



Planning and Housing Committee

Minutes

Meeting #: 1
Date: Wednesday, January 18, 2023
Time: 9:30 am
Location: Andrew S. Haydon Hall, 110 Laurier Avenue West, and by electronic participation

Present: Chair: Councillor Jeff Leiper, Vice-chair: Councillor Glen Gower, Councillor Riley Brockington, Councillor Cathy Curry, Councillor Laura Dudas, Councillor Laine Johnson, Councillor Theresa Kavanagh, Councillor Clarke Kelly, Councillor Catherine Kitts, Councillor Wilson Lo, Councillor Tim Tierney, Councillor Ariel Troster

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 January 25, 2023 in Planning and Housing Committee Report 1.

The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on January 17, 2023, and the deadline to register to speak by email is 8:30 am on January 18, 2023.

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 5.1 - 5.7 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 January 25, 2023, please email or call the Committee or Council Coordinator.

2. Declarations of Interest

2.1 L. Johnson - Zoning - 139 and 143 Balsam Street and 20 Larch Street.

I, Councillor Laine Johnson, declare a potential, deemed indirect pecuniary interest on the following item on the Planning and Housing Committee Agenda of January 18, 2023, Zoning By-law Amendment – 139 and 143 Balsam Street and 20 Larch Street, as my father is an employee of Preston Hardware.

2.2 L. Johnson - Zoning By-law Amendment – 535 Chapel Street.

I, Councillor Laine Johnson, declare a potential, deemed indirect pecuniary interest on the following item on the Planning and Housing Committee Agenda of January 18, 2023, Zoning By-law Amendment – 535 Chapel Street, as my spouse has a financial relationship with the owner of the property.

3. Confirmation of Minutes

3.1 PLC Minutes 71 – Thursday, October 27, 2022

Carried

4. Office of the City Clerk

4.1 Planning and Housing Committee Terms of Reference

File No. ACS2023-OCC-CCS-0001 - City-wide

Caitlin Salter MacDonald, Manager, Council and Committee Services,
Office of the City Clerk, was present and responded to questions.

Report Recommendation

That the Planning and Housing Committee recommend Council approve its Terms of Reference, as outlined in this report and attached as Document 1.

Carried as amended

Amendment:**Motion No. PHC 2023-1/1**

Moved by G. Gower

WHEREAS the Infrastructure and Water Services Department will report to Planning and Housing Committee on certain matters related to the Committee's mandate, including but not limited to matters that pertain to infrastructure planning; and

WHEREAS the Infrastructure and Water Services department was inadvertently omitted from the revised Terms of Reference; and

WHEREAS a correction is also required to correct a typo and provide additional clarity in the final paragraph of the Terms of Reference pertaining to the authority of the Built Heritage Committee;

THEREFORE BE IT RESOLVED that the following subsection (c) be added under Section 1 General Responsibilities and the remaining sub-section re-numbered accordingly:

c) Applicable services and branches within the Infrastructure and Water Services Department; and

BE IT FURTHER RESOLVED that the final paragraph of the Terms of Reference be revised to read as follows:

(Note that the Built Heritage Committee has the authority to make recommendations on heritage matters directly to Council, without consideration by the Planning and Housing Committee or Agriculture and Rural Affairs Committee where there is no associated Planning Act application, in accordance with that Committee’s Terms of Reference; and

BE IT FURTHER RESOLVED that the Committee Coordinator be directed to make these corrections in Document 1 when the report is submitted to Council.

Carried

5. Planning, Real Estate and Economic Development Department

5.1 Zoning By-law Amendment - 75 Granton Avenue

File No. ACS2023-PRE-PS-0002 - College (8)

The Applicant, as represented by Peter Hume, UP Urban, 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 and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 75 Granton Avenue, as shown in Document 1, to rezone the property from R1FF[632] to R2E[632] to permit two semi-detached dwellings, as detailed in Document 2.
2. That Planning and Housing 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 January 25, 2023 subject to submissions received between the publication of this report and the time of Council’s decision.

Carried

5.2 Zoning - 139 and 143 Balsam Street and 20 Larch Street

File No. ACS2023-PRE-PS-0003 - Somerset (14)

L. Johnson declared a conflict on this item. (I, Councillor Laine Johnson, declare a potential, deemed indirect pecuniary interest on the following item on the Planning and Housing Committee Agenda of January 18, 2023, Zoning By-law Amendment – 139 and 143 Balsam Street and 20 Larch Street, as my father is an employee of Preston Hardware.)

Councillor L. Johnson, having declared an interest on this item, did not participate in discussions or vote on this item.

John Bernier, Planner II, 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.

The Applicant/Owner as represented by John Moser, GBA Group, and Mario Giannetti, Preston Hardware, provided an overview of the Application and responded to questions from Committee.

The following staff were also present and responded to questions:

- PRED: Don Herweyer, General Manager, Planning, Real Estate and Economic Development; Derrick Moodie, Director, Planning Services
- Innovative Client Services Department: Christine Enta, Legal Counsel

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

- Catherine Boucher, Dalhousie Community Association spoke in opposition to the report recommendations to introduce surface parking lots in residential neighbourhoods, while noting inconsistencies in the staff report.

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

- Letter dated October 23, 2021 and January 12, 2023 from Dalhousie Community Association, opposed

Following discussion on this item, the Committee carried the report recommendations as amended by Motion No. PHC 2023-1/2.

