



Planning and Housing Committee

Minutes

Meeting #: 29
Date: Wednesday, June 19, 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, June 26, 2024 in Planning and Housing Committee Report 29.
The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, June 18, 2024, and the deadline to register by email to speak is 8:30 am on Wednesday, June 19, 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) 5.1-5.6 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 Tuesday, June 25, 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 28 – Wednesday, May 22, 2024

Carried

4. Responses to Inquiries

4.1 PHC 2023-01 - Forgiving property taxes for non-profit housing providers

5. Planning, Development and Building Services Department

5.1 Part of 3713 Borrisokane, 646, 660, 706 and 714 Expansion Road, 542 and 554 Promontory Place

ACS2024-PDB-PS-0075 - Barrhaven West (3)

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 Part of 3713 Borrisokane, 646, 660, 706 and 714 Expansion Road, 542 and 554 Promontory Place, as shown in Document 1, to permit townhouse units and a parkette, 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 June 26, 2024,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried

5.2 Zoning By-law Amendment – 8 Withrow Avenue

ACS2024-PDB-PS-0069 - College (8)

Colette Gorni, Planner II, Planning, Development and Building Services (PDBS), provided an overview of the report and answered questions from the Committee. Royce Fu, Manager, Policy Planning, PDBS 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 Eric Bays, Stantec and Suzanne Le, Executive Director of Multifamily Housing Initiatives (MHI), provided an overview of the Application and responded to questions from Committee.

The Committee heard from the following delegation:

- Nancy Wilson expressed concern with access to this development and its new units. When approving new developments, it is important for the City to consider access to the property and what the traffic impacts will be. Road modifications are an integral part of this development, and the community was not given an opportunity to comment on lack of sidewalks, antiquated ditch system and traffic concerns.

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

- Email dated June 10, 2024 from Adriana Giardino
- Email dated June 17, 2024 from Nancy Wilson

Following discussion 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 8 Withrow Avenue, as shown in Document 1, to permit an eight-storey mixed-use building with residential and place of worship uses, and two three-storey stacked dwellings, 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 June 26, 2024, subject to submissions received between the publication of this report and the time of Council's decision.**

Carried

5.3 Zoning By-law Amendment – 1640 and 1660 Carling Avenue

ACS2024-PDB-PS-0076 - River (16)

The Applicant/Owner as represented by Paul Black, 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.

Correspondence was received on June 10, 2024 from Michelle Milne and a copy is filed with the Office of the City Clerk.

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 1640 and 1660 Carling Avenue, as shown in Document 1 and Document 3, from Arterial Mainstreet, Subzone 10 (AM10) to Arterial Mainstreet, Subzone 10, Exception [XXXX] with a holding provision and new Schedule YYY (AM10 [XXXX]-h SYYY) and from Arterial Mainstreet, Subzone 10 (AM10) to Parks and Open Space (O1), to allow for the development of six, mixed-use, high-rise buildings ranging in height from 18 to 40 storeys and a public park.**
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 June 26, 2024," subject to submissions received between the publication of this report and the time of Council's decision.**

Carried

5.4 Zoning By-law Amendment 3095 Palladium Drive

ACS2024-PDB-PS-0073 - Kanata North (4)

The Applicant/Owner as represented by Tim Eisner, JFSA 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 (s0

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3095 Palladium Drive, as shown in Document 1, to permit a car wash on a portion of the site 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 June 26, 2024 subject to submissions received between the publication of this report and the time of Council's decision.

Carried

5.5 Zoning By-law Amendment – 910 March Road

ACS2024-PDB-PS-0070 - Kanata North (4)

Stream Shen, Planner III, Planning, Development and Building Services (PDBS), 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 following staff were also present and responded to questions:

PDBS:

- Vivi Chi, General Manager
- Derrick Moodie, Director, Planning Services
- Royce Fu, Manager, Policy Planning

The Applicant/Owner as represented by Miranda Virginilla and Greg Winters, Novatech provided an overview of the Application and responded to questions from Committee.

The Committee heard from the following delegations:

- Marcel Boivin expressed concerns related to traffic on March Road, access in and out of the site and lack of transition to the low-rise neighbouring community.

Following discussion 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 910 March Road, as shown in Document 1, to permit a nine-storey mixed-use 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 June 26, 2024,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried

5.6 Zoning By-law Amendment - 3745 St. Joseph Boulevard

ACS2024-PDB-PS-0071 - Orléans East-Cumberland (1)

Councillor M. Luloff, ward Councillor for the area was present and spoke to concerns that Condo Board OCSCC 1066 had raised with him.

Correspondence was received on June 17, 2024 from Condo Board OCSCC 1066 and a copy is filed with the Office of the City Clerk.

John Sevigny, Manager, Development Review - East, Planning, Development and Building Services (PDBS), were present to respond to questions if required.

The Applicant/Owner as represented by Pamela Whyte and Austin Shih, Parsons Inc. were 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 June 17, 2024 from Condo Board OCSCC 1066

The Committee Carried the report recommendations as presented.

Report recommendaton(s)

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3745 St. Joseph Boulevard, as shown in Document 1, to permit a hotel, retail food store and retail uses, 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 June 26, 2024, subject to submissions received between the publication of this report and the time of Council's decision.**

Carried

5.7 Central Experimental Farm Working Group Update

ACS2024-PDB-PS-0081 - Citywide

Report recommendation(s)

That Planning and Housing Committee receive this report for information as an update on an ongoing workplan item.

Received

6. In Camera Items

There were no *in camera* items.

7. Information Previously Distributed

7.1 Residential Dwelling Approval Pipeline – Q1 2024

ACS2024-PDB-PS-0068

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

There were no Notices of Motion.

9. Inquiries

There were no Inquiries.

10. Other Business

There was no other business.

11. Adjournment

Next Meeting

Wednesday, July 3, 2024.

The meeting adjourned at 11:30 am.

Original signed by K. Crozier,
Committee Coordinator

Original signed by Councillor Jeff
Leiper, Chair