

16. Zoning By-law Amendment – 56 Capilano Drive

Modification du Règlement de zonage – 56, promenade Capilano

Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 56 Capilano Drive, as shown in Document 1, to rezone the property from L1 to R4Z[xxxx] -h to permit a four-storey low-rise apartment building, as detailed in Document 2 as amended.

Recommandation du Comité

Que le Conseil approuve une demande de modification du Règlement de zonage 2008-250 visant le 56, promenade Capilano, un bien-fonds illustré dans le document 1, afin de faire passer la désignation de l'emplacement de L1 à R4Z[xxxx] -h et ainsi permettre la construction d'un immeuble de faible hauteur comportant quatre étages, comme l'expose en détail le document 2 dans sa version modifiée.

Documentation/Documentation

1. Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department, dated October 12, 2022 (ACS2022-PIE-PS-0132)

Rapport du Directeur, Services de la planification, Direction générale de la planification, de l'immobilier et du développement économique, daté le 12 octobre 2022 (ACS2022-PIE-PS-0132)

2. Extract of draft Minutes, Planning Committee, October 27, 2022

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 27 octobre 2022

Zoning By-law Amendment – 56 Capilano Drive

File No. ACS2022-PIE-PS-0132 - Knoxdale-Merivale (Ward 9)

The Applicant/Owner as represented by Harris Khan, Fotenn, provided an overview of the Application and responded to questions from Committee.

The following staff were also present and responded to questions:

- Planning, Real Estate, and Economic Development Department: Molly Smith, Planner II, Planning Services;
- Innovative Client Services Department: Tim Marc, Senior Legal Counsel-Planning, Development and Real Estate.

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

- Maher Char spoke on behalf of Fisher Heights Community Association seeking deferral of the application, noting concerns related to lack of community engagement, parking requirements and appropriate zoning.
- Sabrina Hossain requested deferral of the application to allow for better community consultation in order to achieve a better understanding of the proposal.

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

- Anna Weiler emailed dated October 17, 2022, with comments
- Hans Moor, President, Fisher Heights and Area Community Association letter dated October 20, 2022, opposed

- Libo Sun emails dated October 18 and 22, 2022, opposed
- Ivan Mai email dated October 24, 2022, opposed
- Sabrina Hossein letter received October 25, 2022, opposed

Following discussion on this item, the Committee carried the report recommendations as amended by the following motion:

Report recommendations

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 56 Capilano Drive, as shown in Document 1, to rezone the property from L1 to R4Z[xxxx] -h to permit a four-storey low-rise 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 November 9, 2022," subject to submissions received between the publication of this report and the time of Council's decision.**

Carried as amended

Motion No. PLC 2022-71/4

Moved by Co-Chair: Councillor S. Moffatt

WHEREAS Report ACS2022-PIE-PS-0132 (the "Report") recommends amending the City of Ottawa's Zoning By-law to permit a four-storey apartment building, which is intended for affordable housing; and

WHEREAS Document 2 – Details of Recommended Zoning intends to require minimum parking for visitors but require no minimum parking for residential tenants;

THEREFORE BE IT RESOLVED THAT Planning Committee amend Document 2 – Details of Recommended Zoning by:

- 1. Replacing the text next to Section 2.d., Bullet Point 3 with the following text:**

“No minimum parking spaces are required for affordable housing dwelling units. For greater clarity, minimum visitor parking space rates still apply.”

- 2. Adding the following text as Section 2.d., Bullet Point 4:**

“The holding symbol may only be removed when:

I A Site Plan is approved to the satisfaction of the General Manager, Planning, Real Estate and Economic Development; and

li The Owner and Housing Services have executed an agreement related to affordable housing on the site.”

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

Carried