



## Planning Committee

### Minutes

**Meeting #:** 71  
**Date:** October 27, 2022  
**Time:** 9:30 am  
**Location:** Electronic Participation

**Present:** Co-Chair: Councillor G. Gower, Co-Chair: Councillor S. Moffatt, Councillor R. Brockington, Councillor J. Cloutier, Councillor C. Curry, Councillor L. Dudas, Councillor A. Hubley, Councillor C. Kitts, Councillor J. Leiper, Councillor S. Menard, Councillor T. Tierney

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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 November 9 in Planning Committee Report 69.

The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on October 26, and the deadline to register to speak by email is 8:30 am on October 27.

**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 4.1 to 4.18 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 November 9, 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 PLC Minutes 70 – Thursday, September 22, 2022

**Carried**

4. Planning, Real Estate and Economic Development Department

4.1 Official Plan Amendment and Zoning By-law Amendment – 665 Albert Street

File No. ACS2022-PIE-PS-0129 - Somerset (Ward 14)

The Applicant, as represented by Justin Robitaille, Dream, 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 Committee recommend Council:**

- a. **Approve an amendment to the Central Area Secondary Policy Plan in Volume 2A of the Official Plan as detailed in Document 2.**
  - b. **Direct staff to incorporate an amendment to the West Downtown Core Secondary Plan in Volume 2A of the new Official Plan as detailed in Document 3, as part of the new Official Plan being considered for approval by the Ministry of Municipal Affairs and Housing.**
  - c. **Approve an amendment to Zoning By-law 2008-250 for 665 Albert Street, as shown in Document 4, to permit two mixed-use buildings with heights up to 31 and 36 storeys as detailed in Documents 5 and 6.**
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**

4.2 Zoning By-law Refusal – 1047 Richmond Road

File No. ACS2022-PIE-PS-0143 - Bay (Ward 7)

The Applicant, as represented by Lisa Dalla Rosa, Fotenn, was present and available to answer questions. The Applicant advised that they did not need to address the Committee if the item carried.

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

- Ian McCallum, President, Woodpark Community Association letter dated October 20, 2022, in support
- Ken Wings and family email dated October 24, 2022, in support

- Robert Cvetas emails dated October 24 and 25, 2022, with comments
- Cora Murphy, Jeannine Remy, Nancy Shipman letter dated October 25, 2022, in support
- Joan Tye email dated October 26, 2022, opposed

The Committee carried the report recommendations as presented.

### **Report recommendations**

- 1. That Planning Committee recommend Council**
  - a. Refuse an amendment to the Cleary and New Orchard Area Site-Specific Policies in the Official Plan Volume 2b to permit high-rise buildings with heights up to 40 storeys at 1047 Richmond Road, shown in Document 1.**
  - b. Refuse an amendment to Zoning By-law 2008-250 for 1047 Richmond Road, as shown in Document 1, to permit high-rise buildings with heights up to 40 storeys.**
  - c. Give the following reasons for refusal:**
    - i. The three-tower proposal of 85,422 square metres of gross floor area is a significant and unwarranted increase in density.**
    - ii. The building setbacks do not allow for sufficient tree planting or landscaped open space.**
    - iii. The building massing is unsatisfactory and results in a built form that creates wind, shadow and safety concerns and negatively affects the public realm.**
- 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

4.3 Zoning By-law Amendment – 2, 4, 10 and 12 Spruce Street

File No. ACS2022-PIE-PS-0134 - Somerset (Ward 14)

The Applicant, as represented by Krista Libman, Soloway Wright, 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 Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2, 4, 10 and 12 Spruce Street, as shown in Document 1, to permit the existing non-complying parking arrangement, 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

4.4 Zoning By-law Amendment – 817 Roseview Avenue

File No. ACS2022-PIE-PS-0131 - Bay (Ward 7)

The Applicant, as represented by Nadia De Santi, WSP, 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 submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Bryan Warrell email dated October 26, 2022, with comments

The Committee carried the report recommendations as presented.

### **Report recommendations**

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 817 Roseview Avenue, as shown in Document 1, 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**

#### 4.5 Zoning By-law Amendment – 2006, 2020, 2026 Scott Street, and 314, 318 Athlone Avenue

File No. ACS2022-PIE-PS-0130 - Kitchissippi (Ward 15)

Lorraine Stevens, Planner III(A), 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 Patrick Bisson, Hobin Architecture provided an overview of the Application and responded to questions from Committee. He was accompanied by the following:

- Ken Hoppner, Morley Hoppner Limited

- Tyler Yakichuk, Fotenn
- Miguel Tremblay, Fotenn
- Cyril Leeder, CEO, Myers Automotive Group

The following staff were also present and responded to questions:

- PRED: Andrew McCreight, Manager, Planning Services;
- Recreation, Cultural, and Facilities Services Department: Kevin Wherry, Manager, Parks and Facilities Planning.

