



## Planning Committee

### Minutes

**Meeting #:** 70  
**Date:** Thursday, September 22, 2022  
**Time:** 9:30 am  
**Location:** Electronic Participation

**Present:** Co-chair Glen Gower, Co-chair Scott Moffatt, Councillor Riley Brockington, Councillor Jean Cloutier, Councillor Cathy Curry, Councillor Laura Dudas, Councillor Allan Hubley, Councillor Catherine Kitts, Councillor Jeff Leiper, Councillor Shawn Menard, Councillor Tim Tierney

**Absent:** Ex officio: Councillor Eli El-Chantiry

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1. Notices and meeting information for meeting participants and the public  
Notices and meeting information are attached to the agenda and minutes, including: availability of simultaneous interpretation and accessibility accommodations; *in camera* meeting procedures; information items not subject to discussion; personal information disclaimer for correspondents and public speakers; notices regarding minutes; and remote participation details.  
Accessible formats and communication supports are available, upon request.  
Except where otherwise indicated, reports requiring Council consideration will be presented to Council on October 5, 2022 in Planning Committee Report 68.  
The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on September 21, and the deadline to register to speak by email is 8:30 am on September 22.  
**This draft Minutes document contains a summary of the disposition of items and actions taken at the meeting. This document does not include all of the text that will be included in the final Minutes, such as the record of written and oral submissions. Recorded votes and dissents contained in**

**this draft Minutes document are draft until the Minutes of the meeting are confirmed by the Committee. The final draft Minutes will be published with the agenda for the next regular Committee meeting and, once confirmed, will replace this document.**

The Chair read the following statement at the outset of the meeting pursuant to the *Planning Act*:

This is a public meeting to consider the proposed Comprehensive Official Plan and Zoning By-law Amendments listed as Items 4.2, 5.1 and 5.3 on today's Agenda.

For the item just mentioned, only those who make oral submissions today or written submissions before the amendments are adopted may appeal the matter to the Ontario Land Tribunal. In addition, the applicant may appeal the matter to the Ontario Land Tribunal if Council does not adopt an amendment within 90 days of receipt of the application for a Zoning By-law Amendment and 120 days for an Official Plan Amendment.

To submit written comments on these amendments, prior to their consideration by City Council on October 5, 2022, please email or call the Committee or Council Coordinator.

2. Declarations of Interest

No Declarations of Interest were filed.

3. Confirmation of Minutes

3.1 PLC Minutes 68 – Thursday, August 25, 2022

**Carried**

3.2 PLC Minutes 69 – Thursday, September 8, 2022

**Carried**

4. Postponements and Deferrals

4.1 Development Charge Complaint - 1354, 1376 Carling Avenue

File No. ACS2022-PIE-BCS-0002 - River (Ward 16)

*Deferred from the Planning Committee meetings of August 25, 2022 and September 8, 2022.*

The following written submission was received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Letter dated September 21, 2022 from John Truong, Holloway Lodging Corporation, opposed

### **Report recommendation**

**That Planning Committee recommend that Council dismiss the development charge complaint in respect of 1354, 1376 Carling Avenue.**

**Carried**

#### 4.2 Official Plan and Zoning By-Law Amendment – 1071 Ambleside Drive

File No. ACS2022-PIE-PS-0095 - Bay (Ward 7)

*Deferred from the Planning Committee meeting of September 8, 2022.*

Allison Hamlin, Manager, Planning Services, Planning, Real Estate and Economic Development Department (PRED), presented an overview of the application and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

Royce Fu, Manager, Economic Development Services, PRED, was also available and answered questions from Committee.

The Applicant/Owner as represented by Lisa Dalla Rosa, Fotenn, provided an overview of the Application and responded to questions from Committee. They were accompanied by Geoff Caran and Rod Lahey.

The following speakers addressed the Committee to speak to the Application:

- Jerry Lapierre, President, Board of Directors, Ambleside One\* touched on the current demographics of the neighbourhood, how the proposal fails to comply with the Cleary and New Orchard Area-Specific Policy, issues with increased congestion, height and density.
- James MacEachern understands there is a housing shortage, however, this proposal does not assist with that. Fails to comply

with existing policies and is not appropriate for this street as neither New Orchard nor Ambleside are an arterial road and is out of character for the neighbourhood.

