

1. Zoning By-Law Amendment – 780 Baseline Road

Modification du Règlement de zonage – 780, chemin Baseline

Committee recommendation as amended

That 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 **as amended by Motion No. PHC 2024-21-02.**

Recommandation du Comité tel que modifiée

Que le Conseil municipal approuve une modification à apporter au Règlement de zonage (no 2008-250) pour le 780, chemin Baseline, ce qui correspond au secteur A dans la pièce 1, afin de rezoner le lieu pour passer de la zone GM à la zone GM [XXXX] SYYY pour autoriser l'aménagement de deux tours d'habitation polyvalentes de grande hauteur, selon les modalités précisées dans les pièces 2 et 3, **tel que modifié par Motion N° PHC 2024-21-02.**

Documentation/Documentation

- 1 Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department, dated January 25, 2024 (ACS2024-PRE-PS-0041)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 25 janvier 2024 (ACS2024-PRE-PS-0041)

- 2 Extract of draft Minutes, Planning and Housing Committee, January 31, 2024

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 31 janvier 2024

Zoning By-Law Amendment – 780 Baseline Road

File No. 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 for consideration:

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

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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