



Planning and Housing Committee

Minutes

Meeting #: 5
Date: Monday, March 20, 2023
Time: 9:30 am
Location: Champlain Room, 110 Laurier Avenue West, and by electronic participation

Present: Chair: Councillor Jeff Leiper, 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

Absent: Vice-chair: Councillor Glen Gower

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 5A.

The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Friday, March 17, 2023, and the deadline to register to speak by email is 8:30 am on Monday, March 20, 2023.

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 and 5.2 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 12, 2023, please email or call the Committee or Council Coordinator. Committee subsequently approved that Item 4.1 would rise on March 22 (se Motion PHC 2023-5/03)

2. Declarations of Interest

No Declarations of Interest were filed.

3. Confirmation of Minutes

3.1 PHC Minutes 4 – Monday, February 27, 2023

Carried

4. Postponements and Deferrals

4.1 Zoning By-law Amendment – 360 Kennedy Lane East

ACS2023-PRE-PS-0048 - Orléans East-Cumberland (1)

The Applicant/Owner as represented by Carly Forrester, Kindred Works, Kinan Hewitt, KPMB and Andrew Hannaford, MHBC were present and responded to questions from Committee.

The following staff were present and responded to questions:

Planner, Planning Services, Planning, Real Estate and Economic Development Department (PRED):

- Lucy Ramirez, Planner
- Geraldine Wildman, Manager, Development Review - East
- Derrick Moodie, Director, Planning Services

Innovative Client Services:

- Tim Marc, Senior Legal Counsel, Planning, Development & Real Estate

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

1. Jim Rycroft* outlined reasons the committee should not approve the application in it's current form, touching on risk management implications, community engagement and traffic and parking concerns.
2. Gisèle Doyle* spoke in support of the application, particularly having the opportunity for individuals with development and neurological disabilities the options to live in an inclusive and affordable home is important.
3. Richard Rice* spoke to the different lifestyles of urban vs suburban residents, noting the latter are not in favour of intensification and reject the idealistic concept of the 15 minute "urban village". Housing is needed, however the City is urged to build with the community, not against it.
4. Miranda Gray spoke in support of the application, noting it is not impossible to live in the suburbs without a vehicle, and noted most issues with cars in the neighbourhood are from recreational facilities as opposed to homes and urged the Committee to support the staff recommendation without further delays.
5. Brandon Bay noted this development is a Church trying to do right by its community during a housing crisis. It is good suburban intensification; it maintains parking for rental units while moves towards safer streets with fewer cars and urged committee to approve the application.

6. Joseph Ostrovsky spoke in favour of the application, noting it will provide 81 families the opportunity to live in Ottawa, including 25 families who are struggling who live anywhere. This development will help make Ottawa into the intensified, walkable, transit-oriented city that residents here passionately believe in.

[Individuals / groups, as marked above, either provided comments (*) in writing or by e-mail; all submissions and presentations (+) are held on file with the Office of the City Clerk.]

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 10, 2023 from James and Sandra Menard
- Email dated March 11, 2023 from Brian and Connie Dooks
- Email dated March 13, 2023 from Randa El-Kadi
- Email dated March 13, 2023 from Victoria Swinburne-Kennelly
- Email dated March 13, 2023 from France Bidal
- Email dated March 13 and 14, 2023 from Jim Rycroft
- Email dated March 14, 2023 from Shayne Salovaara
- Email dated March 15, 2023 from Gisele Doyle
- Email dated March 16, 2023 from Jim Webber
- Email dated March 16, 2023 from Carly Forrester, Kindred Works
- Email dated March 17, 2023 from Farangis Faezi
- Email dated March 17, 2023 from Jim Brown
- Email dated March 18, 2023 from Fraser Maher
- Email dated March 20, 2023 from Debbie Barbesin

Following discussion and questions to staff, 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 360 Kennedy Lane East, from I1B to R4Z[XXXX]SYYY in order to**

permit a planned unit development consisting of a total of 81 dwelling units (mix of townhouses and stacked townhouses), and the retention of the existing church as detailed in Document 5 and 6.

