



Planning and Housing Committee

Minutes

Meeting #: 25
Date: Wednesday, April 10, 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 Catherine Kitts, Councillor Wilson Lo, Councillor Tim Tierney, Councillor Ariel Troster

Absent: Councillor Clarke Kelly

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, April 17, 2024, in Planning and Housing Committee Report 25.
The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, April 9, 2024, and the deadline to register by email to speak is 8:30 am on Wednesday, April 10, 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) 4.1-4.4 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, April 17, 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 24 – Wednesday, March 27, 2024

Carried

4. Planning, Real Estate and Economic Development Department

4.1 Zoning By-law Amendment – Part of 930 March Road

ACS2024-PRE-PSX-0015 - Kanata North (4)

Report recommendation(s)

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 930 March Road, to amend Urban Exception 2710 and Schedule 439 to permit a front yard setback of 4.2 metres for**

detached dwellings on select lots, 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 April 17, 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 – 84 and 100 Gloucester Street

ACS2024-PRE-PS-0056 - Somerset (14)

Eric Forhan, 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.

Also present to respond to questions were:

PRED:

- Andrew McCreight, Manager, Development Review – Central
- Derrick Moodie, Director, Planning Services

The Applicant/Owner as represented by Vincent Denomme, Claridge Homes and Timothy Beed, Fotenn 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.

Following discussions and questions of staff and the applicants, 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 84 and 100 Gloucester Street, as shown in Document 1, to permit a 27-storey residential use building subject to site-specific zoning exceptions, 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 April 17th, 2024, subject to submissions received between the publication of this report and the time of Council's decision.

Carried with Councillor A. Troster dissenting

Carried

4.3 Zoning By-law Amendment - 100 Weeping Willow Lane

ACS2024-PRE-PS-0054 - Kanata North (4)

Lisa Stern, Planner, Planning, Real Estate and Economic Development Department (PRED), provided an overview of the report and answered questions from the Committee. Derrick Moodie, Director, Planning Services, PRED was also present and responded to questions. A copy of the slide presentation is filed with the Office of the City Clerk.

The Applicant/Owner as represented by Patricia Warren and Miguel Tremblay from 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 written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated April 1, 2024 from Dr. Kevin Smith
- Email dated April 1, 2024 from James Birtch
- Email dated April 8, 2024 from Georges Clermont

Following 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 100 Weeping Willow Lane as shown in Document 1, to permit a nine-storey apartment building, 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 [April 17, 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 – 6171 Hazeldean Road

ACS2024-PRE-PS-0047 - Stittsville (6)

The Applicant/Owner as represented by Scott Alain, 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 6171 Hazeldean Road, as shown in Document 1, to permit a mixed-use subdivision with 570 residential units, 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 April 17, 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. Motions of Which Notice has been Previously Given

6.1 Motion – Councillor S. Plante - Affordable Housing Acquisition / Preservation Fund

ACS2024-OCC-CCS-0035 - Citywide

Note: The Councillor G. Gower (for Councillor S. Plante) Motion of which Notice was previously given at the March 27, 2024, Planning and Housing Committee meeting was replaced with the following revised motion pursuant to Subsection 59(5) of the Procedure By-law.

Paul Lavigne, Director, Housing, Community and Social Services Department was present and responded to questions.

Councillor S. Plante was present and participated in the discussion.

The Committee heard from the following delegations in support of the motion:

- Steve Pomeroy, Ottawa Community Land Trust
- Kaite Burkholder Harris, Alliance to End Homelessness

Following discussions and questions of staff, the Committee carried the replacement motion as amended by Motion No. PHC 2024-25-01 and Motion No. PHC 2024-25-02 as outlined below:

WHEREAS, as highlighted in the Loss of Affordable Rental Housing Report received by the Planning and Housing Committee on March 27, 2024, the City of Ottawa is losing 31 affordable rental housing

units for every affordable rental housing unit being built (based on a \$1,000.00/month or less in rent); and

WHEREAS the federal government is expected to announce within the upcoming federal budget a national acquisition fund to assist in housing affordability; and

WHEREAS the City of Ottawa in 2021 approved its first Long Range Financial Plan for Affordable Housing (LRFP) to plan and leverage existing and seek additional funding from other levels of government or through partnerships, in combination with City of Ottawa funding towards the building or acquisition of affordable housing.

