning Act requirements, including circulation of notices and the Statutory Public Meeting. The following Public Engagement steps and activities have been undertaken in preparation of the application submission:

Zoning By-law Amendment

- / Pre-Application Consultation Meeting
 - Pre-application consultation meetings were held with city staff and the applicant team on the following dates:
 - Phase 1 Pre-Consultation Meeting: April 3, 2023;
 - Phase 2 Pre-Consultation Meeting: September 21, 2023; and
 - Phase 3 Pre-Consultation Meeting: December 22, 2023;
- / Notification of Ward Councillor, Councillor Stéphanie Plante
 - The Ward Councillor has been notified of the application; the development team has met with her to discuss the proposal.
- / Development Application Sign

- The City of Ottawa posted a development sign in February 2024.
- / Planning Committee Meeting Advertisement and Report Mail out to Public
 - Notification for the statutory public meeting was undertaken by the City of Ottawa.
 - In advance of the Planning and Housing Committee meeting, Action Sandy Hill provided written comments to the File Planner. These comments were shared with the applicant team and reviewed.
- / Statutory Public Meeting for Zoning By-law Amendment – Planning & Housing Committee
 - The statutory public meeting occurred at the City of Ottawa Planning & Housing Committee on April 24, 2024.

The Ward Councillor did not request a Community Information Session.

Site Plan Control Application:

- / Pre-Application Consultation Submissions:
 - Phase 1 Pre-Consultation Submission: February 23, 2024
 - Phase 3 Pre-Consultation Submission: May 31, 2024
- / Following submission of this Site Plan Control application, the materials will be uploaded to devapps.ottawa.ca and will be open to public comments.

We trust that this information is helpful. If you have any questions, please do not hesitate to contact the undersigned at nahal@fotenn.com

Sincerely,



Tamara Nahal, MPI
Planner



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Associate/Managing Director