



## Planning and Housing Committee

### Minutes

**Meeting #:** 2  
**Date:** Tuesday, January 31, 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 February 8, 2023 in Planning and Housing Committee Report 2.  
The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Monday, January 30, and the deadline to register to speak by email is 8:30 am on Tuesday, January 31.  
**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, 5.1 - 5.4 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 February 8, 2023, please email or call the Committee or Council Coordinator.

2. Declarations of Interest

2.1 L. Johnson - Zoning By-law Amendment – 535 Chapel Street

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.

3. Confirmation of Minutes

3.1 PHC Minutes 1 – Wednesday, January 18, 2023

**Carried**

4. Postponements and Deferrals

4.1 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 Recommendations**

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**

5. Planning, Real Estate and Economic Development Department

5.1 Zoning By-Law Amendment - 1525 and 1533 Goth Avenue

File No. ACS2023-PRE-PS-0011 - Gloucester-Southgate (Ward 10)

The Applicant/Owner as represented by Nadia De Santi, WSP, provided an overview of the Application and responded to questions from Committee. She was accompanied by the following:

- Keri Lewis, Interval House

Tracey Scaramozzino, Planner II and Lily Xu, Manager, Development Review – South, Planning, Real Estate and Economic Development (PRED) were present and responded to questions from Committee.

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

Tania Treciokas expressed concerns with the proposed application, noting concerns with safety, traffic and increased on street parking.

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

- Email dated January 29, 2023, from Richard Percival
- Email dated January 30, 2023, from Barbara Wasiewicz
- Email dated January 30, 2023, from Bea L
- Email dated January 30, 2023, from a Goth Avenue resident

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

### **Report recommendations**

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1525 and 1533 Goth Avenue, as shown in Document 1, to rezone the lands from R2N to R4X[xxxx] in order to permit a low-rise apartment building with specific zoning provisions, 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 February 8, 2023,” subject to submissions received between the publication of this report and the time of Council’s decision.**

For (12): J. Leiper, G. Gower, R. Brockington, C. Curry, L. Dudas, L. Johnson, T. Kavanagh, C. Kelly, C. Kitts, W. Lo, T. Tierney, and A. Troster

**Carried as amended (12 to 0)**

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

Moved by G. Gower

**WHEREAS** the applicant has advised the further requirement for a site specific exemption that reduces the minimum setback for any wall from 1.8 metres to 0.6 metres;

**WHEREAS** staff have no objections to this proposed reduction

**THEREFORE BE IT RESOLVED THAT**, with respect to report ACS2023-PRE-PS-0011, the Planning and Housing Committee amend Document 2 by adding a clause to Column V of Exceptions xxx1 and xxx2 with the following wording:

**“The minimum setback for the rear wall of a residential use building to a private way is 0.6 metres”**

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

**Carried**

5.2 Zoning By-law Amendment – 4829 Abbott Street East

File No. ACS2023-PRE-PS-0014 - Stittsville (Ward 6)

The Applicant, as represented by Greg Winters, 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 the Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 4829 Abbott Street East, as shown in Document 1, by adding an office use to the site-specific exception for up to three years, as detailed in Document 2.
2. That the 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 February 8, 2023,” subject to submissions

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

Carried

5.3 Zoning By-law Amendment - 5100 Kanata Avenue

File No. ACS2023-PRE-PS-0006 - Kanata North (Ward 4)

The Applicant, as represented by Tim Chadder, J.L. Richards & Associates, 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 and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 5100 Kanata Avenue, as shown in Document 1, to add an exception permitting Animal Care Establishment as an additional permitted use, 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 8 February 2023," subject to submissions received between the publication of this report and the time of Council's decision.**

Carried

5.4 Zoning By-law Amendment –Part of 4149 Strandherd Drive

File No. ACS2023-PRE-PS-0013 - Barrhaven West (Ward 3)

The Applicant, as represented by Adam Thompson, 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 and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 4149 Strandherd Drive, as shown in Document 1, from IP[2636]H(22) to IP[2635]H(18), to permit an automobile dealership, 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 February 8, 2023” subject to submissions received between the publication of this report and the time of Council’s decision.**

**Carried**

#### 5.5 New Zoning By-law – Revised Work Plan Timelines

File No. ACS2023-PRE-EDP-0003 - City-wide

### **Report recommendation**

**That Planning and Housing Committee and Agriculture and Rural Affairs Committee recommend Council approve the proposed revisions to the Work Plan timelines for the new Zoning By-law, as shown in Document 1 – Project Work Plan Timelines and Document 2 – Public Engagement Timelines, to add an additional six months to the project timelines.**

**Carried**

#### 6. In Camera Items

There were no *in camera* items.

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

February 15, 2023.

The meeting adjourned at 11:37 am.

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Original signed by K. Crozier,  
Committee Coordinator

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Original signed by Councillor Jeff  
Leiper, Chair