

**4. Zoning By-Law Amendment – Part of 780 Baseline Road and 7 and 9 Hilliard Avenue**

**Modification du Règlement de zonage — partie du 780, chemin Baseline; 7 et 9, avenue Hilliard**

**Committee recommendation(s)**

**That Council approve an amendment to Zoning By-law 2008-250 for part of 780 Baseline Road and 7 and 9 Hilliard Avenue, as shown as Document 1, to permit the development of one mixed-use high-rise tower and a public park, as detailed in Documents 2 and 3, revised.**

**Recommandation(s) du Comité**

**Que le Conseil municipal approuve une modification à apporter au *Règlement de zonage* (n° 2008-250) pour une partie du 780, chemin Baseline ainsi que pour le 7 et le 9, avenue Hilliard, conformément à la pièce justificative 1, pour autoriser l'aménagement d'une tour d'habitation polyvalente et d'un parc public, conformément aux modalités précisées dans les pièces 2 et 3, tel que révisé.**

**Documentation/Documentation**

- 1 Report from Director, Planning Services, Planning, Real Estate and Economic Development, dated November 20, 2023  
(ACS2023-PRE-PS-0137)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 20 novembre 2023 (ACS2023-PRE-PS-0137)

- 2 Extract of draft Minutes, Planning and Housing Committee, November 29, 2023

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 29 novembre 2023

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Zoning By-Law Amendment – Part of 780 Baseline Road and 7 and 9  
Hilliard Avenue

File No. ACS2023-PRE-PS-0137 – Knoxdale-Merivale (9)

Kelly Livingstone, Planner II, Planning, Real Estate and Economic Development Department (PRED), provided an overview of the report 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 Consultants, provided an overview of the Application and responded to questions from Committee. Scott Alain, Fotenn Consultants and Joey Theberge, Theberge Homes were also available to respond 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:

- Don Herweyer, General Manager
- Derrick Moodie, Director, Planning Services
- Alison Hamlin, Manager, Development Review – West

Legal Services:

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

The Committee heard from the following delegations:

1. Elizabeth Costello, Carleton Heights Community Association spoke to a slide presentation which is held on file with the Office of the City Clerk. Rezoning should comply with the Official Plan and Secondary Plan and asked Committee to consider the proposed

land conscientiously as the development for this site is too ambitious and noted concerns with parking and water overflows in the area.

2. Marie-Claude Guérard, Assistant Deputy Minister, Corporate Management Branch, Agriculture and Agri-Food Canada, (AAFC) expressed no concerns with Phase 1 of the development however concerns are rooted in the impact of future development on the property and the integrity of research activities. AAFC remains open to work with the City and interested parties to find creative solutions to facilitate important objectives such as housing supply, transit and protecting the Experimental Farm.

The following from AAFC were also present and responded to questions:

- Karen Durnford-McIntosh, Director General, Real Property and Asset Management, Corporate Management Branch
  - Joel Wilkin, Director, Real Estate Services, Corporate Management Branch
  - Dr. Pascal Michel – Director General, Ontario-Quebec region, Science and Technology Branch.
3. Corey Peabody, Fisher Heights and Areas Community Association Board spoke to a slide deck which is held on file with the Office of the City Clerk. The presentation touched on the need for intensification without negative impacts to surrounding neighbourhoods, more research is needed regarding shadow impacts on the Farm and suggested that Tower A be included in that research.
  4. Susan Paul spoke to a PowerPoint presentation, a copy of which is held on file with the Office of the City Clerk that touched on the need for more low rise development, concerns with the traffic study, lack of concern for working with the community as well as affordable housing and insufficient transit in the area.

5. David Flemming, Heritage Ottawa recommend that Committee withhold rezoning of this development until a 3<sup>rd</sup> party review of impacts are done and that no adverse impacts are anticipated. The heritage impact assessment and city's staff report list adverse impacts. The Farm is a national historic site and should be protected as a leading agricultural research facility.

