



## Planning and Housing Committee

### Minutes

<b>Meeting #:</b>	<b>21</b>
<b>Date:</b>	<b>Wednesday, January 31, 2024</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>Absent:</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 Clarke Kelly, Councillor Catherine Kitts, Councillor Wilson Lo, Councillor Tim Tierney, Councillor Ariel Troster</b>

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1. 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, February 7, 2024 in Planning and Housing Committee Report 21.

The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, January 30, 2024, and the deadline to register by email to speak is 8:30 am on Wednesday, January 31, 2024.

**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) 7.1 – 7.3 on 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 Wednesday, February 7, 2024, 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 20 – Wednesday, January 31, 2024

**Carried**

4. Responses to Inquiries

4.1 OCC – 2023-10 - Does the City have a 15-year Land Supply to Meet Housing Targets?

5. Presentations

5.1 3D Digital Twin project

**Motion No. PHC 2024-21-01**

Moved by G. Gower

**BE IT RESOLVED THAT the Planning and Housing Committee waive the Rules of Procedure (subsection 83(4)(a)) to receive the presentation from Planning, Real Estate and Economic Development**

**Department, Right of way, Heritage and Urban Design regarding progress on the 3D Digital Twin project and a live demonstration at today's meeting and dispense with the requirement to provide a separate written report on this presentation.**

**Carried**

Randal Rodger, Program Manager, Geospatial Analytics, Technology and Solutions and Jean-François Dionne, Geospatial Strategist, Geospatial Analytics, Technology and Solutions, Planning, Real Estate and Economic Development Department (PRED), provided an overview of the project and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

Councillor Darouze (ex-officio member) was also present and participated in the discussion.

6. Postponements and Deferrals

6.1 Motion – Vice Chair G. Gower - By-law No. 2008-250 to change the zoning of lands known municipally as 1835 Stittsville Main Street

**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*.**

**Withdrawn**

7. Planning, Real Estate and Economic Development Department

7.1 Zoning By-law Amendment - 780 Baseline Road

ACS2024-PRE-PS-0041- Knoxdale-Merivale (9)

At the outset, Councillor Brockington introduced the following motion and direction to staff on behalf of Councillor Devine:

*WHEREAS the Ward Councillor, (Ward 9) and local neighbouring Councillor (Ward 16), the City, the Proponent, and Agriculture and Agri-Food Canada (AAFC) have been working together in good faith to find workable compromises around the height of the proposed buildings along Baseline Road; and*

*WHEREAS city staff, in response to those discussions, have now brought forward a revised recommendation, suggesting the maximum podium height along Baseline Road be increased from 4 storeys (16m) to 6 storeys (24m) while maintaining the maximum “gfa” of the two towers at 65,000 square metres; and*

*WHEREAS each additional floor of podium height on the Baseline portion of the development will facilitate a reduction in Baseline-fronting tower heights; and*

*WHEREAS Baseline Road is a major transportation corridor with development in this area only being possible on the south side of the road, and is sufficiently wide to accommodate taller-than-average podium heights;*

*THEREFORE BE IT RESOLVED THAT the Planning and Housing Committee increase the maximum allowable podium height fronting along Baseline Road by one additional storey by amending item 8 of the proposed Zoning Exception to read: “Maximum podium height within the first 30m setback from Baseline Road or Fisher Avenue is 7 storeys and 28 metres; otherwise a maximum podium height of four*

*storeys and 16 metres applies to all lands located with Area 'A' and Area 'B' of Schedule YYY."*

*Direction to Staff*

*That Planning staff be directed to undertake discussions with the owner of 780 Baseline Road and representatives of Agriculture and Agri-Food Canada with respect to the design of the Phase 2 buildings prior to the submission of a site plan application for that phase, and that staff prepare a memo back to Planning and Housing Committee to provide an update on the outcome of these discussions, prior the end of this term of council or submission of a site plan application, whichever is first.*

Kelly Livingstone, Planner II, and Luis Juarez, Planner III, 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 and Scott Alain, Fotenn, and Joey Theberge, Theberge Homes provided an overview of the Application and responded to questions from Committee.

