



Planning and Housing Committee

Minutes

Date: Wednesday, July 5, 2023
Time: 9:30 am
Location: Champlain Room, 110 Laurier Avenue West, and by electronic participation

Present: Chair: Councillor Jeff Leiper, Councillor Cathy Curry, Councillor Laura Dudas, Councillor Laine Johnson, Councillor Theresa Kavanagh, Councillor Catherine Kitts, Councillor Wilson Lo, Councillor Tim Tierney

Absent: Vice-chair: Councillor Glen Gower, Councillor Riley Brockington, Councillor Clarke Kelly, Councillor Ariel Troster

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 Wednesday, July 12, 2023 in Planning and Housing Committee Report 12.

The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, July 4, 2023, and the deadline to register by email to speak is 8:30 am on Wednesday, July 5, 2023.

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) 4.5 - 4.9 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 July 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 11 – Wednesday, June 21, 2023

Carried

4. Planning, Real Estate and Economic Development Department

4.1 City of Ottawa's Housing Accelerator Fund Application

ACS2023-PRE-GEN-0007 - City Wide

Report Recommendation(s)

That the Planning and Housing Committee recommend that Council approve the Action Plan as contained in Document 1 of the Report.

Carried

4.2 Front-Ending Report – Design and Construction of the Longfields Drive and Kilspindie Ridge Roundabout

ACS2023-PRE-PS-0081 - Barrhaven West (3)

Report Recommendation(s)

1. **That Planning and Housing Committee recommend Council authorize the City and delegate authority to the General Manager, Planning, Real Estate and Economic Development**

Department, to enter into a Front-Ending Agreement with Mattamy (Monarch) Limited for the design and construction of the roundabout at Longfields Drive and Kilspindie Ridge to an upset limit of \$4,484,376.46 plus applicable taxes and indexing, in accordance with the Front-Ending Agreement Principles and Policy set forth in Documents 1 and 2 and with the final form and content being to the satisfaction of the City Solicitor; and

- 2. Authorize the financial disbursement to reimburse the design and construction costs incurred by Mattamy (Monarch) Limited pursuant to the Front-Ending Agreement, to a maximum amount of \$4,484,376.46 plus applicable taxes and indexing for the roundabout at Longfields Drive and Kilspindie Ridge, and in accordance with the reimbursement schedule set out in the Front-Ending Agreement.**

Carried

4.3 Front-Ending Report – Design and Construction of the Innes Road and Lamarche Avenue Traffic Control Signals

ACS2023-PRE-PS-0080 - Orléans South-Navan (19)

Report Recommendation(s)

- 1. That Planning and Housing Committee recommend Council authorize the City and delegate authority to the General Manager, Planning, Real Estate and Economic Development Department, to enter into a Front-Ending Agreement with Francoise Holding Orleans Inc. (Lépine Corporation) for the design and construction of the traffic control signals at Innes Road and Lamarche Avenue to an upset limit of \$308,000 plus applicable taxes and indexing, in accordance with the Front-Ending Agreement Principles and Policy set forth in Documents 1 and 2 and with the final form and content being to the satisfaction of the City Solicitor; and**
- 2. Authorize the financial disbursement to reimburse the design and construction costs incurred by Francoise Holding Orleans Inc. (Lépine Corporation) pursuant to the Front-Ending Agreement, to a maximum amount of \$308,000 plus applicable taxes and indexing for the traffic control signals at Innes Road**

and Lamarche Avenue, and in accordance with the reimbursement schedule set out in the Front-Ending Agreement.

Carried

4.4 Zoning - Renewable Energy Generation Facility and Battery Energy Storage Systems Interim Regulations and Increasing Opportunity for Access to Retail Food Stores

ACS2023-PRE-EDP-0010 - City Wide

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

The Committee heard from the following delegations:

- Angela Keller-Hertzog spoke to a PowerPoint presentation, a copy of which is held on file with the Office of the City Clerk which touched on interim context, energy transition from fossil fuels, energy resiliency and Local benefits and local choices. The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee

Members received the following written submissions, held on file with the City Clerk:

- Email dated June 25, 2023 from M. Baggott

Following discussions and questions of staff, the Committee carried the report recommendations as presented.

