



## Planning and Housing Committee

### Minutes

<b>Meeting #:</b>	<b>13</b>
<b>Date:</b>	<b>Wednesday, August 16, 2023</b>
<b>Time:</b>	<b>9:30 am</b>
<b>Location:</b>	<b>Champlain Room, 110 Laurier Avenue West, and by electronic participation</b>
<b>Present:</b>	<b>Chair: Councillor Jeff Leiper, Vice-chair: Councillor Glen Gower, Councillor Riley Brockington, Councillor Cathy Curry, Councillor Theresa Kavanagh, Councillor Clarke Kelly, Councillor Catherine Kitts, Councillor Wilson Lo, Councillor Tim Tierney, Councillor Ariel Troster</b>
<b>Absent:</b>	<b>Councillor Laura Dudas, Councillor Laine Johnson</b>

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- 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, August 23, 2023 in Planning and Housing Committee Report 13.

The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, August 15, 2023, and the deadline to register by email to speak is 8:30 am on Wednesday, August 16, 2023.

**These “Summary Minutes” indicate 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 full Minutes, such as the record of written and oral submissions. Recorded votes and dissents contained in the Summary Minutes are draft until the full Minutes of the meeting are confirmed by the Committee. The draft of the full Minutes (for confirmation) 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) 6.1-6.7 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 August 23, 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 12 – 5 July 2023

**Carried**

4. Responses to Inquiries

4.1 PHC-2023-02 - Planning Applications and Traffic Impact Assessments in Ward 19 Orléans South—Navan

5. Referrals

5.1 Motion BHC 2023-07-01 – Rockcliffe Park Heritage Conservation District

File No. ACS2023-OCC-CCS-0103 – Rideau-Rockcliffe (13)

*This motion was referred from the Built Heritage Committee on July 11, 2023.*

Mackenzie Kimm, Planner III, Carol Ruddy, Program Manager, Zoning & Intensification and Court Curry, Manager, ROW, Heritage & Urban Design Services, Planning, Real Estate and Economic Development (PRED), were present and answered questions from the Committee.

Councillor R. King, Chair of Built Heritage Committee was also present and participated in the discussion.

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

### **Built Heritage Committee Recommendations**

**That the Planning and Housing Committee recommend that Council approve the following motion:**

**WHEREAS the Rockcliffe Park Heritage Conservation District Plan, Secondary Plan and the City of Ottawa Official Plan all recognize the significance of the Rockcliffe Park HCD as a cultural landscape;**

**WHEREAS the new zoning by-law provides an opportunity to ensure consistency between these documents and;**

**THEREFORE BE IT RESOLVED THAT consistency with the objectives and policies of the Official Plan, Rockcliffe Park Secondary Plan and Heritage Conservation District Plan be considered through the development of the new zoning by-law.**

**Carried**

## 6. Planning, Real Estate and Economic Development Department

### 6.1 Official Plan Amendment and Zoning By-law Amendment - 245, 249, 261, 263 Rochester Street and 27 Balsam Street

File No. ACS2023-PRE-PS-0096 - Somerset (14)

Jean-Charles Renaud, Planner, Planning, Real Estate and Economic Development (PRED), presented an overview of the report recommendations and answered questions from the Committee. Andrew McCreight, Manager, Development Review – Central, PRED was also present and responded to questions. A copy of the slide presentation is filed with the Office of the City Clerk.

The following were present to respond to questions representing the Applicant/Owner:

- Carl Madigan, 3N Group Holdings Inc.
- Marc Rivet and Connor Joy, JL Richards and Associates
- Scott Hayward, Architect, and Brian Davis, Technologist, Christopher Simmonds Architect

The Committee heard from the following delegations:

- Jane Harley expressed concern with lack of parking spaces recommended as part of the development, safety of children in the neighbourhood who attend nearby childcare centres and the negative impacts of noise incurred from blasting bedrock during construction.
- John Robillard explained the proposed development is only 2 feet from his residence and feels shadowing will negatively impact his property. Also noting concerns with lack of greenspace and the affects on the underground stream that currently runs under the property.
- Jeffrey Meyer spoke in opposition of the proposed development and expressed frustration, feeling concerns and questions submitted to staff have not been heard or answered. Concerns related to allowing a company to purchase five adjacent parcels of land designated for R4, now being permitted to build a 9-storey building.