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

The following staff were also present to respond to questions:

Legal Services:

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

Office of the City Clerk:

- Caitlin Salter MacDonald, Manager, Council and Committee Services

The Committee heard from the following delegations:

1. Elizabeth Costello, Carleton Heights and Area Residents Association (CHARA)\* although supportive of housing in the area, expressed concerns with height, safety of pedestrians as a result of extra parking and the future costs to residents.

2. Leslie Maitland, Heritage Ottawa\* noted the Miller Report referenced in the staff report is flawed in its methodology and conclusions, touched on the historical importance of the CEF and also supports the idea of addressing the podium to lower height.
3. David Miller noted that the Experimental Farm covers the agricultural climate and soil from Peterborough to Quebec and the impact this project would have on this is enormous as this work can't be done elsewhere.
4. Paul Johanis, Greenspace Alliance\* spoke to the negative impacts this development will have on the CEF, noting the decision on this application should be deferred until the Working Group that was created to establish appropriate building height guidelines on the perimeter of the Farm have provided their conclusions.
5. Katie Ward, National Farmers Union although sympathetic to the need for housing in the City, expressed concern with this application and the scientific and cultural impacts it will have on the CEF.

[ Individuals / groups, as marked 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 January, 26, 2024 from Eric Maltais, Agriculture and Agri-Food Canada / Government of Canada
- Email dated January 28, 2024 from Janice van Baaren
- Email dated January 28, 2024 from Eric Jones, Friends of the Central Experimental Farm
- Email dated January 29, 2023 from Leslie Maitland
- Email dated January 30, 2024 from David
- Email dated January 30, 2024 from Susan Paul

Following discussion and questions of staff, the Committee carried the report recommendations as amended by Motion No. PHC 2024-21-02 and the following directions to staff.

**Direction to staff****Councillor R. Brockington**

That Planning staff be directed to undertake discussions with the owner of 780 Baseline Road and representatives of Agriculture and Agri-Food Canada with respect to the design of the Phase 2 buildings prior to the submission of a site plan application for that phase, and that staff prepare a memo to advise Members of Council on the outcome of these discussions prior to submission of a site plan application.

**Direction to staff****Councillor R. Brockington**

That Planning and/or Legal staff provide a memo to the PHC providing a summary of the federal legislation currently in second reading that is intended to provide greater protections for historic properties. What does the legislation intend to do, how might it benefit the Central Experimental Farm?

**Report Recommendation(s)**

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 780 Baseline Road, as shown as Area A in Document 1, to rezone from GM to GM [XXXX] SYYY to permit the development of two mixed-use residential high-rise towers, as detailed in Document 2 and Document 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 February 7, 2024," subject to submissions received between the publication of this report and the time of Council's decision.**

Carried with Councillor R. Brockington dissenting

**Carried as amended**

**Motion No. PHC 2024-21-02**

Moved by R. Brockington

Councillor Brockington (On behalf of Councillor Devine)

**WHEREAS the Ward Councillor, (Ward 9) and local neighbouring Councillor (Ward 16), the City, the Proponent, and Agriculture and Agri-Food Canada (AAFC) have been working together in good faith to find workable compromises around the height of the proposed buildings along Baseline Road; and**

**WHEREAS city staff, in response to those discussions, have now brought forward a revised recommendation, suggesting the maximum podium height along Baseline Road be increased from 4 storeys (16m) to 6 storeys (24m) while maintaining the maximum “gfa” of the two towers at 65,000 square metres; and**

**WHEREAS each additional floor of podium height on the Baseline portion of the development may facilitate a reduction in Baseline-fronting tower heights; and**

**WHEREAS Baseline Road is a major transportation corridor with development in this area only being possible on the south side of the road, and is sufficiently wide to accommodate taller-than-average podium heights;**

**THEREFORE BE IT RESOLVED THAT the Planning and Housing Committee increase the maximum allowable podium height fronting along Baseline Road by one additional storey by amending item 8 of the proposed Zoning Exception to read: “Maximum podium height within the first 30m setback from Baseline Road or Fisher Avenue is 7 storeys and 28 metres; otherwise a maximum podium height of four storeys and 16 metres applies to all lands located with Area ‘A’ and Area ‘B’ of Schedule YYY.”**

**Carried**

7.2 Zoning Bylaw Amendment – 16 Edgewater Street

ACS2024-PRE-PS-0014 - Kanata South (23)

The Applicant/Owner as represented by Jeffrey Kelly, Novatech was present in support, and available to answer questions.



