

4. Zoning By-law Amendment – 222 Baseline Road

Modification du Règlement de zonage – 222, chemin Baseline

Committee recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 222 Baseline Road, as shown in Document 1, from R1GG zone to R4UD[XXXX] zone, to permit a four-storey low-rise apartment dwelling as detailed in Document 2, revised.

Recommandation(s) du Comité

Que le Conseil municipal apporte une modification au Règlement de zonage (n° 2008-250) pour le 222, chemin Baseline, comme l'indique la pièce 1, afin de passer de la zone R1GG à la zone R4UD[XXXX] et d'autoriser la construction d'un immeuble d'appartements de faible hauteur (quatre étages) 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 October 11, 2023 (ACS2023-PRE-PS-0116)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 11 octobre 2023 (ACS2023-PRE-PS-0116)

- 2 Extract of draft Minutes, Planning and Housing Committee, November 1, 2023

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 1^{er} novembre 2023

Zoning By-law Amendment – 222 Baseline Road

File No. ACS2023-PRE-PS-0116 - River (16)

Craig Hamilton, Planner I, Planning, Real Estate and Economic Development Department (PRED), provided an overview of the report and answered questions from the Committee. Lily Xu, Manager, Development Review – South. A copy of the slide presentation is filed with the Office of the City Clerk.

The Applicant/Owner as represented by Peter Hume, HPUrban presented an overview of the development and responded to questions.

The Committee heard from the following delegations:

1. Elizabeth Costello, Carleton Heights and Area Residents Association spoke to a slide presentation (held on file with the Office of the City Clerk) that touched on traffic, setbacks, parking and tree canopy.
2. Marko Miljusevic noted this is a positive development and fits with the character of the neighbourhood, although acknowledged that reducing parking may be problematic for residents.
3. Brandon Bay spoke in support of the proposed development noting the inclusion of transit will make it positive for the residents.

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

- Email dated October 25, 2023 from Bob Clarke
- Email dated October 16, 2023 from Karen and Barry Adams
- Email dated October 30, 2023 from Susan Paul
- Email dated October 30, 2023 from Diane Larocque

- Email dated October 30, 2023 from Fisher Heights and Area Community Association

Following discussion and question of staff, the Committee carried the report recommendations as amended.

Report recommendation(s)

- 1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 222 Baseline Road, as shown in Document 1, from R1GG zone to R4UD[XXXX] zone, to permit a four-storey low-rise apartment dwelling 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 November 8, 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 - 18/02

Moved by G. Gower

WHEREAS Report ACS2023-PRE-PS-0116 (the ‘Report’) recommends amending the City of Ottawa’s Zoning By-law to permit a four-storey apartment building at 222 Baseline Road;

WHEREAS Document 2 indicates in Column 4, Section 2.b), that the site-specific exception would prohibit low-rise apartment dwellings of 10 units or less; and

WHEREAS the intent of Document 2 was to ensure that low-rise apartment dwellings must have more than 10 dwelling units;

THEREFORE BE IT RESOLVED that Document 2 be amended to move Section 2.b) from Column 4 to Column 5; and

THEREFORE BE IT FURTHER RESOLVED the Report be amended by replacing the text in Document 2, Section 2.b) with “a low rise apartment dwelling must have a minimum of 11 dwelling units”; and

THEREFORE BE IT FURTHER RESOLVED that there be no further notice pursuant to Section 34(17) of the *Planning Act*.

Carried