



## Planning and Housing Committee

### Minutes

**Meeting #:** 07  
**Date:** Wednesday, April 19, 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 Catherine Kitts, Councillor Wilson Lo, Councillor Tim Tierney, Councillor Ariel Troster

**Absent:** Councillor Clarke Kelly

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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 26, 2023 in Planning and Housing Committee Report 7.

The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, April 18, and the deadline to register to speak by email is 8:30 am on Wednesday, April 19.

**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) 4.2 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 26, 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 6 – Wednesday, April 5, 2023

**Carried**

4. Planning, Real Estate and Economic Development Department

4.1 Minister's Zoning Order - 4085 Strandherd Drive

ACS2023-PRE-PS-0053 - Barrhaven West (3)

Kelby Lodoen Unseth, Planner II, Planning, Real Estate and Economic Development Department (PRED), presented an overview of the report and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The following staff were present and answered questions:

PRED:

- Lily Xu, Manager, Development Review - South
- Derrick Moodie, Director, Planning Services
- Don Herweyer, General Manager

Legal:

- Christine Enta, Legal Counsel

David Hill, Ward Councillor for the area was present and participated in the discussion.

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

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

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

- 1. Receive and approve this report including the City's response to the Minister's Zoning Order request regarding 4085 Strandherd Drive, as shown in Document 2;**
- 2. Direct the General Manager, Planning, Real Estate and Economic Development to submit the City's response to the Minister of Municipal Affairs and Housing with regard to the Minister's Zoning Order for 4085 Strandherd Drive.**

**Carried as amended**

**Amendment:**

**Motion No. PHC 2023-07-xx**

Moved by G. Gower

**WHEREAS with respect to report ACS2023-PRE-PS-0053 titled Minister's Zoning Order - 4085 Strandherd Drive the Asset Management Implications were provided after the public release of the report; and**

**WHEREAS City staff submitted revised Asset Management Implications to insert into Page 8 of the report;**

**THEREFORE BE IT RESOLVED THAT with respect to report ACS2023-PRE-PS-0053 titled Minister's Zoning Order - 4085 Strandherd Drive Planning and Housing Committee accept the report, as revised, with the amended Asset Management Implications section on Page 8 of the report, with the following:**

- **“There are no asset management implications.”**

**Be replaced with:**

- **“The project has potential impacts on water, wastewater, stormwater and transportation related services. A Site Plan Control process is critical to ensure that: there is sufficient infrastructure capacity available to support the development; on-site stormwater management is implemented; potential Jock River flooding is considered; and any off-site works that may be needed are identified and implemented as part of the project.”**

**Carried**

4.2 Zoning By-law Amendment - 1420 Richmond Road, 365 Forest Street and 2583 and 2589 Bond Street

ACS2023-PRE-PS-0034 - Bay (7)

The Applicant, as represented Jaime Posen and Tamara Nahal, 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 18, 2023 from Geoff Carran

The Committee carried the report recommendations as amended.

**Report Recommendation(s)**

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1420 Richmond Road, 365 Forest Street and 2583 and 2589 Bond Street, as shown in Document 1, to permit a maximum height of 41 metres and amended performance standards for the**

development of two 12-storey buildings, 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 26, 2023" subject to submissions received between the publication of this report and the time of Council's decision.

Carried as amended

**Amendment:**

**Motion No. PHC 2023-07-xx**

Moved by T. Kavanagh

**WHEREAS Report ACS2023-PRE-PS-0034 (the "Report") recommends Council approve an amendment to the Zoning By-law (By-law No. 2008-250) for 1420 Richmond Road, 365 Forest Street and 2583 and 2589 Bond Street to permit a maximum height of 41 metres and amended performance standards for the development of two 12-storey buildings; and**

**WHEREAS Document 3 of the Report does not provide an exemption for open stairways, stoops, landings, steps or ramps from Table 65(5)(i) of the Zoning By-law (By-law No. 2008-250) and the proposal includes such features which project into the required yards;**

**THEREFORE BE IT RESOLVED that Document 2 of the Report, "Details of Recommended Zoning" be amended by adding the following text as Paragraph 3.b.iii.:**

**"Notwithstanding the provisions of Table 65(5)(i), an open stairway, stoop, landing, steps or ramps may project to within 0 metres of a lot line in a front yard or corner side yard, and there is no projection limit for these features into setbacks shown on Schedule SYYY."**

**; and**

**THEREFORE BE IT FURTHER RESOLVED that Document 3 – Zoning Schedule be replaced with Attachment 1 attached hereto; and**

**THEREFORE BE IT FURTHER RESOLVED that no further notice be given pursuant to Subsection 34(17) of the *Planning Act*, R.S.O. 1990, c. P.13.**

**Carried**

5. In Camera Items

There were no *in camera* items.

6. Information Previously Distributed

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

There were no Notices of Motion.

8. Inquiries

There were no Inquiries.

9. Other Business

There was no other business.

10. Adjournment

Next Meeting

Wednesday, May 3, 2023.

The meeting adjourned at 10:20 am.

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Original signed by K. Crozier,  
Committee Coordinator

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Original signed by Councillor Jeff  
Leiper, Chair