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

- Heather Mitchell, Westboro Community Association noted the development does not provide enough amenities, expressed concerns with the lack of affordable housing, location of the access to parking garage and the need for more community consultation.

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

- Granite Curling Club letter dated October 25, 2022, in support
- Hing Chong email dated October 26, 2022, with comments
- Kristen Dolenko email dated October 26, 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 2006, 2020, 2026 Scott Street and 314, 318 Athlone Avenue, as shown in Document 1, to permit the construction of two 40-storey mixed-use buildings, 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**

**Amendment:**

**Motion No. PLC 2022-71/1**

Moved by Co-Chair: Councillor S. Moffatt

**WHEREAS report ACS2022-PIE-PS-0130 recommends Council approve a Zoning By-law amendment to permit two 40-storey mixed-use buildings along Scott Street and Athlone Avenue; and**

**WHEREAS staff have identified technical errors with respect to Document 3 in reference to the Schedule ‘areas’; and**

**WHEREAS the recommended building heights are not changing as a result of this technical error;**

**THEREFORE BE IT RESOLVED THAT, with respect to report ACS2022-PIE-PS-0130, Document 3 be replaced with the revised Document 3 enclosed;**

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

**Carried**

4.6 Zoning By-law Amendment - 951 Gladstone Avenue and 145 Loretta Avenue North

File No. ACS2022-PIE-PS-0094 - Kitchissippi (Ward 15)

Lorraine Stevens, Planner III(A), 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 Ursula Melinz, Soloway Wright, provided an overview of the Application and responded to questions from Committee. She was accompanied by the following:

- Todd Duckworth, Hobin Architecture
- Barry Hobin, Hobin Architecture
- Scott Alain, Fotenn

The following staff were also present and responded to questions:

- PRED: Andrew McCreight, Manager, 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:

- Sarah Dobbin, Gladstone Clayworks, touched on a few issues related to zoning designations, affordable space, loading and unloading area in the building and community benefits. Discussions on how to continue agreements for the next 15 years are looked forward to.
- Daniel Sharp noted he rents a studio from the Enriched Bread Artists and expressed concerns with the vagueness of promises in the report related to a relocation strategy for artists, rent levels and arrangements. Wording should also be included that speaks to ensuring artists return.
- Gordon McKechnie, Executive President, Canadian Bank Note (CBN), feels this application is premature and questions the need to have this move forward at this time. The application should be deferred to the next Planning Committee meeting to achieve an agreement that is more appropriate.
- Christine McCuaig, Q9 Planning and Design, spoke to a powerpoint presentation (held on file with the Office of the City Clerk) which provided an overview of the issues as they relate to CBN and

outlined the adverse affects and potential impacts the application will have on the CBN.

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

- Daniel Sharp email dated October 21, 2022, with comments
- Sarah Dobbin, President, Gladstone ClayWorks, letter dated October 25, 2022, with comments
- Nicole Allen, The Loft Art Studios, email dated October 26, 2022, with comments
- Andrew Buchanan, on behalf of various businesses, letter received October 26, 2022, opposed
- Kim Mullin, Wood Bull LLP, on behalf of Canadian Bank Note Company, letter dated October 26, 2022, opposed

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

Direction to Staff

Councillor J. Leiper

That staff work with the Canadian Bank Note Company (CBN) and CLV to create language for Council's consideration that would amend the zoning with a hold that would not be lifted until such time as there is a mutually agreed upon noise mitigation agreement between CLV and CBN.

**Report recommendations**

1. **That Planning Committee recommend Council:**
  - a. **Approve an amendment to Zoning By-law 2008-250 for 951 Gladstone Avenue and 145 Loretta Avenue North, as shown in Document 1, to permit a mixed-use development with office, retail and residential uses in three high-rise towers at 30, 33 and 35 storeys in height, as detailed in Document 2.**
  - b. **Designate 951 Gladstone and 145 Loretta Avenue North, shown on the location plan attached as Document 1 to this**

report, as a Class 4 area within the meaning of Provincial Guideline NPC-300 and the City's Environmental Noise Control Guidelines, and that the property be listed as Class 4 area within Appendix A to the City's Environmental Noise Control Guidelines.