Report Recommendation(s)

That Planning and Housing Committee recommend Council approve the following amendments to Zoning By-law 2008-250, as detailed in Document 1:

1. **Permit a retail food store in additional zones;**
2. **Add a new definition for Renewable Energy Generation Facility and modify the definition of Utility installation to exclude Renewable Energy Generation Facilities; and**

3. Limit the size of battery energy storage systems in Agricultural Zones.

Carried

4.5 Zoning By-law Amendment – 1209 St Laurent Boulevard

ACS2023-PRE-PS-0085 - Beacon Hill-Cyrville (11)

The Applicants, as represented Paul Black, 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 Recommendation(s)

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1209 St. Laurent Boulevard and 1200 Lemieux Street as shown in Document 1, to permit two, 30 storey high-rise residential 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 July 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 - 1400 and 1410 Youville Drive

ACS2023-PRE-PS-0089 - Orléans West-Innes (2)

The Applicants, as represented Barrett Wagar, Stantec 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)

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1400 and 1410 Youville Drive as shown in Document 1, to permit an automobile body shop and automobile service station, 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 July 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 - 2616 and 2628 Edinburgh Place

ACS2023-PRE-PS-0037 - Alta Vista (18)

The Applicants, as represented Bridgette Alchawa, McIntosh Perry 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)

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2616 and 2628 Edinburgh Place, as shown in Document 1, to extend the Heavy Industrial zone throughout the property and to permit a reduced interior side yard of 3.0 metres, 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 July 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 – 200 and 201 Friel Street

ACS2023-PRE-PS-0061 - Rideau-Vanier (12)

Erin O’Connell, Planner II, Planning, Real Estate and Economic Development (PRED), presented an overview of the report recommendations 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 Arne Suraga, Diamond Schmitt Architects and Nadia De Santi, WSP, provided an overview of the Application and responded to questions from Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The Committee heard from the following delegations:

- Kishanth Jeyamoorthy spoke in support of the project, noting a modern building with affordable housing and public spaces would be welcomed in lowertown. The project will benefit the community and using underutilized parking spaces will help increase the amount of housing
- Brian Athey, Morguard expressed concerns with the proposed project as it will have a significant impact on future abilities to develop on their neighbouring site, as 20 meters of their site will effectively be sterilized.

Following discussions and questions of 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 200 and 201 Friel Street, as shown in Document 1, to permit a 20-storey**

apartment building on the eastern portion of 201 Friel Street, 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 July 12, 2023” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried

4.9 Zoning By-law Amendment – 1184, 1188 and 1196 Cummings Avenue

ACS2023-PRE-PS-0083 - Beacon Hill-Cyrville (11)

- Steve Belan, Planner, Planning, Real Estate and Economic Development (PRED), presented an overview of the report recommendations 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 Tim Beed, Fotenn provided an overview of the Application and responded to questions from Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The Committee heard from the following delegations:

- Richard Haiff spoke in opposition to the application noting concerns with height and density, inadequate green space, traffic and lack of harmonious integration in the community.

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

- Email dated July 4, 2023 from Richard Haiff.

Following discussions and questions of 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 1184, 1188 and 1196 Cummings Avenue, as shown in Document 1, to permit a six-storey apartment building with 188 units (R3Y[708] to TD1[XXXX]), 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 July 12, 2023," subject to submissions received between the publication of this report and the time of Council's decision.

Carried

5. Office of the City Clerk

5.1 Status Update – Planning and Housing Committee Inquiries and Motions for the period ending June 23, 2023

ACS2023-OCC-CCS-0094 - Citywide

Report Recommendation

That the Planning and Housing Committee receive this report for information.

Received

6. In Camera Items

There were no *in camera* items.