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

- Email dated August 14, 2023 from Joseph Salvatore
- Email dated August 15, 2023 from Alda Kiss
- Email dated August 15, 2023 from Jeffrey Meyer

Following discussions and questions of staff, the Committee carried the report recommendations as presented with the following direction to staff.

Direction to staff

Councillor A. Troster

That staff pursue significant improvements to the streetscapes of Rochester St and Balsam St through the Site Plan Approval process, with focus on elements including soil cells for trees, planter boxes, and other soft landscaping elements. Further preference should be given to native and pollinator plants.

## Report recommendations

That Planning and Housing Committee recommend Council:

1. **Approve an amendment to the Official Plan, Volume 2C, for 245, 249, 261, 263 Rochester Street and 27 Balsam Street, with area-specific policies in order to permit increased building height for the construction of a new nine-storey mixed-use building, as detailed in Document 2.**
2. **Approve an amendment to Zoning By-law 2008-250 for 245, 249, 261, 263 Rochester Street and 27 Balsam Street to permit a nine-storey mixed-use building, as detailed in Document 3.**
3. **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 August 23, 2023,” subject to submissions received between the publication of this report and the time of Council’s decision.**

**Carried**

### 6.2 Zoning By-law Amendment – 1081 Carling Avenue

File No. ACS2023-PRE-PS-0075 - Kitchissippi (15)

Colette Gorni, 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 Miguel Tremblay, Fotenn and Patrick Bisson, Hobin Architecture provided an overview of the Application and responded to questions from Committee. Braden Walker and Derek Howe, Taggart were present and responded to questions. A copy of the slide presentation is filed with the Office of the City Clerk.

The Committee heard from the following delegations:

- Leslie Maitland, Heritage Ottawa expressed concerns with the shadow impacts on the Experimental Farm, noting the proposal should be deferred until discussions can occur with Agriculture Canada to mitigate these effects. As well, the site is emphasized as Heritage for its scientific and environmental values, as such we request an amendment to the statement in the Official Plan that identifies its research value.

The following three speakers spoke to a PowerPoint presentation in opposition to the proposal, which is held on file with the Office of the City Clerk.

- Tanis Halpape, Chair, 1081 Carling Ave Sub-committee noted the proposal does not achieve adequate transition to the neighbouring low-rise community and has serious negative impacts on the Central Experimental Farm (CEF) given it is a national historic site.
- Karen Wright - President of the Civic Hospital Neighbourhood Association (CHNA) spoke to the adverse shadowing effects on the CEF rendering a portion unusable for research lands, as well noted the Official Plan (OP) and Provincial Policy Statements (PPS) are to protect heritage landscapes.
- Luanne Calcutt - Executive Board Member, CHNA concluded the presentation requesting refusal of the application in its current form, alternatively approving with a reduction in height and step backs or request a pause to prepare a Cultural Heritage Impact Statement that will comply with OP and PPS related to shadow studies and impacts.
- Bill Gregg note that the east end of Carling Avenue is important to the character of the city and should be considered in a broader context. Individual approvals set precedents and are cumulative, sometimes with unintended consequences. This area is primarily open, one-sided, noncommercial, and characterized by Nation and Civic Institutional uses.
- Carolyn Brown expressed concerns with existing traffic problems that will only be worsened with this development.

