



## Planning and Housing Committee

### Minutes

**Date:** Wednesday, April 5, 2023  
**Time:** 9:30 am  
**Location:** Champlain Room, 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

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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 April 12, 2023 in Planning and Housing Committee Report 6.  
The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, April 4, and the deadline to register to speak by email is 8:30 am on Wednesday, April 5.  
**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 Item(s) 4.1, 4.2 and 4.4 - 4.8 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 April 12, 2023, 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 PHC Minutes 5 – Monday, March 20, 2023

**Carried**

4. Planning, Real Estate and Economic Development Department

4.1 Zoning By-Law Amendment – 326 and 330 Wilbrod Street

ACS2023-PRE-PS-0031 - Rideau-Vanier (12)

The Applicants, as represented by Murray Chown and Jeffrey Kelly, Novatech, were present in support, and available to answer questions. The Applicants advised that they did not need to address the Committee if the item carried.

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

- Email dated March 31, 2023 from Martin Laplante

The Committee carried the report recommendations as presented.

#### **Report Recommendation(s)**

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 326 and 330 Wilbrod Street, as shown in Document 1, from Residential Fourth Density, Subzone 'UD', Urban Exception 480 suffix 'c' (R4UD[480]-c) to "Residential Fourth Density, Subzone 'UD', Urban Exception XXXX, suffix 'c' (R4UD[XXXX]-c) to permit a four-storey low-rise apartment building with site-specific zoning provisions, 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 April 12, 2023 subject to submissions received between the publication of this report and the time of Council's decision.**

**Carried**

#### 4.2 Zoning By-law Amendment – 3713 Navan Road

ACS2023-PRE-PS-0026 - Orléans South-Navan (19)

The Applicant, as represented by Ray Essiambre, Ray Essiambre and Associates Ltd., and Owner, Elias Houkayem were present in support, and available to answer questions. The Applicant/Owner advised that they did not need to address the Committee if the item carried.

The Committee carried the report recommendations as presented.

### Report Recommendation(s)

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3713 Navan Road, as shown in Document 1, to add an exception permitting Community Health and Resource Centre and Office as additional permitted uses, 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 April 12, 2023," subject to submissions received between the publication of this report and the time of Council's decision.

**Carried**

#### 4.3 Right of Way Patio By-law Update and New Urban Design Guidelines for Commercial Patios

ACS2023-PRE-RHU-0012 - City Wide

*This report will be submitted to Transportation Committee on March 23, 2023 and Agriculture and Rural Affairs Committee on April 6, 2023.*

Cheryl Parrott, Hintonburg Community Association (HCA), addressed the committee and spoke to a slide deck providing visual aids to her presentation. A copy of which is held on file with the Office of the City Clerk. Although the HCA supports the report recommendations, issues related to accessibility remain a concern. Site visits are suggested prior to issuing permits in order for Staff to ensure accessibility isn't compromised as a result of the permit.

The following Planning, Real Estate and Economic Development were present and responded to questions:

- Mark Young, Program Manager, Public Realm & Urban Design
- Laureen DiNardo, Coordinator, Public Realm Permits & Agreements
- Derrick Moodie, Director, Planning Services

Following questions of staff, the Committee carried the report recommendations as amended.

**Report Recommendation(s)**

**That Planning and Housing Committee recommend Council:**

1. **Approve the Urban Design Guidelines for Commercial Patios in Document 2.**

**Carried**

4.4 Zoning By-law Amendment – 375 Famille-Laporte Avenue

ACS2023-PRE-PS-0040 - Orléans East-Cumberland (1)

The Applicant, as represented by David McKay, MHBC Planning and Owner, Ben Villani, Arch Corporation, were present in support, and available to answer questions. The Applicant/Owner advised that they did not need to address the Committee if the item carried.

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

- Email dated April 4, 2023 from Phillip Burton

The Committee carried the report recommendations as presented.

**Report Recommendation(s)**

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 at 375 Famille-Laporte Avenue, from RI5 [389r] to I1B H(15.5) as shown in Document 1, to permit for a residential care facility and future retirement home, 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 April 12, 2023,” subject to submissions**

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

4.5 Zoning By-law Amendment - 366 Winona Avenue

ACS2023-PRE-PS-0042 – Kitchissippi

Masha Wakula, Planner I, Planning, Real Estate and Economic Development was present and responded to questions from Committee.

The Applicants, as represented by Murray Chown and Jeffrey Kelly, Novatech, were present in support, and available to answer questions. The Applicants advised that they did not need to address the Committee if the item carried.

The Committee carried the report recommendations as presented.

**Report Recommendation(s)**

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 366 Winona Avenue, as shown in Document 1, to permit relief from existing performance standards associated with the Residential Fourth Density Zone, Subzone UB (R4UB), as detailed in Document 2, to facilitate the development of two three-storey residential apartment buildings, each containing a total of eight dwelling units.**
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 April 12, 2023" subject to submissions received between the publication of this report and the time of Council's decision.**

**Carried**

4.6 Zoning By-law Amendment - 2140 Baseline Road

ACS2023-PRE-PS-0045 - College (8)

The Applicants, as represented by Evan Saunders and Matt McElligott, Fotenn, were present in support, and available to answer questions. The Applicants advised that they did not need to address the Committee if the item carried.

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

- Email dated April 4, 2023 from Phillip Burton

The Committee carried the report recommendations as presented.

### **Report Recommendation(s)**

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2140 Baseline Road, as shown in Document 1, to permit an enclosed amenity space as a permitted projection above the maximum height, 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 April 12, 2023 subject to submissions received between the publication of this report and the time of Council's decision.**

**Carried**

#### 4.7 Zoning By-law Amendment - 1050 Klondike Road

ACS2023-PRE-PS-0035 - Kanata North (4)

The Applicant, as represented by Deborah Belfie, D.G.Belfie Planning and Development Consulting Ltd., 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 Recommendation(s)

#### That Planning and Housing Committee recommend Council

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1050 Klondike Road as shown in Document 1, from Development Reserve to R4T[XXX]-h to permit low-rise 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 April 12, 2023," subject to submissions received between the publication of this report and the time of Council's decision.

**Carried**

#### 4.8 Zoning By-law Amendment – 949 North River Road

ACS2023-PRE-PS-0039 - Rideau-Rockcliffe (13)

The Applicant, as represented by Nathan Petryshyn, 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 written submission was received by, and is filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated April 1, 2023 from Jonathon Wong

The Committee carried the report recommendations as presented.

### Report Recommendation(s)

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 949 North River Road, as shown in Document 1, from Residential Fourth Density, Subzone UC (R4UC) to Residential Fifth Density, Subzone B, Maximum Height 18 metres, Urban



**Exception xxxx (R5B H(18) [xxxx]) to permit a five-storey mid-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 April 12, 2023," subject to submissions received between the publication of this report and the time of Council's decision.**

**Carried**

5. In Camera Items

There were no *in camera* items.

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

There were no Notices of Motion.

7. Inquiries

There were no Inquiries.

8. Other Business

There was no other business.

9. Adjournment

Next Meeting

Wednesday, April 19, 2023.

The meeting adjourned at 9:59 am.

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Original signed by K. Crozier,  
Committee Coordinator

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Original signed by Councillor Jeff  
Leiper, Chair