

1. Zoning By-law Amendment – 1081 Carling Avenue

Modification du Règlement de zonage – 1081, avenue Carling

**Committee recommendation(s)**

**That 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.**

**Recommandation(s) du Comité**

**Que le Conseil municipal apporte une modification au Règlement de zonage (n° 2008-250) pour le 1081, avenue Carling, comme l'indique la pièce 1, afin d'autoriser l'aménagement de deux tours d'appartements de grande hauteur, selon les modalités précisées dans la pièce 2.**

**Documentation/Documentation**

- 1 Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department, dated September 8, 2023 (ACS2023-PRE-PS-0118)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 8 septembre 2023 (ACS2023-PRE-PS-0118)

- 2 Extract of draft Minutes, Planning and Housing Committee, September 20, 2023

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 20 septembre 2023

**Planning and Housing  
Committee  
Report 15  
September 27, 2023**

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**Comité de de la planification et  
du logement  
Rapport 15  
Le 27 septembre 2023**

**Extract of Minutes 15  
Planning and Housing Committee  
September 20, 2023**

**Extrait du procès-verbal 15  
Comité de la planification et du logement  
Le 20 septembre 2023**

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Zoning By-law Amendment – 1081 Carling Avenue

File No. ACS2023-PRE-PS-0118 - Kitchissippi (15)

Lesley Collins, Program Manager, Heritage Planning, Planning, Real Estate and Economic Development (PRED) provided a brief overview of the Cultural Heritage Impact Statement (CHIS) and was available to answer questions.

The Applicant/Owner as represented by Miguel Tremblay, Fotenn and John Stewart, Commonwealth Historic Resource Management 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 following staff were also present and responded to questions:

PRED:

- Collette Gorni, Planner II
- Andrew McCreight, Manager, Development Review – Central
- David Wise, Director, Economic Development & Long Range Planning
- Derrick Moodie, Director, Planning Services

Legal

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

The Committee heard from the following delegations:

- Joshua P. Moon, Civic Hospital Neighborhood Association (CHNA) noted it is imperative for the City to protect the cultural value of the farm that will be affected by the shadows and recommended a peer review be completed by experts to analyze the exact harm this development will have on the farm.
- Bill Gregg, CHNA spoke to slides and a video that visualized the shadowing effect over different time spans and noted that approving this development would set a precedent for future development that would have a cumulative adverse shadow impact. Slides held on file with the Office of the City Clerk.
- Stefanie Beck, Deputy Minister, Agriculture and Agri-Food Canada, (AAFC) raised concerns with the costly impacts this development would have on the farm. There is a direct link food production and the national economy and delivers benefits to the environment as well. Approval of this development will lead to permanent damage to research conducted on the farm.

The following were also present and responded to questions:

- Pascal Michel, Director General Ontario-Quebec Region, Science and Technology Branch
  - Malcolm Morrison, Research Scientist, Science and Technology Branch
  - Joel Wilkin, Director Real Estate Services, Corporate Management Branch
- David Flemming, Heritage Ottawa provided some history with Heritage Ottawa and the Experimental Farm as a National Historic Site. The position of Heritage Ottawa is to not have this application approved in it's current form and have the City further engage with stakeholders to mitigate concerns, as well, revise the Terms of Reference to include a Heritage Impact Assessment.

- Leslie Maitland expressed concerns with the shadow impacts and making a decision based on the CHIS is not sufficient, there will be adverse effects as shadowing will render some research unusable.
- John Zvoner, landscape architect touched on the Commemorative Integrity Statement, standards and guidelines in landscaping as it relates to the CHIS and the cultural landscape guidelines, noting these should have been used to determine importance of Setting.
- Paul Johanis noted the existing policy framework is in conflict with the aims of the Official Plan, which is to maintain the status quo of the farm and a decision on this application should be held until a new policy framework, specifically the Terms of Reference for Shading Studies, that is consistent with the OP is approved. Slides held on file with the Office of the City Clerk.
- J.P. Unger noted there should be more emphasis placed on the financial and legal implications of approving this development, there hasn't been enough due diligence or duty of care with the impact on nation food research. The housing crisis is a flawed argument as there are many other locations that would be suitable for this development.
- Terry McIntyre spoke to a detailed slide presentation (held on file with the Office of the City Clerk) outlining concerns related to, but not limited to, environmental impacts, waste disposal implications, wildlife impacts, carbon emissions and shadowing impacts.

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

- Email dated September 8, 2023 from Daniel Robinson
- Email dated September 9, 2023 from Walid Fahim, McNeil Pharmacy
- Email dated September 9, 2023 from Tish Campbell Barr
- Email dated September 11, 2023 from Patrick Nadeau
- Email dated September 14, 2023 from Leslie Maitland

- Email dated September 18, 2023 from Eric Jones
- Email dated September 19, 2023 from Alayne McGregor
- Email dated September 19, 2023 from Agriculture and Agri-Food Canada
- Email dated September 19, 2023 from Christina Cameron
- Email dated September 19, 2023 from David Flemming
- Email dated September 19, 2023 from Joshua Moon
- Email dated September 19, 2023 from John Zvonar
- Email dated September 19, 2023 from Bill Gregg

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

Direction to staff

Councillor R. Brockington

That staff be directed to work in consultation with Agriculture and Agri-Foods Canada and the National Capital Commission to develop the terms of reference for a plan to assess and mitigate potential impacts of future development as permitted by the Official Plan policy framework surrounding the Central Experimental Farm on the scientific and heritage values associated with the farm as a National Historic Site of Canada and research institution and report back on timing, financial and resource requirements, and impact on the overall department work plan by no later than Q2 2024.

**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 September 27, 2023,” subject to submissions received between the publication of this report and the time of Council’s decision.**

For (9): J. Leiper, G. Gower, C. Curry, L. Dudas, L. Johnson, T. Kavanagh, C. Kitts, T. Tierney, and G. Darouze

Against (3): R. Brockington, C. Kelly, and A. Troster

**Carried (9 to 3)**

**Amendment:**

**Motion No. PHC 2023 - 15/04**

Moved by R. Brockington

**WHEREAS report ACS2023-PRE-PS-0118 seeks an amendment to the Zoning By-law for 1081 Carling Avenue to permit two high-rise residential apartment buildings of 16 and 27 storeys respectively; and**

**WHEREAS a reduction in the height of both buildings to a maximum of 14 storeys would reduce shadowing on the Central Experimental Farm, which officials from Agriculture and Agri-Food Canada warned the current proposal would cause “significant, costly and permanent damage” to agricultural research;**

**THEREFORE BE IT RESOLVED that Document 3 (Schedule YYY) be amended to**

- 1. reduce the maximum permitted building height of Area C from 16 storeys to 14 storeys;**
- 2. reduce the maximum permitted building height of Area E from 27 storeys to 14 storeys; and**

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

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For (4): R. Brockington, T. Kavanagh, C. Kelly, and A. Troster

Against (8): J. Leiper, G. Gower, C. Curry, L. Dudas, L. Johnson, C. Kitts,  
T. Tierney, and G. Darouze

**Lost (4 to 8)**