- Paul Johanis, Greenspace Alliance of Canada's Capital expressed concern with the long-term preservation of the CEF as a major urban greenspace, its history and heritage. It provides valuable innovative research for Canadian farming and any threat/impact or reduction of that research is a threat to the preservation of the farm. Shadow impacts are a large problem with this project.
- Phillipa MacDonald spoke to the significance of the CEF, i.e. heritage site, eco-tourism attraction, biodiversity, and noted that the Farm is already under threat from road salt contamination, climate change and invasive species. More housing is needed but not at the expense of greenspace and agri-research.
- Corey Peabody, Fisher Height and Area Community Association (12:45): Shared concern with the civic hospital neighbourhood association in terms of transition to neighbours and shadowing on the farm. Agree that this decision is precedent setting. Really strong support with comments made by CHNA and support their assessment of the cumulative shading of the farm. If the farm's lands fail to survive due to the buildings built around the perimeter, we're fearful of what will happen with that land. Create a buffer zone and still built housing. Should not be designated green space, but designated farmland. Need to work together to preserve the farm as a research area and national historic site.
- Melissa Black spoke to considerable community feedback regarding this development including a petition with 801 signatures noting concerns including height, traffic, heritage and shadow impacts.
- Heather Pearl spoke to the area not being suitable for high-rises and expressed concerns with climate change impacts, environmental sustainability, research, heritage value and tourism as well as the integrity of the experimental farm.
- JP Unger expressed concerns with shadowing, inappropriate location for the development and legal implications of approving the proposal.

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

- Letter dated April 13, 2023 from Agriculture and Agri-Food Canada
- Email dated August 8, 2023 from Eric Jones, Friends of Experimental Farm
- Email dated August 10, 2023 from Ellie Topp
- Email dated August 11, 2023 from Ed Gregorich and Steve Gleddie
- Email dated August 11, 2023 from Clarke Topp
- Email dated August 11, 2023 from Kristi Ross on behalf of the Civic Hospital Neighbourhood Association
- Email dated August 13, 2023 from Mary-Anne Kirvan
- Email dated August 14, 2023 from Colin May
- Email dated August 14, 2023 from Rosalind Rorke
- Email dated August 14, 2023 from MP Yasir Naqvi
- Email dated August 14, 2023 from Iola Price
- Email dated August 15, 2023 from Kathy Black
- Email dated August 16, 2023 from Heather Pearl
- Letter dated August 16 from Leslie Maitland, Heritage Ottawa

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

### **Report recommendations**

- 1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1081 Carling Avenue, as shown in Document 1, to permit two high-rise residential apartment 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 August 23, 2023, subject to submissions received between the publication of this report and the time of Council's decision.**



For (7): J. Leiper, G. Gower, T. Kavanagh, C. Kitts, W. Lo, T. Tierney, and A. Troster

Against (2): R. Brockington, and C. Kelly

**Carried (7 to 2)**

**Amendment:**

**Motion No. PHC 2023-13/03**

Moved by G. Gower

**WHEREAS** report ACS2023-PRE-PS-0075 recommends approval for two high-rise buildings; and

**WHEREAS** the details of recommended zoning include adding a holding symbol to the property; and

**WHEREAS** the Cultural Heritage Impact Statement (CHIS) submitted in support of the application currently omits an assessment on current shadowing analysis; and

**WHEREAS** Agriculture Canada and members of the community have raised concerns regarding the shadowing impacts on the agriculture and research lands on the adjacent Central Experimental Farm;

**THEREFORE BE IT RESOLVED THAT** with respect to report ACS2023-PRE-PS-0075, Document 2 – Details of Recommended Zoning, be amended to add the following provision under 3(c)(vi) as it relates to the holding symbol:

- An updated Cultural Heritage Impact Statement is provided to the satisfaction of Program Manager, Heritage Planning, that assesses the shadowing impacts and any recommendations or mitigation shall be incorporated into the Site Plan Control application as appropriate.

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

**Carried**

**Amendment:**

**Motion No. PHC 2023-13/04**

Moved by R. Brockington

**WHEREAS with respect to report ACS2023-PRE-PS-0075 - Zoning By-law Amendment – 1081 Carling Avenue staff recommend approval of the application to permit the development of two residential towers including the west tower proposed at 16 storeys and the east tower proposed at 27 storeys; and**

**WHEREAS multiple stakeholders, including scientists from Agriculture Canada have raised concerns with the proposed height of the east tower and the shadowing impacts on the agriculture and research lands on the adjacent Experimental Farm land; and**

