

3. Zoning By-law Amendment – 1081 Carling Avenue

Modification du Règlement de zonage – 1081, avenue Carling

Committee recommendation(s) as amended

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, revised.

Recommandation(s) du Comité, telle que modifiée

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, tel que révisé.

Documentation/Documentation

- 1 Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department, dated August 2, 2023 (ACS2023-PRE-PS-0075)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 2 août 2023 (ACS2023-PRE-PS-0075)

- 2 Extract of draft Minutes, Planning and Housing Committee, August 16, 2023

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 16 août 2023

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 it's 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, non-commercial, 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 (8): J. Leiper, G. Gower, C. Curry, T. Kavanagh, C. Kitts, W. Lo, T. Tierney, and A. Troster

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

Carried as amended (8 to 2)

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

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 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.

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

Against (7): J. Leiper, G. Gower, C. Curry, T. Kavanagh, C. Kitts, W. Lo, and T. Tierney

Lost (3 to 7)

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 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.

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

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

Lost (2 to 7)