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

- Email dated November 21, 2023 from Alex Foster
- Email dated November 23, 2023 from Amy Leroux
- Email dated November 27, 2023 from David Flemming
- Email dated November 27, 2023 from Imran Damani
- Email dated November 28, 2023 from Civic Hospital Neighbourhood Association
- Email dated November 28, 2023 from Peter Mason
- Email dated November 28, 2023 from Heritage Ottawa
- Email dated November 28, 2023 from Wayne Wilcox

S. Devine, Ward Councillor for the area, was present and participated in the discussion and questions of the delegations and Staff.

Following discussion and questions 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 part of 780 Baseline Road and 7 and 9 Hilliard Avenue, as shown as Document 1, to permit the development of one mixed-use high-rise tower and a public park, as detailed in Documents 2 and 3.**
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 December 6, 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 - 19/02**

Moved by G. Gower

**WHEREAS Report ACS2023-PRE-PS-0137 (the ‘Report’) recommends amending the City of Ottawa’s Zoning By-law to permit the development of one mixed-use high-rise tower and a public park at Part of 780 Baseline Road and 7 and 9 Hilliard Avenue; and**

**WHEREAS there are existing houses at 7 and 9 Hilliard Avenue that the developer would like to continue to rent until the land is transferred to the City for parkland; and**

**WHEREAS rezoning the properties from Residential First Density zone, Subzone FF (R1FF) to Parks and Open Space zone (O1) would make the residential uses legal non-conforming.**

**THEREFORE BE IT RESOLVED that Document 1 and Document 3 of the Report be replace by the attached Zoning Key Map and Schedule**

**THEREFORE BE IT RESOLVED that Document 2 of the Report be amended to replace Sections 1 and 2 as follows:**

- 1. Rezone the lands within Area A as shown in Document 1 from GM to GM [XXX1] SYYY**
- 2. Rezone the lands within Area B as shown in Document 1 from R1FF to O1 [XXX2]**

**THEREFORE BE IT RESOLVED that Document 2 of the Report be amended to revise Section 3 as follows:**

**Amend Section 239, Urban Exceptions, by adding a new exception [XXX1] with provisions similar in effect to the following:**

- a. In Column II, “Applicable Zones”, add the text, “GM [XXX1] SYYY”

**THEREFORE BE IT FURTHER RESOLVED that Document 2 of the Report be amended to add Section 4 as follows:**

**Amend Section 239, Urban Exceptions, by adding a new exception [XXX2] with provisions similar in effect to the following:**

- a. In Column II, “Applicable Zones”, add the text, “O1 [XXX2]”
- b. In Column V, “Provisions”, add the text, “Detached dwellings existing as of the date of the passing of this by-law are permitted.”

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

**Carried**

**Amendment:**

**Motion No. PHC 2023 - 19/03**

Moved by G. Gower

**WHEREAS Report ACS2023-PRE-PS-0137 (the ‘Report’) recommends amending the City of Ottawa’s Zoning By-law to permit the development of one mixed-use high-rise tower and a public park at Part of 780 Baseline Road and 7 and 9 Hilliard Avenue;**

**WHEREAS an exception in Document 2 section 3(c) to exempt the development from the maximum floor space index was omitted from the Report.**

**THEREFORE BE IT RESOLVED that Document 2 of the Report be amended to add an additional item to Section 3(c). as:**

- xiv. Section 187(3)(g) does not apply; and

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

**Carried**

**Amendment:**

**Motion No. PHC 2023 - 19/04**

Moved by C. Kitts

**WHEREAS** undue delay of Phases 2 and 3 780 Baseline Road could impact the viability of the entire project; and

**WHEREAS** there appears to be willingness from all parties to move forward with a recommendation for Phases 2 and 3 expeditiously; and

**THEREFORE BE IT RESOLVED** that staff present their recommendations for Phase 2 and 3 no later than the January 31, 2024 meeting of the Planning and Housing committee for consideration.

**Carried**