**WHEREAS various stakeholders have requested that the proposed height of the east tower be reduced from 27 storeys to 16 storeys to mitigate shadowing impacts on the adjacent Experimental Farm agriculture and research lands.**

**THEREFORE BE IT RESOLVED THAT with respect to report ACS2023-PRE-PS-0075 - Zoning By-law Amendment – 1081 Carling Avenue, Planning and Housing Committee approve a revision to the staff recommendation of the proposed east tower (Area E on Document 3) from 27 storeys to 16 storeys.**

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

Lost

**Motion No. PHC 2023-13/05**

Moved by R. Brockington

**WHEREAS with respect to report ACS2023-PRE-PS-0075 - Zoning By-law Amendment – 1081 Carling Avenue it is ideal to defer the staff recommendation to allow for the City of Ottawa’s Planning, Real Estate and Economic Development Department to meet with officials from Agriculture Canada to discuss acceptable building heights for future developments along the north side of Carling Avenue and south side of Baseline Road that could result in mitigating shadowing on fields on the south side of Carling Avenue and north side of Baseline Road, used for agricultural and/or research purposes; and**

**WHEREAS the item is requested to be deferred to the October 18, 2023, Planning and Housing Committee meeting; and**

**WHEREAS notification and a revised report will be provided when the item is to return to Planning and Housing Committee.**

**THEREFORE BE IT RESOLVED THAT with respect to report ACS2023-PRE-PS-0075 - Zoning By-law Amendment – 1081 Carling Avenue, the item be deferred to the Planning and Housing Committee meeting of October 18, 2023; and**

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

**Lost**

**6.3 Zoning By-law Amendment – 3040 and 3044 Innes Road**

File No. ACS2023-PRE-PS-0086 - Orléans West-Innes (2)

The Applicants, as represented Ryan Poulton and Murray Chown, Novatech were present in support, and available to answer questions. The Applicants advised that they did not need to address the Committee if the item carried.

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

- Email dated August 14, 2023 from Richard Turle

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 3040 and 3044 Innes Road as shown in Document 1, from Residential Second Density, Subzone N (R2N) to Residential Fourth Density (R4Z) to permit a four-storey low-rise apartment building.**
- 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 August 23, 2023 to submissions received between the publication of this report and the time of Council’s decision.**

**Carried**

6.4 Zoning By-law Amendment - 901 and 700 Solarium Avenue, 3001 and 3006 Showcase Crescent, and Parts of 4875 Spratt Road

File No. ACS2023-PRE-PS-0099 - Riverside South-Findlay Creek (22)

The Applicants, as represented Marcel Denomme and Nadia De Santi, WSP 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 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 901 and 700 Solarium Avenue, 3001 and 3006 Showcase Crescent, and Parts of 4875 Spratt Road, as shown in Document 1, to permit back-to-back townhouses with a height of 14 metres and a minimum lot area of 80 square metres, to permit air conditioner condensers to project into the front yard, and to include a schedule pertaining to minimum setbacks for one of the subject areas, 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 August 23, 2023, subject to submissions**

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

**Carried**

6.5 Zoning By-law Amendment – 3330 Navan Road

File No. ACS2023-PRE-PS-0102 - Orléans South-Navan (19)

The Applicants, as represented Patricia Warren, Jacob Bolduc, Fotenn and Zach Tremblay (owner) 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 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 3330 Navan Road, as shown in Document 1, to permit office and warehouse uses, 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 August 23, 2023" subject to submissions received between the publication of this report and the time of Council's decision.**

**Carried**

6.6 Zoning By-Law Amendment – 249 and 255 Richmond Road and 373 Tweedsmuir Avenue

File No. ACS2023-PRE-PS-0078 - Kitchissippi (15)

The Applicant, as represented Tamara Nahal, 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 amended.

**Report recommendations**

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 249 and 255 Richmond Road and 373 Tweedsmuir Avenue, as shown in Document 1, to permit a nine-storey mixed-use, mid-rise building with site-specific zoning exceptions, 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 August 23, 2023 subject to submissions received between the publication of this report and the time of Council's decision.

