



Planning and Housing Committee

Minutes

Meeting #: 23
Date: Wednesday, February 28, 2024
Time: 9:30 am
Location: Champlain Room, 110 Laurier Avenue West, and by electronic participation

Present: 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

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, March 6, 2024 in Planning and Housing Committee Report 23.
The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, February 27, 2024, and the deadline to register by email to speak is 8:30 am on Wednesday, February 28, 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) 4.2-4.5 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, March 6, 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 22 – Wednesday, February 14, 2024

Carried

4. Planning, Real Estate and Economic Development Department

4.1 Zoning By-law Amendment – 112 and 134 Nelson Street

ACS2024-PRE-PS-0005 - Rideau-Vanier (12)

Withdrawn

4.2 Zoning By-law Amendment – 266 Park Street

ACS2024-PRE-PS-0011 - Rideau-Vanier (12)

The Applicant/Owner as represented by Tyler Yakichuk, Fotenn 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 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 266 Park Street, as shown in Document 1, to permit a low-rise apartment 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 March 6, 2024," subject to submissions received between the publication of this report and the time of Council's decision.**

Carried

4.3 Zoning By-law Amendment - 845 Champlain Street

ACS2024-PRE-PSX-0006 - Orléans East-Cumberland (1)

Lucy Ramirez, 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 Christian Campanale, Evospace Developments provided an overview of the Application and responded to questions from Committee.

The Committee heard from the following delegations:

1. Marie Jolicoeur expressed concerns with the impact this proposed development would have on the neighbouring properties.
2. Mir Hashimi expressed concerns with potential damage to neighbouring properties as a result of demolition, as well as concerns related to privacy, parking and safety.

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

- Email dated February 21, 2024 from Melody Duncan
- Email dated February 27, 2024 from Cheryl Tofflemire

Following discussion, the Committee considered the report recommendations as presented.

Report Recommendation(s)

1. **That Planning and Housing Committee recommend Council approve an amendment to the Zoning By-law (By-law No. 2008-250) for 845 Champlain Street, as shown in Document 1, to permit a stacked dwelling with 10 units and a parking lot, 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 March 6, 2024” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried

4.4 Zoning By-law Amendment - 3317 Navan Road

ACS2024-PRE-PS-0017 - Orléans South-Navan (19)

The Applicant/Owner as represented by Simran Soor and David Renfroe, Novatech were present in support, and available to answer questions.

The following staff were also present to respond to questions:

Planning, Real Estate and Economic Development:

- Neeti Paudel, Project Manager, Infrastructure Approvals
- Derrick Moodie, Director, Planning Services

Legal Services:

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

The following written submission was received by, and is filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated February 27, 2024 from Tawab
- Email dated February 28, 2024 from Krista Curtis

Following discussion, the Committee considered the report recommendations as presented.

Report recommendation(s)

1. **That Planning and Housing Committee recommend Council approve an amendment to the Zoning By-law (By-law No. 2008-250) for 3317 Navan Road, as shown in Document 1, to permit the development of three four-storey apartment 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 March 6, 2024," subject to submissions received between the publication of this report and the time of Council's decision.**

For (8): J. Leiper, G. Gower, R. Brockington, L. Dudas, L. Johnson, T. Kavanagh, W. Lo, and T. Tierney

Against (3): C. Kelly, C. Kitts, and A. Troster

Carried (8 to 3)

4.5 Zoning By-law Amendment – 266 and 268 Carruthers Avenue and 177 Armstrong Street

ACS2024-PRE-PS-0040 - Kitchissippi (15)

Andrew McCreight, Manager, Development Review - Central, 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 Patricia Warren and Scott Alain, Fotenn Planning + Design provided an overview of the Application and responded to questions from Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The following staff were also present to respond to questions:

PRED

- Royce Fu, Manager, Policy Planning
- John Buck, Chief Building Inspector

The Committee heard from the following delegations:

1. Cheryl Parrott * provided context of the area, noting Hintonburg has hit it's density target as most buildings in the area are low-rise, high-density buildings.
2. Linda Hoad * spoke to a slide that illustrates several issues arising from current intensification policies and their implementation. Many buildings were once single family homes and are now multi-unit dwellings without yards. The diversity of housing options is available and the community is not getting the choices needed.
3. Celine Kavanagh * spoke to accessibility concerns that touched on there not being barrier free access to various parts of the proposed buildings, ie, garbage room, storage room, rooftop patio and outdoor space.