Report Recommendations

1. That Planning and Housing Committee recommend Council:
 - a. Approve an amendment to Zoning By-law 2008-250 for 139 and 143 Balsam Street and 20 Larch Street, as shown in Document 1, to permit a temporary parking lot use and a reduction in landscaping for temporary parking lot, as detailed in Document 4.
 - b. Authorize an amending agreement to Demolition Control Agreement OC2342369 to allow for a temporary use parking lot as per the recommended rezoning.
2. That Planning and Housing 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 January 25, 2023 subject to submissions received between the publication of this report and the time of Council's decision.

For (11): J. Leiper, G. Gower, R. Brockington, C. Curry, L. Dudas, T. Kavanagh, C. Kelly, C. Kitts, W. Lo, T. Tierney, and A. Troster

Conflict (1): L. Johnson

Carried as amended (11 to 0)

Amendment:

Motion No. PHC 2023-1/2

Moved by L. Dudas

THEREFORE BE IT RESOLVED THAT, with respect to report ACS2023-PRE-PS-003, Document 4 Section 2(c)(i) be amended as follows: “non-accessory parking in a principal use parking lot is limited to a temporary period of one year beginning on the date of passing of this by-law”; and

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

Carried

5.3 Zoning By-Law Amendment- 154 O’Connor Street

File No. ACS2023-PRE-PS-0001 - Somerset (14)

The Applicant, as represented by Bria Aird and Matthew McElligott, Fotenn, were 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 and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 154 O’Connor Street, as shown in Document 1, to permit a temporary parking lot use for a period of three years, as detailed in Document 2.
2. That Planning and Housing 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 January 25, 2023” subject to submissions received between the publication of this report and the time of Council’s decision.

Carried

5.4 Zoning By-law Amendment – 535 Chapel Street

File No. ACS2023-PRE-PS-0004 - Rideau-Vanier (12)

L. Johnson declared a conflict on this item. (I, Councillor Laine Johnson, declare a potential, deemed indirect pecuniary interest on the following item on the Planning and Housing Committee Agenda of January 18, 2023, Zoning By-law Amendment – 535 Chapel Street, as my spouse has a financial relationship with the owner of the property.)

Councillor L. Johnson, having declared an interest on this item, did not participate in discussions or vote on this item.

Report Recommendations

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 535 Chapel Street, as shown in Document 1, to facilitate the conversion of an existing four-unit low-rise apartment dwelling to a nine-unit low-rise apartment dwelling, as detailed in Document 2.**
2. **That Planning and Housing 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 January 25, 2022,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Motion No. PHC 2023-1/3

Moved by G. Gower

WHEREAS discrepancies in the survey drawings from the applicant have been identified; and

WHEREAS revisions to the requested zoning relief are now required; and

WHEREAS the applicant has requested to defer the item to the January 31, 2022 Regular Meeting of Planning Committee; and

WHEREAS staff support this request.

THEREFORE BE IT RESOLVED that the Planning and Housing Committee approve the following:

1. Defer report ACS2023-PRE-PS-0004 to the January 31, 2023 Meeting of the Planning and Housing Committee; and
2. Permit staff to include a revised staff report and Document 2, Proposed Zoning By-law Amendment, for inclusion in the distribution of the January 31, 2023 Planning and Housing Committee agenda with notice being provided.

Carried

5.5 Zoning By-Law Amendment - 1399 Avenue U

File No. ACS2023-PRE-PS-0012 - Alta Vista (18)

The Applicant, as represented by Josie Tavares and Evan Johnson, CLV Group Developments Inc., were 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 and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1399 Avenue U, as shown in Document 1, to permit a reduced drive-aisle width, as detailed in Document 2.
2. That Planning and Housing 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 January 25, 2023,” subject to submissions received between the publication of this report and the time of Council’s decision.

Carried

5.6 Zoning By-Law Amendment – 2784 and 2786 Lancaster Road

File No. ACS2023-PRE-PS-0009 - Alta Vista (18)

Melanie Gervais, Planner III, 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.

The Applicant, as represented by Jacob Bolduc, Fotenn, 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 following staff from PRED were also present and responded to questions: Melanie Gervais, Planner III, Planning Services; Lily Xu, Manager, Development Review South.

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

- Les Woolsey spoke in opposition to the staff report noting concerns with aspects of the report that relate to evaluation, circumstances are not accurately defined or described and notes the proposal does not represent good planning for 15-minute neighbourhoods.

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

- Email dated January 17, 2023 from Russell Beaupre, with concerns

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

Report Recommendations

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2784 and 2786 Lancaster Road, as shown in Document 1, to permit retail use, as detailed in Document 2 and 3.
2. That Planning and Housing 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 25 January 2023," subject to submissions received between the publication of this report and the time of Council's decision.

For (12): J. Leiper, G. Gower, R. Brockington, C. Curry, L. Dudas, L. Johnson, T. Kavanagh, C. Kelly, C. Kitts, W. Lo, T. Tierney, and A. Troster

Carried (12 to 0)

5.7 Zoning By-Law Amendment - 3459 and 3479 St. Joseph Boulevard

File No. ACS2023-PRE-PS-0010 - Orléans East-Cumberland (1)

The Applicant, as represented by Tyler Yakichuk and Jacob Bolduc, Fotenn, were 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 and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3459 and 3479 St. Joseph Boulevard as shown in Document 1, to permit four, 6-storey residential buildings, as detailed in Document 3.
2. That Planning and Housing 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 January 25, 2023,” 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 Cash-in-Lieu of Parkland

File No. ACS2023-FSD-FSP-0001 - City-wide

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

There were no Notices of Motion.

9. Inquiries

There were no Inquiries.

10. Other Business

There was no other business.

11. Adjournment

Next Meeting

January 31, 2023

The meeting adjourned at 11:05 am.

Original signed by K. Crozier,
Committee Coordinator

Original signed by Councillor Jeff
Leiper, Chair