Carried as amended

**Amendment:**

**Motion No. PHC 2023-13/01**

Moved by G. Gower

**WHEREAS** report ACS2023-PRE-PS-0078 was distributed via email to the notification list with the correct version of the report, except some references to the municipal address; and

**WHEREAS** the online version of the report was posted publicly with some minor discrepancies to the zoning schedule and the municipal addresses;

**WHEREAS** the online version of the report was posted with the incorrect Councillor comments embedded; and

**WHEREAS** it has been determined that the discrepancies are minor in nature and the amendments required have no impact on the report recommendations; and

**WHERAS notification with the correct report content and recommendations was provided accordingly to interested parties;**

**THEREFORE BE IT RESOLVED THAT with respect to report ACS2023-PRE-PS-0078, a revised report (attached) be accepted by Planning and Housing Committee to reflect the following minor discrepancies:**

- **Correcting all references of 373 Tweedsmuir Avenue to 372 Tweedsmuir Avenue**
- **Adding the full Councillor Comments**
- **Replacing Document 3 – Schedule YYY with the correct version of the Schedule.**

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

**Carried**

6.7 Zoning By-Law Amendment – 393 McArthur Avenue

File No. ACS2023-PRE-PS-0097 - Rideau-Vanier (12)

The Applicants, as represented Ryan Poulton and Murray Chown, Novatech were present in support, and available to answer questions. The Applicants advised that they did not need to address the Committee if the item carried.

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

- Email dated August 15, 2023 from Francine Lozier and Yves Hamelin

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 393 McArthur Avenue, as shown in Document 1, from “Traditional Mainstreet (TM) Zone”, to “Traditional Mainstreet Zone, Urban Exception XXXX [TM(XXXX)]” to permit a six-storey mixed-use,**

**mid-rise building with site-specific zoning exceptions, 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 August 23, 2023 subject to submissions received between the publication of this report and the time of Council’s decision.**

**Carried**

**6.8 Site Plan Control – 375 Deschâtelets Avenue**

File No. ACS2023-PRE-PS-0101 - Capital (17)

Prior to the Committee commencing consideration of this item, the Ward Councillor, S. Menard withdrew his removal of delegated authority, re-vesting in staff the ability to make a decision regarding Site Plan Control on this property.

**Report recommendations**

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

- 1. Approval of Site Plan Control application D07-12-21-0111, concerning 375 Deschâtelets Avenue, for the construction of two mid-rise residential buildings with heights of six and seven storeys respectively, with approximately 270 units, as provided in Documents 3 and 4; and**
- 2. Return delegated authority to the Director of Planning Services, or their delegate, for staff to provide final approval stamps and signatures on the plans and conditions of approval through the Delegated Authority Report.**

**Withdrawn**



6.9 Future Neighbourhoods Urban Expansion Areas Process

File No. ACS2023-PRE-EDP-0020 - City Wide

Mike Schmidt, Planner II, Planning, Real Estate and Economic Development (PRED), presented an overview of the report recommendations and answered questions from the Committee. Royce Fu, Manager, Policy Planning, 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 of staff, the Committee received the report recommendations as presented.

**Report recommendation**

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

**Received**

6.10 Omnibus Official Plan Amendment 1

File No. ACS2023-PRE-EDP-0015 - City Wide

*This report will be submitted to Agriculture and Rural Affairs Committee on September 6, 2023.*

**Report recommendations**

**That the Planning and Housing Committee and the Agriculture and Rural Affairs Committee recommend Council:**

1. **Approve and adopt Official Plan Amendment 5, a series of technical amendments to the Official Plan as presented in Documents 1 and 2; and**
2. **Approve the updates to the Tree Protection By-law 2020-340, to extend protections to privately-owned trees on all lands located east of Watters Road that were approved by the Minister of Municipal Affairs and Housing in the Future Neighbourhood overlay.**

**Motion No. PHC 2023-13/02**

Moved by G. Gower

**WHEREAS with respect to report ACS2023-PRE-EDP-0015 entitled Omnibus Official Plan Amendment 1 a request has come forward to defer the matter to the Planning and Housing Committee meeting on September 6, 2023; and**