- Jane Anderson\* spoke as a resident on Ambleside Drive, expressing concern with the development and the affect it will have on the current residents. The proposed development will have a negative impact on the quality of life for the current residents and is out of character for the neighbourhood.
- Andrea Cocks expressed concerns with how the proposed development will increase density in the neighbourhood, how the glare from the adjacent building will make balconies unusable and noise levels as a result of the loading dock.
- Ken Webb expressed frustration with the proposed development and how it will damage something of value currently enjoyed by residents of Ambleside Drive. Would ask that the City ensure the developer complies with existing policies.
- Sharon Moon & Howard Clark\* purchased a condo at this property because of the view of the Ottawa River and proximity to the NCC parkland and because it was not suitable for onsite density redistribution. This proposal goes against the Secondary Plan and does not meet the criteria to integrate.
- Lorna Lemay supports comments from previous speakers and added concerns related to the need for an independent Traffic Impact Assessment, Wind Impact Assessment and Community Benefits Charge.

*[ Individuals / groups, as marked above, either provided comments (\*) in writing or by e-mail; all submissions and presentations (+) are held on file with the Office of the City Clerk. ]*

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Letter dated November 14, 2021 from Sharon Moon and Howard Clark, opposed

- Email dated August 24, 2022 from Shona Trent, opposed Email dated August 26, 2022 from Robert Szabo, opposed
- Email dated August 30 and September 7, 2022 from Joan Scott, opposed
- Email dated September 2, 2022 from Phillip Bird, opposed
- Email dated September 5, 2022 from Viviane Leclerc, opposed
- Email dated September 6, 2022 from Alan Seymour, opposed
- Email dated September 6, 2022 from C. McClymont, opposed
- Email dated September 16, 2022 from Gisèle Thibeault, opposed
- Email dated September 16, 2022 from Purnima Sen, opposed
- Letter received September 20, 2022 from Alex Lanyi, opposed
- Email dated September 20, 2022 from Irina Kudryashova, opposed
- Letter received September 20, 2022 from George Mavromatis, opposed
- Letter received September 20, 2022 from Jane Anderson, with images, opposed

Following discussion on this item, the Committee carried the report recommendations as amended.

### **Report recommendations**

- 1. That Planning Committee Recommend Council**
  - a. Approve an amendment to the Cleary and New Orchard Area Site-Specific Policies in the Official Plan Volume 2b by adding a new policy permitting building heights of up to 32 storeys, specific to the site at 1071 Ambleside Drive, as detailed in Document 2a.**
  - b. Approve an amendment to Zoning By-law 2008-250 for part of 1071 Ambleside Drive to permit a residential development with heights up to 32 storeys, as detailed in Documents 3 and 4.**
  - c. Direct staff to incorporate an amendment to the Sherbourne and New Orchard Secondary Plan in the New Official Plan Volume 2a, as detailed in Document 2b, as part of the new Official Plan being considered for approval by the Ministry of Municipal Affairs and Housing.**

2. **That Planning Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* ‘Explanation Requirements’ at the City Council Meeting of October 5,” subject to submissions received between the publication of this report and the time of Council’s decision.**

For (6): Co-chair G. Gower, Co-chair S. Moffatt, R. Brockington, J. Cloutier, A. Hubley, and C. Kitts

Against (4): C. Curry, L. Dudas, J. Leiper, and S. Menard

**Carried as amended (6 to 4)**

**Amendment:**

**Motion No. PLC 2022-70/1**

Moved by Co-chair S. Moffatt

**WHEREAS the application associated with report ACS2022-PIE-PS-0095, seeks to permit a 32-storey apartment building with 312 dwelling units and 315 underground parking spaces.; and**

**WHEREAS certain technical modifications to the zoning schedule have been identified as being required by staff; and**

**THEREFORE BE IT RESOLVED THAT, with respect to report ACS2022-PIE-PS-0095, Planning Committee substitute Document 5 with the revised version enclosed.**

**THEREFORE BE IT FURTHER RESOLVED that there be no further notice pursuant to Section 34 (17) of the *Planning Act*.**

**Carried**

5. Planning, Real Estate and Economic Development Department

- 5.1 Zoning By-law Amendment – 197 and 201 Wilbrod Street

File No. ACS2022-PIE-PS-0122 - Rideau-Vanier (Ward 12)

*\* Items 5.1 and 5.2 were considered concurrently by the Committee.*

Ward Councillor M. Fleury was in attendance for these items.

The Applicant, as represented by Tim Beed (Fotenn) and Barry Padolsky (architect) was present in support, and available to answer questions. The Applicant advised that they did not need to address the Committee if the item carried.