[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 discussion and questions of staff, the Committee carried the report recommendations as amended by Motion No. PHC 2024-23-01.

Report recommendation(s)

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 266 and 268 Carruthers Avenue and 177 Armstrong Street, as shown in Document 1, to permit a Planned Unit Development (PUD) consisting of two three-and-one-half storey apartment buildings, 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 March 6, 2024," subject to submissions received between the publication of this report and the time of Council's decision.

Carried as amended

Amendment:

Motion No. PHC 2024-23-01

Moved by G. Gower

WHEREAS the buildings on the parcels of land known as 266 and 268 Carruthers Avenue and 177 Armstrong Street are owned by Theberge Homes; and

WHEREAS the building located at 266 Carruthers Avenue is currently vacant and subject to Site Plan Control and Building Permit processes; and

WHEREAS the site is subject to a Demolition Control application in the event the owner applies to demolish the buildings before obtaining Site Plan Control approval and issuance of a Building Permit; and

WHEREAS the Owner has obtained Site Plan Control and Building Permit approval for the building located at 177 Armstrong Street and such building is nearing completion; and

WHEREAS the Owner has applied for a Zoning By-law Amendment and Site Plan Control approval to construct a replacement building at 266 and 268 Carruthers Avenue; and

WHEREAS, by waiving demolition control approval, the City will not receive \$5,339.42 (includes \$1,028.00 Legal Fee + HST) which is the fee associated with a demolition control application.

THEREFORE BE IT RESOLVED that, given the unique circumstances, Council waive demolition control approval, and allow the Owner to proceed directly to demolition of 266 Carruthers Avenue, via a Demolition Permit, making the site safe for the public.

Carried

5. In Camera Items

There were no *in camera* items.

6. Information Previously Distributed

6.1 Cash-in-Lieu of Parkland

ACS2024-FCS-FSP-0003

7. Motions of Which Notice has been Previously Given

7.1 Motion – Councillor T. Kavanagh - St Paul’s Church Identification Signage with Message Centre

John Buck, Chief Building Official, Planning, Real Estate and Economic Development was present and responded to questions.

The Committee carried the report recommendation with the following direction to staff:

Direction to Staff (Councillor L. Johnson)

That staff review the current provisions and fees of the Permanent Signs on Private Property By-Law, that may restrict the installation of message centres on grounds. Staff to solely review for schools, places of worship, recreational and athletic facilities, and non-profit community organizations

and report back to Planning and Housing Committee and the Built Heritage Committee in Q4 2024.

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.**

Carried

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

There were no Notices of Motion.

9. Inquiries

9.1 Councillor A. Troster

In Ward 14 and across the city, we continue to see the same pattern play out, where many long-term tenants are served N13s, cosmetic changes to the unit are made, and the unit is relisted for a much higher rent – leaving low-income tenants, often seniors, with nowhere to go. Following the recent reports from organizations including the Canadian Housing Renewal Association, the Alliance to End Homelessness, and ACORN Ontario, as well as the decisive action taken by our colleagues in Hamilton to implement a comprehensive anti-renoviction bylaw, having more hard data about renovictions and AGIs in our city is desirable.

What's the year over year incidence of issuance of N5, N12, N13, and AGIs at the Landlord Tenant Board in Ottawa, from 2010-2023?

What's the rate of increase, if any?

10. Other Business

There was no other business.

11. Adjournment

Next Meeting

Wednesday, March 27, 2024.

The meeting adjourned at 11:02 am.

Original signed by K. Crozier,
Committee Coordinator

Original signed by Councillor Jeff
Leiper, Chair