



## Planning and Housing Committee

### Minutes

<b>Meeting #:</b>	<b>22</b>
<b>Date:</b>	<b>Wednesday, February 14, 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>Present:</b>	<b>Chair: Councillor Jeff Leiper, Vice-chair: Councillor Glen Gower, Councillor Riley Brockington, Councillor Cathy Curry, Councillor Laine Johnson, Councillor Theresa Kavanagh, Councillor Clarke Kelly, Councillor Catherine Kitts, Councillor Tim Tierney, Councillor Ariel Troster</b>
<b>Absent:</b>	<b>Councillor Laura Dudas, Councillor Wilson Lo</b>

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- 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 21, 2024, in Planning and Housing Committee Report 22.

The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, February 13, 2024, and the deadline to register by email to speak is 8:30 am on Wednesday, February 14, 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) 4.1-4.2 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 21, 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 21 – Wednesday, January 31, 2024

**Carried**

4. Planning, Real Estate and Economic Development Department

4.1 Zoning By-law Amendment - 1346 Avenue Q

ACS2024-PRE-PSX-0003 - Alta Vista (18)

The Applicant/Owner as represented by Andrew Clark (on behalf of HVC Group Inc) 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 1346 Avenue Q, as shown in Document 1, from R1O [949] to R2J [xxx1], to permit a semi-detached 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 February 21, 2024, subject to submissions received between the publication of this report and the time of Council's decision.

**Carried**

#### 4.2 Zoning By-law Amendment – 56 and 58 Capilano Drive

ACS2024-PRE-PSX-0009 – Knoxdale-Merivale (9)

The Applicant/Owner as represented by Haris Khan, Fotenn 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 56 and 58 Capilano Drive, to amend Urban Exception 2840 to add office as ancillary to a residential use and to add specific exceptions for the development of a low-rise apartment building and a two-storey townhouse building, 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 21, 2024 subject to submissions received between the publication of this report and the time of Council’s decision.**

**Carried**

5. In Camera Items

There were no *in camera* items.

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

6.1 Motion - T. Kavanagh

**Motion No. PHC 2024-22-01**

Moved by T. Kavanagh

**WHEREAS St. Paul’s Presbyterian Church is proposing the installation of a replacement ground sign, with electronic message centre at 971 Woodroffe Avenue; and**

**WHEREAS St. Paul's Church has been an integral part of Canada’s Capital Region for over 60 years, providing invaluable spiritual, charitable, and communal services available to all members of the community; and**

**WHEREAS the ground sign previously installed at the location in 1981 was installed with a manual message centre and replaced in 2019 without the benefit of a permit; and**

**WHEREAS the church wishes to upgrade the existing sign and install a replacement message centre; and**

**WHEREAS the proposed signage does not comply with the Permanent Signs on Private Property By-law; and**

**WHEREAS it is recommended to allow this request beyond the general application process for minor variances found in the delegation of authority provisions of By-law 2016-326, which would result in a loss of \$2,183 to the City which is the corresponding minor variance fee; and**

**WHEREAS Heritage staff do not object to the application.**

**THEREFORE BE IT RESOLVED THAT Planning and Housing Committee recommends that Council approve, in respect of 971 Woodroffe Avenue, an exemption to Sections 103 (b) and 112 (b) (ii) of the Permanent Signs on Private Property By-law (2016-326), as amended, to allow:**

- 1. The installation of a digital message centre on a property listed on the City's Heritage Register, and**
- 2. The installation of a digital message centre less than 45 m from a residential use in a residential zone, where it is visible from that use.**

7. Inquiries

There were no Inquiries.

8. Other Business

There was no other business.

9. Adjournment

Next Meeting

Wednesday, February 28, 2024.

The meeting adjourned at 9:34 am.

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Original signed by K. Crozier,  
Committee Coordinator

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Original signed by Councillor Jeff  
Leiper, Chair