7. Motions of Which Notice has been Previously Given

7.1 Motion –Miracle League and Jays Care Field Ground Sign

ACS2023-OCC-CCS-0095 - Orléans South Navan (19)

WHEREAS The Miracle League of Ottawa is proposing the installation of an additional ground sign, at Notre-Dame-des-Champs Park, 3659 Navan Road; and

WHEREAS The Miracle League of Ottawa is a registered non-profit charity helping very special dreams come true by providing a facility in partnership with the City of Ottawa that meets the unique needs of players either on the baseball field or playground; and

WHEREAS on July 8, 2015, City Council approved that the baseball field at Notre-Dame-des-Champs Park be named the Jays Care Field in recognition of a funding contribution from the Jays Care Foundation towards the development of the project; and

WHEREAS The Miracle League of Ottawa, the Jays Care Foundation and the City of Ottawa have signed a Naming Rights Agreement dated June 18, 2015, and have agreed that the baseball field shall be exclusively named the Jays Care Field for the term of the agreement ending on December 31, 2030; and

WHEREAS the proposed sign will provide much needed identification of the Jays Care Field and wayfinding for the facility; and

WHEREAS The Miracle League has received a donation for fabrication and installation of the proposed signage; and

WHEREAS the proposed signage does not comply with the Permanent Signs on Private Property By-law; and

WHEREAS it is recommended to allow this request beyond the general application process for minor variances found in the delegation of authority provisions By-law 2016-326

WHEREAS Recreation, Cultural and Facility Services Department and Planning, Real Estate and Economic Development staff do not object to the application; and

THEREFORE BE IT RESOLVED THAT committee recommends that council approve an exemption to Sections 114 and 121 Table 1A, of the Permanent Signs on Private Property By-law (2016-326), as amended, to allow:

1. **The installation of an additional identification ground sign within 30 m of an existing ground sign on the same premises and on the same street frontage; and**
2. **Permit a combined sign face area of the two ground signs beyond the maximum allowable 5m², but not exceeding 7.35 m².**

Carried

8. Information Previously Distributed

8.1 Status Update on the New Zoning By-law

ACS2023-PRE-EDP-0033 - City Wide

Motion No. PHC 2023-12-01

Moved by C. Curry

That, pursuant to Subsection 89(4) of the Procedure By-law (being By-law NO 2022-410), the Planning and Housing Committee approve that the Rules of Procedure be suspended to allow for the consideration of the item listed as:

8.1. Status Update on the New Zoning By-law

Carol Ruddy, Program Manager, Zoning & Intensification, Planning, Real Estate and Economic Development (PRED), presented an overview of the Memo and answered questions from the Committee. Don Herweyer, General Manager, PRED was also present to respond to questions. A copy of the slide presentation is filed with the Office of the City Clerk.

Following discussions and questions to staff, the Committee carried the following motion:

Carried

Motion No. PHC 2023-12-02

Moved by C. Kitts

WHEREAS the intent of IPD ACS2023-PRE-EDP-0033 is to update Members of the Planning and Housing Committee on the status of the new Zoning By-law review; and

WHEREAS on November 28, 2022 the Province of Ontario enacted Bill 23, More Homes Built Faster Act, which encourages gentle densification through increasing the minimum number of additional dwelling units; and

WHEREAS the current Zoning By-law 2005-280 does not contemplate two additional dwelling units as permitted under Bill 23 and as a result there are amendments needed to the current Zoning By-law to align it with Bill 23 and to ensure orderly development in accordance with the Official Plan; and

WHEREAS a package of amendments was circulated in March 2023 that included removing zoning provisions for secondary dwelling units and coach houses that are not aligned with Bill 23, harmonization of certain subzone provisions for detached, duplex and triplex dwellings, and a minimum rear yard landscaping requirement to support the liveability of neighbourhoods, tree retention, tree planting in rear yards and the long-term renewal of the urban forest tree canopy;

THEREFORE BE IT RESOLVED THAT, with respect to IPD ACS2023-PRE-EDP-0033, Council approve the following:

- 1. Direct staff to return to Council no later than September 2023 with options to amend the Zoning By-law in response to Bill 23;**
 - a. Direct staff to consult with industry and members of the community prior to returning to Committee.**
- 2. Direct that staff return to Council in Q4 2023 with proposed amendments to the Zoning By-law pursuant to Recommendation 1.**

Carried

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

There were no Notices of Motion.

10. Inquiries

There were no Inquiries.

11. Other Business

There was no other business.

12. Adjournment

Next Meeting

Wednesday, August 16, 2023.

The meeting adjourned at 11:30 am.

Committee Coordinator

Chair