



## Planning and Housing Committee

### Minutes

<b>Meeting #:</b>	<b>19</b>
<b>Date:</b>	<b>Wednesday, November 29, 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 Laura Dudas, Councillor Laine Johnson, Councillor Theresa Kavanagh, Councillor Catherine Kitts, Councillor Wilson Lo, Councillor Tim Tierney, Councillor Ariel Troster</b>
<b>Absent:</b>	<b>Councillor Clarke Kelly</b>

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1. Notices and meeting information for meeting participants and the public  
 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, December 6, 2023 in Planning and Housing Committee Report 19.  
 The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, November 28, 2023, and the deadline to register by email to speak is 8:30 am on Wednesday, November 29, 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) 4.1 – 4.4 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 December 6, 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 18 – Wednesday, November 15, 2023

**Carried**

4. Planning, Real Estate and Economic Development Department

4.1 Zoning By-law Amendment - 480, 486 CitiGate Drive (formerly 575 Dealership Drive)

ACS2023-PRE-PS-0066 - Barrhaven West (3)

The Applicant/Owner as represented by Adam Thompson, Novatech 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 presented.

**Report recommendation(s)**

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 480, 486 CitiGate, as shown in Document 1, to permit warehouses, a reduced amount of parking spaces, as well as lifting the holding provision on the subject site, as detailed in Document 2.**
2. **That Planning and Housing Committee 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**

4.2 Zoning By-law Amendment - 3745 St. Joseph Boulevard

ACS2023-PRE-PS-0091 - Orléans East-Cumberland (1)

The Applicant/Owner as represented by Pamela Whyte, Parsons 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 by the following:.

**Report recommendation(s)**

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3745 St. Joseph Boulevard, as shown in Document 1, to permit a six-storey, mixed-use building that will contain a 61-room hotel and other commercial spaces, including restaurant and retail, 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 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 - 19/01**

Moved by G. Gower

**WHEREAS** report ACS2023-PRE-PS-0091 (the Report) recommends approval of a six-storey mixed-use building that will contain a 61-room hotel and other commercial spaces; and

**WHEREAS** Document 1 of the Report is meant to illustrate the location of the subject property and provide direction on the implementation of the new zoning; and

**WHEREAS** the incorrect version of Document 1 was published in the Report;

**THEREFORE BE IT RESOLVED** that Document 1 be replaced with the attached file; and

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

Carried

4.3 Zoning By-law Amendment - 3493, 3497, 3499 Innes Road

ACS2023-PRE-PS-0135 - Orléans West-Innes (2)

The Applicant/Owner as represented by Steve Pentz, Novatech 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 presented.

**Report recommendation(s)**

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3493, 3497, 3499 Innes Road as shown in Document 1, to permit the development of two commercial use buildings on the subject property, 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 December 6, 2023” subject to submissions received between the publication of this report and the time of Council’s decision.**

**Carried**

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

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 3rd 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**

5. Finance and Corporate Services Department

5.1 2024 Draft Operating and Capital Budgets - Planning and Housing Committee

ACS2023-FCS-FSP-0016 - City Wide

The draft budget was tabled at the Council meeting of November 8, 2023. The Planning and Housing Committee report on the draft budget will be considered by Council at its meeting of December 6, 2023.

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Don Herweyer, General Manager, Planning, Real Estate & Economic Development, (PRED), Cyril Rogers, General Manager and Chief Financial Officer, Finance and Economic Development (FCSD) and Clara Freire, General Manager, Community and Social Services Department (CSSD) presented an overview of the Budget and answered questions

from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

Isabelle Jasmin, Deputy City Treasurer Corporate Finance, FCSD and Paul Lavigne, Director, Housing, CSSD presented an overview of the Housing Services 2021-2023 Long Range Financial Plan Update and answered questions from the Committee. 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:

- Court Curry, Manager, ROW, Heritage & Urban Design Services
- John Buck, Chief Building Official
- Derrick Moodie, Director, Planning Services

The following members of the public spoke before the Committee and provided comments on the report recommendations:

1. Kaite Burkholder Harris - Alliance to End Homelessness Ottawa.
2. Mike Bulthuis, Ottawa Community Land Trust
3. Peter Tilley, The Ottawa Mission \*
4. Denise Lepage \*
5. Trèva Cousineau, Council on Aging \*
6. Catherine Boucher, Dalhousie Community Association
7. Tamara Chipperfield
8. Daniel Tucker-Simmons
9. Sharon Katz, ACORN \*

[ \* Individuals / groups marked with an asterisk above either provided comments in writing or by e-mail; all submissions and presentations are held on file with the Office of the City Clerk. ]

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 10, 2023 from Edelweiss D'Andrea
- Email dated November 24, 2023 from Bonnie Schroeder, Council on Aging