The Committee carried the report recommendations as presented.

### **Report recommendations**

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 197 and 201 Wilbrod Street, as shown in Document 1, to permit a four-storey apartment building, as detailed in Document 2.**
2. **That Planning Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* ‘Explanation Requirements’ at the City Council Meeting of October 5, 2022, subject to submissions received between the publication of this report and the time of Council’s decision.**

**Carried**

- 5.2 Application for new construction at 197 and 201 Wilbrod Street, properties designated under Part V of the Ontario Heritage Act as part of the Sandy Hill West Heritage Conservation District

File No. ACS2022-PIE-RHU-0033 - Rideau-Vanier (Ward 12)

*The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on October 7, 2022.*

### **Report recommendations**

**That Planning Committee recommend that Council:**

1. **Approve the application for new construction at 197 and 201 Wilbrod Street according to plans prepared by GRC Architects, dated July 1, 2022, conditional upon:**
  - a. **The applicant providing samples of all the final exterior cladding materials, for approval by heritage staff, prior to the issuance of a Building Permit;**
2. **Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department;**
3. **Approve the issuance of the heritage permit with a two-year expiry date from the date of issuance unless otherwise extended by Council.**

**Carried**

5.3 Zoning By-law Amendment – 5725 Fernbank Road

File No. ACS2022-PIE-PS-0125 - Stittsville (Ward 6)

The Applicant, as represented by Robert Tran (Novatech), was present in support, and available to answer questions. The Applicant advised that they did not need to address the Committee if the item carried.

The Committee carried the report recommendations as presented.

**Report recommendations**

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 5725 Fernbank Road, as shown in Document 1, to permit residential land uses and one new park block, as detailed in Document 2.**
2. **That Planning Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* ‘Explanation Requirements’ at the City Council Meeting of October 5, 2022,” subject to submissions received**



**between the publication of this report and the time of Council's decision.**

**Carried**

6. In Camera Items

There were no *in camera* items.

7. Information Previously Distributed

7.1 City Priorities for Community Benefits at LeBreton Flats and Funding Approaches for City-Owned Facilities – Status Update

File No. ACS2021-PIE-EDP-0032

8. Notices of Motions (For Consideration at Subsequent Meeting)

There were no Notices of Motion.

9. Inquiries

There were no Inquiries.

10. Other Business

10.1 Appeal to 933 Gladstone / 1030 Somerset Rezoning Proposed Resolution – Class 4 Designation.

File No. ACS2022-PIE-EDP-0031 - Somerset (Ward 14)

Tim Marc, Senior Legal Counsel, Planning, Development and Real Estate, Planning, Real Estate and Economic Development Department was present and responded to questions

Ms. Jennifer King, Canadian Bank Note and Ms. Emma Blanchard, Ottawa Community Housing were present in support of the report recommendations.

Following questions to staff, the Committee CARRIED the recommendations as presented.

**Motion No. PLC 2022-70/2**

Moved by Co-chair S. Moffatt

**WHEREAS an appeal concerning a zoning by-law amendment to 933 Gladstone Avenue and part of 1033 Somerset Street is before the Ontario Land Tribunal; and**

**WHEREAS the possibility of a settlement of this matter might be made on the basis of the designation of 933 Gladstone Avenue and part of 1033 Somerset Street as a Class 4 site within the meaning of the Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning (NPC-300) and the City of Ottawa Environment Noise Control Guidelines**

**THEREFORE BE IT RESOLVED THAT Planning Committee add report ACS2022-PIE-EDP-0031 as an item of other business to the September 22, 2022 Meeting of Planning Committee.**

**Carried**

**Report recommendations**

**That Planning Committee recommend to Council that:**

- 1. 933 Gladstone Avenue and 1030 Somerset Street, shown on the Location Plan attached as Document 1 to this report. be designated as a Class 4 area within the meaning of Provincial Guideline NPC-300 and the City's Environmental Noise Control Guidelines, and that the property be listed as a Class 4 area within Appendix A to the City's Environmental Noise Control Guidelines.**
- 2. The Noise By-law being By-law 2017-155, as amended, be further amended by the addition of the site specific provision set forth in Document 2.**

**Carried**

11. Adjournment

Next Meeting

Thursday, October 27, 2022.

The meeting adjourned at 12:33 pm.

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Original signed by K. Crozier,  
Committee Coordinator

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Original signed by Councillors G.  
Gower, Chair and S. Moffatt, Chair