- c. Further amend the Noise By-law being By-law 2017-155, by the adding the site-specific provision set forth in Document 4.
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

**Amendment:**

**Motion No. PLC 2022-71/2**

Moved by Councillor J. Leiper

**WHEREAS a Zoning By-law Amendment application for 951 Gladstone Avenue and 145 Loretta Avenue North was submitted to the City of Ottawa in 2018;**

**WHEREAS the City of Ottawa transitioned from the former provisions of section 37 of the Planning Act to Community Benefits Charge By-law as of August 31st, 2022;**

**WHEREAS the applicants have agreed to provide significant community contributions at the proposed development beyond what is required by the Community Benefits Charge By-law, to be secured via a holding symbol applied to the subject lands;**

**THEREFORE BE IT RESOLVED that the Community Benefits Charge shall not be imposed on the subject lands of 951 Gladstone Avenue and 145 Loretta Avenue North;**

**AND THEREFORE BE IT FURTHER RESOLVED that this exemption shall be considered null and void if no building permit is issued within five (5) years of passing of this Zoning By-law Amendment.**

**Carried**

4.7 Zoning By-law Amendment - 1248, 1252 Wellington Street West

File No. ACS2022-PIE-PS-0136 - Kitchissippi (Ward 15)

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 Committee carried the report recommendations as presented.

**Report recommendations**

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1248 and 1252 Wellington Street West, as shown in Document 1, to permit a three-storey addition with commercial use at grade and two residential units above to the existing two-storey, 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**

4.8 Zoning By-law Amendment - 1111 Prince of Wales Drive

File No. ACS2022-PIE-PS-0139 - River (Ward 16)

The Applicant/Owner as represented by Murray Chown, Novatech, spoke in opposition of the staff report and responded to questions from Committee.

Tracey Scaramozzino, Planner II, Planning Services was present and responded to questions from Committee.

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

### **Report recommendations**

1. **That Planning Committee recommend Council refuse an amendment to Zoning By-law 2008-250 for 1111 Prince of Wales Drive, as shown in Document 1, for an expanded parking lot.**
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 November 9, 2022, subject to submissions received between the publication of this report and the time of Council’s decision.**

**Carried**

#### 4.9 Zoning By-law Amendment – 3437 Innes Road

File No. ACS2022-PIE-PS-0090 - Innes (Ward 2)

The Applicant/Owner as represented by Ryan Poulton, Novatech, provided an overview of the Application and responded to questions from Committee.

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

- Roxanne Chatelain expressed concerns with the intensification of the proposal, noting a six storey building is out of character and not

compatible with the existing neighbourhood. Appreciates that the Applicant has made a number of compromises trying to accommodate concerns of the residents, however, there are still concerns related to privacy and noise.

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

- Anne Doucet Board email dated October 18, 2022, with comments

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

### **Report recommendations**

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3437 Innes Road to permit a mixed-use building up to six-storeys in height, as shown in Document 1 and as detailed in Documents 2 and 3.**
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**

#### 4.10 Zoning By-law Amendment - 1015 Tweddle Road

File No. ACS2022-PIE-PS-0092 - Orléans (Ward 1)

Shoma Murshid, 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 Miguel Tremblay, Fotenn, provided an overview of the Application and responded to questions from Committee.

The following staff were also present and responded to questions:

- PRED: Geraldine Wildman, Manager, Planning Services; Royce Fu Manager, Economic Development Services; Nick Stow, Program Manager, Economic Development 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:

- J. P. Unger spoke on behalf of Greenspace Alliance of Canada's Capital urging Committee to reject this application, noting concerns with consultation, flooding, impact on nesting area of migratory birds and location.
- Linda McCourt also touched on wetlands and flooding and added concerns related to the need for more affordable housing.
- Barbara Ramsay, CAFES, spoke to a slide presentation that touched on concerns related to developing on a floodplain, rushing the approval process, liability issues and encouraged Committee to reject the application.

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

- Paul Johanis, Chair, Greenspace Alliance of Canada's Capital, letter received October 27, 2022, with comments
- J. P. Unger letter received October 27, 2022, opposed

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

### **Report recommendations**

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for parts of 1015 Tweddle Road, as shown in Document 1, to rezone the lands from 'Development Reserve' to 'Residential Fifth Density, Subzone A, Exception XXXX - Holding', 'Parks and Open Space Zone, Subzone R', and 'Environmental Protection'; 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.