- Email dated November 24, 2023 from Narmadha Rajakumar

Following discussions and questions of staff and delegations, the Committee carried the recommendations as follows:

**Report Recommendation(s)**

**That the Planning and Housing Committee consider the relevant portions of the 2024 Operating and Capital Budgets and make recommendations to Council sitting in Committee of the Whole to be held December 6, 2023.**

**Carried as amended**

**Motion No. PHC 2023 - 19/05**

Moved by G. Gower

**That Planning and Housing Committee recommend that Council, sitting as Committee of the Whole, approve the Planning and Housing Committee 2024 Draft Operating and Capital Budget as follows:**

- 1. The Planning, Real Estate and Economic Development Department Operating Budget, as follows:**
  - a. Right of Way, Heritage and Urban Design Services:**
    - i. User Fees (pages 4-9);**
    - ii. Operating Resource Requirement (page 3);**
  - b. Planning Services:**
    - i. User Fees (pages 12-19);**
    - ii. Operating Resource Requirement (page 11);**
  - c. Building Code Services:**
    - i. User Fees (pages 23-30);**
    - ii. Operating Resource Requirement (page 22);**
  - d. Long Range Planning - Operating Resource Requirement:**
    - i. User Fees (pages 33);**
    - ii. Operating Resource Requirement (page 32);**

2. **Community and Social Services, Affordable Housing Operating Resource Requirement (page 36).**
3. **The Planning Committee Capital Budget (revised page 37), with individual projects listed on revised pages 53 and 54 (Housing Services), and 55-56. (Planning and Development).**

***Carried with Councillor A. Troster and Councillor T. Tierney dissenting on item 3 - (Page 53-54).***

For (10): J. Leiper, G. Gower, R. Brockington, C. Curry, L. Dudas, L. Johnson, T. Kavanagh, C. Kelly, C. Kitts, and W. Lo

Against (2): T. Tierney, and A. Troster

**Carried (10 to 2)**

6. In Camera Items

There were no *in camera* items.

7. Information Previously Distributed

7.1 Residential Dwelling Approval Pipeline – Q3 2023

ACS2023-PRE-EDP-0054

7.2 Urban Design Review Panel Terms of Reference Update

ACS2023-PRE-RHU-0048

8. Motions of Which Notice has been Previously Given

8.1 Motion - Memorandum of Understanding with Katasa Group

*Councillor Troster (On behalf of Councillor Menard)*

**WHEREAS residents see value in affordable housing and traffic calming; and,**

**WHEREAS these are two issues that are commonly subjects of discussion during development application consultations; and,**

**WHEREAS discussions between Katasa Group and Councillor Menard's office have concluded in the former voluntarily agreeing to contribute funds toward traffic calming and affordable housing in Ward 17; and,**

**THEREFORE BE IT RESOLVED** that Planning and Housing recommend that City Council authorize the City of Ottawa to enter into a Memorandum of Understanding (MOU) with Katasa Group for the purposes of realizing the following two voluntary contributions:

1. \$100,000 for the Ward 17 traffic calming budget; and,
2. \$200,000 for affordable housing in Ward 17. The use of these funds is under the discretion of the General Manager of Community and Social Services (in consultation with the Ward Councillor)

**Motion No. PHC 2023 - 19/06**

Moved by C. Kitts

**BE IT RESOLVED** that the motion be deferred to the next Planning and Housing Committee meeting.

**Carried**

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

9.1 Councillor Gower

**Motion No. PHC 2023 - 19/07**

Moved by G. Gower

**WHEREAS** Report ACS2023-PRE-PS-0020 proposed a zoning by-law amendment to permit development of a property located at 1835 Stittsville Main Street; and

**WHEREAS** on March 8, 2023, Motion No. 2023 - 10/03 was carried, which removed the item from the agenda and directed City staff to list the by-law on a future Council agenda for enactment only after being advised that issues related to recovery of construction costs for urban services to 1835 Stittsville Main Street were resolved by the owners of 1835 Stittsville Main Street and the Area 6 lands; and

**WHEREAS** the owners of 1835 Stittsville Main Street no longer intend to use of the services installed by the Area 6 landowners; and

**WHEREAS** there is no legal impediment to passing the proposed zoning by-law amendment;

**THEREFORE BE IT RESOLVED that by-law “I”, “A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 1835 Stittsville Main Street” be placed back on the agenda of the next Council meeting; and**

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

10. Inquiries

There were no Inquiries.

11. Other Business

12. Adjournment

Next Meeting

To be determined.

The meeting adjourned at 4:55 pm.

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Original signed by K. Crozier,  
Committee Coordinator

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Original signed by Councillor Jeff  
Leiper, Chair