**WHEREAS Omnibus Official Plan Amendment 1 consists of 89 proposed amendments; and**

**WHEREAS the deferral request has come forward to provide more time to review and consider the proposed amendments in Omnibus Official Plan Amendment 1; and**

**WHEREAS notification and a revised report and/or supporting documents will be provided when the item returns to Planning and Housing Committee.**

**THEREFORE BE IT RESOLVED THAT with respect to report ACS2023-PRE-EDP-0015 entitled Omnibus Official Plan Amendment 1, Planning and Housing Committee defer its consideration of the item to the subsequent committee meeting scheduled for September 6, 2023.**

**Carried**

6.11 Front Ending Report – Design and Construction of Palladium Drive Widening and Realignment

File No. ACS2023-PRE-PS-0108 - Kanata North (4)

Derek Howe, Taggart Group of Companies was present in support, and available to answer questions, however advised he did not need to address the Committee if the item carried.

The Committee carried the report recommendations as presented.

**Report recommendations**

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

- 1. Authorize the City and delegate authority to the General Manager, Planning, Real Estate and Economic Development Department, to enter into Front-Ending Agreements with the following developers, which provide for the repayment of the design and construction associated with the Palladium Drive Widening and Realignment from Huntmar Drive to N/S Arterial**

to a total upset limit of \$12,101,613 plus applicable taxes in accordance with the Front-Ending Agreement Principles and Policy set forth in Documents 2 and 3 and with the final form and content being to the satisfaction of the City Solicitor, and distributed as follows:

- a. West Ottawa Land Holdings Ltd. and West Ottawa Land Holdings (2) Ltd. to an upset limit of \$10,302,877 plus applicable taxes; and
  - b. RioCan Holdings (TJV) Inc. and 1633272 Alberta ULC to an upset limit of \$1,798,736 plus applicable taxes.
2. Authorize the financial disbursement to reimburse the design and construction costs incurred by the above pursuant to the execution of the Front-Ending Agreements to an upset limit of \$12,101,613 plus applicable taxes inclusive of reimbursement for post period capacity and in accordance with the reimbursement schedule set out in said agreements.

Carried

7. In Camera Items

There were no *in camera* items.

8. Information Previously Distributed

8.1 Cash-in-Lieu of Parkland

8.2 Residential Dwelling Approval Pipeline

8.3 Planning, Real Estate and Economic Development Department Work Program 2022-2026

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

**Motion No. PHC 2023-13/06**

Moved by A. Troster

*On behalf of Councillor Hill*

**WHEREAS** two EF1 Tornados touched down in Barrhaven on July 13th impacting over 125 homes, and a third EF0 tornado touched down in Findlay Creek on August 3 impacting 12 homes; and

**WHEREAS the August 3rd Tornado represents the 7th extreme wind event in Ottawa since 2018, including the EF3 Tornado that devastated Dunrobin and the 2022 Derecho that damaged wide swaths of the city; and**

**WHEREAS Extreme wind events do the greatest structural damage to roofs, causing thousands of dollars in damage and leaving residents without a primary home for months and in some cases years; and**

**WHEREAS stronger fastenings where the frame of a house meets the roof, known as hurricane straps or tornado clips, are a cheap and effective solution to secure roofs during extreme wind events; and**

**WHEREAS the Provincial government is currently considering amendments to the 2012 Building Code;**

**THEREFORE, BE IT RESOLVED THAT the Mayor on behalf of Council write a letter to the Minister of Municipal Affairs and Housing conveying the City of Ottawa's support for the province's proposed Green Building Code to include requirements to mitigate against increased Wind Uplift Loads on Roofs in order to better create more wind resilient communities.**

10. Inquiries

There were no Inquiries.

11. Other Business

There was no other business.

12. Adjournment

Next Meeting

Wednesday, September 6, 2023.

The meeting adjourned at 3:01 pm.

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Original signed by K. Crozier,  
Committee Coordinator

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Original signed by Councillor Jeff  
Leiper, Chair