For (7): Co-Chair: Councillor G. Gower, Co-Chair: Councillor S. Moffatt, Councillor R. Brockington, Councillor C. Curry, Councillor L. Dudas, Councillor C. Kitts, and Councillor T. Tierney

Against (2): Councillor J. Leiper, and Councillor S. Menard

**Carried (7 to 2)**

4.11 Zoning By-law Amendment - 2370 Tenth Line Road

File No. ACS2022-PIE-PS-0120 - Cumberland (Ward 19)

The Applicant, as represented by Lisa Dalla Rosa, 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 submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Karolyn Bois, Conseil des écoles catholiques du Centre-Est, email dated October 24, 2022, with comments
- Véronique Perrier email dated October 26, 2022, with comments



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 2370 Tenth Line Road, as shown in Document 1, to permit a planned unit development consisting of stacked dwellings, three storey mixed use buildings and a park, 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 2022-71/3**

Moved by Councillor C. Kitts

**WHEREAS the Ward Councillor’s comments were inadvertently omitted from the report on this item;**

**THEREFORE BE IT RESOLVED THAT the “Comments by the Ward Councillor” section of the report be replaced with the following text:**

The location of this development on the corner of Brian Coburn and Tenth Line Road raises serious concerns relative to traffic volume. While traffic impacts are a Site Plan Control issue, I would like to comment on the broader policy and planning considerations underlying those concerns.

First, I want to commend the applicant for retaining the commercial component of the mixed-use zone. In the current housing market and given the devastating impact of the pandemic and online retail on local businesses, there is a trend towards turning mixed-use zones into residential developments. Mixed-use zones are meant to foster, dense,

walkable communities. The City has limited tools to encourage commercial development and we rely on applicants and businesses to pursue the City's vision for walkable neighborhoods. Efforts by the development industry to protect commercial areas in mixed-use zones should be noted. The inclusion of a linear park to provide a buffer to existing residential is also appreciated.

This development, with its proximity to existing transit, schools, and groceries may appeal to people who wish to be less dependent on their car. But with 380 parking spaces we can hardly argue that this walkable development will get people out of cars. In South Orléans we still need to build car-centric communities because the location of the planned arterial road and Bus Rapid Transit corridor meant to serve the area is not supported by the NCC. So far, the City's approach has been to wait for a change of heart at the NCC, while South Orléans residents face long commutes, limited transit, and truncated active transportation links.

We continue to approve development and collect Development Charges to fund this crucial transportation project with no clear execution plan. The argument that we cannot stop development because we need the development charges to fund road construction does not apply in the case of South Orléans: development charges may be collected but the money has nowhere to go. We need to limit development to match the existing capacity of the road network since increasing capacity is not feasible.

**Carried**

#### 4.12 Zoning By-law Amendment – 1211 Old Montreal Road

File No. ACS2022-PIE-PS-0127 - Cumberland (Ward 19)

The Applicant, as represented by Robert Tran, Novatech, 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 Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1211 Old Montreal Road, as shown in Document 1, to permit residential uses, 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**

4.13 Zoning By-law Amendment - 25 Pickering Place and 1330 Avenue K

File No. ACS2022-PIE-PS-0137 - Alta Vista (Ward 18)

The Applicant, as represented by James Ireland, Novatech, 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 Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 25 Pickering Place and 1330 Avenue K, as shown in Document 1, to permit reduced yard setbacks to facilitate the future development of six high-rise Transit-Oriented blocks, as detailed in Documents 2 and 3.
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

4.14 Zoning By-law Amendment - 1802 and 1804 St. Laurent Boulevard

File No. ACS2022-PIE-PS-0138 - Alta Vista (Ward 18)

The Applicant, as represented by Tyler Yakichuk and Miguel Tremblay, 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 Committee carried the report recommendations as presented.

**Report recommendations**

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1802 and 1804 St. Laurent Boulevard, as shown in Document 1, to permit two high-rise buildings with specific zoning provisions, as detailed in Document 3.**
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

4.15 Zoning By-law Amendment - 150 Kanata Avenue

File No. ACS2022-PIE-PS-0117 - Kanata North (Ward 4)

The Applicant, as represented by Paul Robinson, P H Robinson Consulting, 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 Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 150 Kanata Avenue as shown in Document 1, to permit site-specific amendments to performance standards for the development of a mixed-use, 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**

#### 4.16 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 Chaar 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**

**ii 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**

**4.17 Zoning By-law Amendment – 25 Fair Oaks Crescent**

File No. ACS2022-PIE-PS-0124 - Knoxdale-Merivale (Ward 9)

The Applicant/Owner as represented by Jeff Kelly, Novatech, provided an overview of the Application and responded to questions from Committee.