THEREFORE BE IT RESOLVED that the Planning and Housing Committee recommend Council direct staff to:

1. **Assess the merits of a City of Ottawa Acquisition/Preservation fund and/or strategy inclusive of a fund dedicated to acquiring affordable housing, including land, similar to the City of Toronto's Multi-Residential Acquisition Fund (MURA) and the City of Hamilton's Affordable Housing Funding (AHFP) Program; and**
2. **Report back to the appropriate Standing Committee of Council with the findings of this assessment in alignment with the long range financial plan consideration and approval for Q2 2024.**

Carried as amended with Councillor C. Curry dissenting.

Carried as amended

Amendment:

Motion No. PHC 2024-25-01

Moved by A. Troster

BE IT FURTHER RESOLVED that the review include consideration of local priorities and work on land acquisition for affordable housing to date and include engagement with local sector partners including but not limited to the Ottawa Community Land Trust and Ottawa Community Housing.

Carried

Motion No. PHC 2024-25-02

Moved by L. Johnson

To report back in alignment with the Long Range Financial Plan consideration and approval for Q2 2024.

For (7): J. Leiper, R. Brockington, L. Johnson, T. Kavanagh, W. Lo, T. Tierney, and A. Troster

Against (4): G. Gower, C. Curry, L. Dudas, and C. Kitts

Carried (7 to 4)

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

7.1 Motion - Councillor A. Troster - Renovictions

WHEREAS on January 24, 2024, the Council of the City of Hamilton unanimously adopted Ontario’s first “anti-renovictions” by-law together with significant related investments to increase staffing enforcement capacity, in order to deter landlords from using renovations for bad faith evictions and to assist in preserving existing housing stock; and

WHEREAS Hamilton’s Renovation License and Relocation By-law will require a landlord to obtain a renovation license prior to commencing any renovation that requires that an N-13 eviction notice be issued to a tenant under the Residential Tenancies Act, and to provide proof of a building permit and an engineering report confirming that vacant possession of the unit is required to carry out the renovation work; and

WHEREAS the Council of the City of Ottawa has implemented new regulations to address the availability and quality of rental housing such as the Short-Term Rental By-law, the Rental Housing Property Management By-law, and complementary amendments to the Property Standards By-law, as well as the 10-Year Housing and Homelessness Plan and various housing loss prevention programs which are currently being reviewed and updated; and

WHEREAS Ottawa City Council also considered a landlord licensing regime through the staff report Rental Accommodations Study and Regulatory Regime (ACS2019-EPS-GEN-0015) which was not recommended based on efficiency, enforceability, and sustainability

considerations as well as legal uncertainties, and approved the staff report Review of Tools to Prohibit or Prevent “Renovictions” (ACS2022-PIE-GEN-0008); and

WHEREAS tenants in the City of Ottawa continue to experience hardship through the process of “renovictions” by landlords and the loss of existing housing stock continues to be a concern and

WHEREAS a recent report from the rate of affordable housing loss is 31 units lost in the private market for every 1 affordable unit constructed and bad-faith renoviction is a major driver of that loss; and

WHEREAS per recent LTB data, the number N12 notices filed in Ottawa between 2017 and 2021 represented an increase of 160%; and

WHEREAS per recent LTB data, the number of N13 notices filed in Ottawa between 2017 and 2022 represented an increase of 545%, with N13 issuance tripling between 2022 and 2023;

THEREFORE BE IT RESOLVED that the Planning and Housing Committee recommend Council direct the General Manager of the Emergency and Protective Services Department, in consultation with the Community and Social Service Department, the Planning, Real Estate and Economic Development Department Legal Services, to review the City of Hamilton’s Renovation Licence and Relocation By-law and report back to the appropriate Standing Committee of Council by Q4 2024, with a preliminary assessment of the feasibility of developing a similar “anti-renovictions” by-law in the City of Ottawa, which should include an outline of the anticipated timelines, costs, and resource implications to do this work as well as the planned or approved projects on existing departmental work plans that would have to be deferred or postponed as a result.

8. Inquiries

8.1 Councillor C. Kitts

In light of forthcoming updates to the Development Charges background study and by-law, could the Program Coordinator, Development Charges please provide an analysis as part of the upcoming 2023 DC Treasurer’s Report of the historical Roads and Related Services growth-related project funding allocations since 2015 (78% of development charge collections

outlined in Table 2 of the 2013 Transportation Master Plan) broken down by major project categories?

9. Other Business

There was no other business.

10. Adjournment

Next Meeting

Wednesday, April 24, 2024.

The meeting adjourned at 11:06 am.

Original signed by K. Crozier,
Committee Coordinator

Original signed by Councillor Jeff
Leiper, Chair