Alison Hamlin, Manager, Development Review – West, Planning, Real Estate and Economic Development was present and responded to questions from Committee.

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

The Committee heard from the following delegations:

- Kimberley Sabo\* expressed concerns with the height of the proposed development, damage to foundations as a result of blasting as well as potential flooding.

[ Individuals / groups, as marked 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.]

Following discussions and questions of Staff, 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 16 Edgewater Street, as shown in Document 1, to rezone the site as detailed in Documents 2 and 3.**
2. **That Planning and Housing 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 February 7, 2024 subject to submissions received between the publication of this report and the time of Council’s decision.**

**Carried**

### 7.3 Zoning By-law Amendment – 991 Carling Avenue

ACS2024-PRE-PSX-0002 - Kitchissippi (15)

The Applicant/Owner as represented by Christine McQuaig, Q9 Planning + Design 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 following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated from Civic Hospital Neighbourhood Association

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 991 Carling Avenue, to permit an extension of the existing on-site parking lot as a temporary use, for up to three years, 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 February 7, 2024” subject to submissions received between the publication of this report and the time of Council’s decision.**

**Carried**

### 7.4 Omnibus Amendments – Q1 2024

ACS2024-PRE-EDP-0026 - City Wide

#### **Report recommendation(s)**

1. **That Planning and Housing Committee recommend Council approve amendments to Zoning By-law No. 2008-250, as shown in Document 1, and detailed in Document 2.**

2. That Agriculture and Rural Affairs Committee recommend Council approve amendments to Zoning By-law No. 2008-250, as shown in Document 1 and detailed in Document 2.
3. That Planning and Housing and Agriculture and Rural Affairs Committees 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 February 7, 2024", subject to submissions received between the publication of this report and the time of Council's decision.

Carried

8. Office of the City Clerk

8.1 Status Update – Planning and Housing Committee Inquiries and Motions for the period ending January 19, 2024

ACS2024-OCC-CCS-0007 - City-wide

**Report recommendation(s)**

**That the Planning and Housing Committee receive this report for information.**

Received

9. In Camera Items

There were no *in camera* items.

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

There were no Notices of Motion.

11. Inquiries

11.1 Vice-Chair Gower (on behalf of Councillor Brown)

As part of any new development, it is common for new or existing pathways, sidewalks, and other active transportation infrastructure to be

constructed or altered for the benefit of residents to use. Ideally, paths and sidewalks are winter maintained so that residents can make use of this infrastructure year-round. Unfortunately, some developments have proceeded without full consideration as to whether certain pathways and sidewalks can be safely winter maintained.

With that in mind:

1. Can the City indicate to the developer and respective Ward Councillor whether the proposed new or altered infrastructure will be able to be safely winter maintained as per the City's current policies?
2. Can this notification occur before final project approval?

#### 11.2 Councillor Johnson

Bill 109 has put new constraints on public consultation, while larger-scale development is set to increase with zoning regulations through the new Official Plan and zoning by-law review. The City of Ottawa maintains a Public Notification System so that residents can receive updates on what development applications are coming to their neighbourhoods.

1. What is the software or method used to build and maintain the Public Notification System and the content that is distributed?
2. How is this list kept up to date?
3. Who is eligible to register to be notified through the Public Notification system? Who is ineligible?
4. What information would you receive when you are successfully registered for notifications through the Public Notification System? Is it based on geographic boundaries or tied to a specific application? Is it a permanent registration or does it expire after a length of time?
5. When was the Public Notification and Consultation Policy, that governs the Public Notification System, last amended, and how?
6. Are there any current plans to update the Public Notification and Consultation Policy in response to the changes brought to the development application process at the City through Bill 109?

#### 12. Other Business

There was no other business.

13. Adjournment

Next Meeting

Wednesday, February 14, 2024.

The meeting adjourned at 12:46 pm.

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Original signed by K. Crozier,  
Committee Coordinator

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Original signed by Councillor Jeff  
Leiper, Chair