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

Motion No. PHC 2023-5/03

Moved by A. Troster

WHEREAS the wait list for affordable housing in Ottawa contains 12,000 households; and

WHEREAS Ottawa declared a housing and homelessness emergency in 2020; and

WHEREAS the proposed development at 360 Kennedy Lane East will provide much-needed moderately priced rental housing to 81 households in Ottawa; and

WHEREAS Subsection 35 (5) of the Procedure By-law provides that reports from the Planning and Housing Committee that contain recommendations with respect to Zoning By-law amendments may be considered by Council without suspension of the Rules provided that the staff report to the Standing Committee was distributed to all Members of Council at least five calendar days in advance of the meeting of Council

THEREFORE BE IT RESOLVED that the Zoning By-law Amendment – 360 Kennedy Lane East (ACS2023-PRE-PS-0048) rise for Council consideration at the City Council meeting of March 22, 2023.

Carried

5. Planning, Real Estate and Economic Development Department

5.1 Zoning By-law Amendment - 262 Armstrong Street

ACS2023-PRE-PS-0027 - Kitchissippi (15)

The Applicant, as represented Peter Hume, HPUrban, were 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 March 17, 2023 from Wanda Goneau
- Email dated March 20, 2023 from Linda Hoad, Hintonburg Community Association

The Committee carried the report recommendations as amended by the following motion:

Report Recommendation(s)

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 262 Armstrong Street, as shown in Document 1, to permit a four-storey low-rise apartment building with four residential units, 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 March 22, 2023", subject to submissions received between the publication of this report and the time of Council's decision.**

Carried as amended

Motion No. PHC 2023-5/01

Moved by L. Johnson

WHEREAS report ACS2023-PRE-PS-0027 lists the item be considered at the City Council meeting on March 22, 2023; and

WHEREAS the report should have listed the item as rising to the City Council meeting on April 12, 2023.

THEREFORE BE IT RESOLVED THAT, report ACS2023-PRE-PS-0027 be amended with the new adjoining City Council date of April 12, 2023.

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 – 325 Elgin Street

ACS2023-PRE-PS-0030 - Somerset (14)

Report Recommendation(s)

That Planning and Housing Committee approve the following:

1. **Recommend Council approve an amendment to Zoning By-law 2008-250 for 325 Elgin Street and to change the zoning on a portion of the property into Traditional Mainstreet Zone, Subzone 1, as shown in Document 1, to permit an outdoor commercial patio, as detailed in Document 2; and**
2. **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

5.3 2022 Annual Report Pursuant to the Building Code Act

ACS2023-PRE-BCS-0002 - City Wide

Report Recommendation(s)

That Planning and Housing Committee recommend Council receive this report for information.

Carried

5.4 2031 Municipal Housing Pledge

ACS2023-PRE-EDP-0009 - City Wide

Don Herweyer, General Manager, Planning, Real Estate and Economic Development Department (PRED), Royce Fu, Manager, Policy Planning, and David Wise, Director, Economic Development & Long Range Planning 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.

Following questions to staff, the Committee carried the report recommendations as presented.

Report Recommendation(s)

That Planning & Housing Committee recommend City Council:

1. **Endorse Ottawa's Housing Pledge attached as Document 2;**
2. **That the Mayor be authorized to sign the City of Ottawa's Housing Pledge;**
3. **That the City Clerk be directed to submit a copy of the signed Pledge and the letter of support from the Greater Ottawa Homebuilders Association, attached as Document 3, to the Minister of Municipal Affairs and Housing by March 22, 2023;**
4. **That Ottawa's Housing Pledge be considered for approval at the City Council meeting of March 22, 2023 to meet the deadline for submission;**
5. **That staff begin action category 4 of the Pledge to monitor the actions and provide a report to Council on an annual basis.**

Carried

Motion No. PHC 2023-5/02

Moved by L. Johnson

WHEREAS the report from the Planning, Real Estate and Economic Development Department entitled 2031 Municipal Housing Pledge (ACS2023-PRE-EDP-0009) was issued subsequent to publication of the Planning and Housing Committee agenda #5 and distributed to Members and published with the revised agenda on March 15th, 2023.

THEREFORE BE IT RESOLVED THAT, the report entitled 2031 Municipal Housing Pledge (ACS2023-PRE-EDP-0009) be added to the agenda, pursuant to the Procedure By-law, subsection 89(3), in order to consider the matter prior to the submission deadline on March 22, 2023.

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

April 5, 2023.

The meeting adjourned at 11:27 am.

Original signed by K. Crozier,
Committee Coordinator

Original signed by Councillor Jeff
Leiper, Chair