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

- Amelie and Michael March email dated September 5, 2022, opposed
- G. Myles emails dated September 20 and October 19, 2022, opposed
- Susan Grady email dated September 21, 2022, opposed
- Corey Peabody letter dated October 7, 2022, with comments
- Marnie Clark email dated October 19, 2022, opposed

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

#### **Report recommendations**

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 25 Fair Oaks Crescent, as shown in Document 1, to permit three townhouse dwellings, as detailed in Documents 2 and 3.**
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.**

For (6): Co-Chair: Councillor G. Gower, Co-Chair: Councillor S. Moffatt, Councillor R. Brockington, Councillor L. Dudas, Councillor J. Leiper, and Councillor S. Menard

Against (3): Councillor C. Curry, Councillor C. Kitts, and Councillor T. Tierney



Carried (6 to 3)

4.18 Zoning By-law Amendment – Part of 1 and 7 Cheryl Road and Part of 5 Majestic Drive

File No. ACS2022-PIE-EDP-0032 - Knoxdale-Merivale (Ward 9)

**Report recommendations**

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 1 and 7 Cheryl Road and part of 5 Majestic Drive, as shown in Document 1, to prohibit development between the existing residential buildings and Woodroffe Avenue to a maximum distance of 20 metres to protect lands needed to accommodate the Barrhaven Light Rail Transit Corridor, 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 2022-71/5**

Moved by Co-Chair: Councillor S. Moffatt

**WHEREAS** report ACS2022-PIE-EDP-0032 recommends that development be prohibited to protect lands needed to accommodate the Barrhaven Light Rail Transit Corridor;

**AND WHEREAS** discussions between the City and the Land Owner further refined the location of the lands which need to be protected from development and clarified what development should be prohibited;

**THEREFORE BE IT RESOLVED that the following changes be made to the staff report:**

1. That Document 1 be replaced with the attached Location Map/Zoning Key Plan; and,
2. That Item 2 b. of Document 2 be replaced with the following:  
“b. In column V add the text:  
  
-No development is permitted. Development includes construction of buildings and structures, and the construction of surface parking lots and underground structures.  
  
-Despite the foregoing, for buildings and structures that existed prior to November 9, 2022, the following projections and accessory structures may be constructed:  
  
i. projections listed in Section 65 that do not add Gross Floor Area and are above grade  
  
ii. accessory structures and buildings listed in Section 55 that do not add Gross Floor Area and are above grade.”

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

**Carried**

4.19 Greenfield Residential Land Supply, Mid-2021 Update

File No. ACS2022-PIE-EDP-0018 - City-wide

The following staff were also present and responded to questions:

- Planning, Real Estate, and Economic Development Department: David Wise, Economic Development and Long Range Planning; Royce Fu Manager, Economic Development Services; Natalie Pulcine, Planner III, Planning Services
- Innovative Client Services Department: Tim Marc, Senior Legal Counsel-Planning, Development and Real Estate.

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

**Report recommendation**

**That Planning Committee receive this report for information.**

**Received**

5. Infrastructure and Water Services

5.1 2022 Amendment Village of Manotick Area-Specific Development Charges Background Study

File No. ACS2022-IWS-AM-0004 - Rideau-Goulbourn (Ward 21)

**Report recommendation**

**That Planning Committee recommend that Council endorse an amendment to the Area-Specific Development Charges Background Study for the village of Manotick, listed as Document 1, and authorize the update of the Area-Specific Development Charges By-law for Manotick.**

**Carried**

6. Office of the City Clerk

6.1 Status Update – Planning Committee Inquiries and Motions for the period ending October 14, 2022

File No. ACS2022-OCC-PLC-0010 - Citywide

**Report recommendation**

**That the Planning Committee receive this report for information.**

**Received**

7. In Camera Items

There were no *in camera* items.

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

To be determined.

The meeting adjourned at 3:11 pm.

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Original signed by K. Crozier,  
Committee Coordinator

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Original signed by Councillors G.  
Gower, Chair and S. Moffatt, Chair