

1. Zoning By-law Amendment – 535 Chapel Street  
Modification du Règlement de zonage – 535, rue Chapel

**Committee recommendation, as amended**

That 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, **as revised**.

**Recommandation du Comité, telle que modifiée**

Que le Conseil approuve une modification au Règlement de zonage 2008-250 concernant le bien-fonds situé au 535, rue Chapel, comme le montre le document 1, afin de faciliter la transformation de l'immeuble d'habitation de faible hauteur existant, doté de quatre logements, en un immeuble d'habitation de faible hauteur, doté de neuf logements, comme l'explique en détail le document 2, **tel que révisé**.

**Documentation/Documentation**

1. Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department, dated January 19, 2023 (ACS2023-PRE-PS-0004)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 19 janvier 2023 (ACS2023-PRE-PS-0004)

2. Extract of draft Minutes, Planning and Housing Committee, January 31, 2023

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 31 janvier 2023

Zoning By-law Amendment – 535 Chapel Street

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

*Deferred from the Planning and Housing Committee Meeting of January 18, 2023.*

L. Johnson declared a conflict on this item. (I, Councillor Laine Johnson, declare a potential, deemed indirect pecuniary interest on the following items on the Planning and Housing Committee Agenda of January 31, 2023: Item 4.1 (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.

Jean-Charles Renaud, 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/Owner as represented by Tyler Yakichuck, Fotenn, provided an overview of the Application and responded to questions from Committee. He was accompanied by the following:

- Lisa Dalla Rosa, Fotenn
- Jules Lauzon, Smart Living Properties

The following PRED staff were also present and responded to questions:

- Andrew McCreight, Manager, Planning Services;
- Derrick Moodie, Director, Planning Services

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

Marilyn Whitaker, Action Sandy Hill requested the committee not approve the application noting concerns related to height and massing of the proposed building and waste management.

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

- Letter dated January 16, 2023 from Action Sandy Hill, opposed
- Email dated January 30, 2023 from John Verbaas, opposed

Following discussion on this item, the Committee carried the report recommendations as amended with the following Direction to Staff:

Direction to Staff:

Councillor R. Brockington

That PRED staff be directed in consultation with By-law and Regulatory Services and Legal Services to provide additional information to Members before Council regarding any ongoing or recent enforcement issues with this property owner, including whether they are engaged in other matters, and additional relevant context.

**Report Recommendation(s)**

- 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, as revised.**
- 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.**

For (9): J. Leiper, G. Gower, R. Brockington, C. Curry, L. Dudas, T. Kavanagh, C. Kitts, W. Lo, and T. Tierney

Against (2): C. Kelly, and A. Troster

Conflict (1): L. Johnson

**Carried as amended (9 to 2)**

**Motion No. PHC 2023-2-1**

Moved by G. Gower

**WHEREAS report ACS2023-PRE-PS-0004 seeks approval of an additional storey to an existing 2.5-storey building to add five additional residential units; and**

**WHEREAS a technical amendment is required to correct two errors in Document 2 of the report.**

**THEREFORE BE IT RESOLVED that, with respect to report ACS2023-PRE-PS-0004 Planning and Housing Committee, amend Document 2 by:**

- 1. Substituting in Section 2(b)(iii) the word “rear” with “interior side”; and**
- 2. Substituting Clause (d) with Clause (h) immediately following Section 161(15).**

**AND BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the *Planning Act*, no further notice be given.**

**Carried**