

6. **Official Plan Amendment and Zoning By-law Amendment – 30 Cleary Avenue**
Modification du Plan officiel et du Règlement de zonage – avenue, 30 Cleary

Committee recommendation(s)

That Council approve:

1. An amendment to the Official Plan, Volume 2A – Urban Secondary Plans, Sherbourne and New Orchard Secondary Plan, Policy 17(a) to replace the transition zone requirement with a requirement for 10.5 metre and 14 metre setbacks from an abutting low-rise residential zone for mid- and high-rise buildings, respectively, as detailed in Document 2.
2. An amendment to Zoning By-law 2008-250, as amended, for 30 Cleary Avenue, as shown in Document 1, to permit a six-storey mid-rise building and a 16-storey high-rise building, as detailed in Document 3 and 4.

Recommandation(s) du comité

Que le Conseil municipal approuve :

1. la modification à apporter au Plan officiel (volume 2A – Plans secondaires des secteurs urbains, politique 17) a) du Plan secondaire du secteur de Sherbourne et de New Orchard), afin de remplacer l'obligation d'aménager la zone de transition par l'obligation de prévoir des marges de retrait de 10,5 mètres et de 14 mètres à partir d'une zone résidentielle de faible hauteur contiguë pour les immeubles de moyenne et de grande hauteurs respectivement, selon les modalités précisées dans la pièce 2;
2. la modification à apporter au *Règlement de zonage* (n° 2008-250), dans sa version modifiée, pour le 30, avenue Cleary, comme

l'indique la pièce 1, afin d'autoriser l'aménagement d'un immeuble de moyenne hauteur de 6 étages et d'un immeuble de grande hauteur de 16 étages, selon les modalités précisées dans les pièces 3 et 4.

Documentation/Documentation

1. Report from Director, Planning Services, Planning, Development and Building Services, dated August 19, 2024 (ACS2024-PDB-PSX-0011)

Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 19 août 2024 (ACS2024-PDB-PSX-0011)

2. Extract of draft Minutes, Planning and Housing Committee, August 28, 2024

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 28 août 2024

**Planning and Housing
Committee
Report 32
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**Comité de de la planification et
du logement
Rapport 32
Le 4 septembre 2024**

**Extract of Minutes 32
Planning and Housing Committee
August 28, 2024**

**Extrait du procès-verbal 32
Comité de la planification et du logement
Le 28 août 2024**

Official Plan Amendment and Zoning By-law Amendment – 30 Cleary Avenue

File No. ACS2024-PDB-PSX-0011 - Bay (7)

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.

Also present and responded to questions were the following:

PDBS:

- Elizabeth Murphy, Program Manager, Transportation Engineering Services

Legal Services

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

The Applicant/Owner as represented by the following were present and 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.

- Tyler Yakuchuk, Fotenn
- Rodney Wilts, Theia Partners Inc.
- Roberto Campos, Figurr Architects Collective
- Andrew Harte, CGH Transportation

The Committee heard from the following delegations:

1. Justine De Jaegher, First Unitarian Congregation of Ottawa describes social justice initiatives of the congregation and noted proposed housing initiatives would further serve their mission of using the campus to build supportive housing.
2. David Fraser acknowledges the need for housing, however, does not support building at all costs. The buildings would be more appropriate moved to the east and feels rights as a property owner are not being respected.
3. Cathy Connor, Ontario Aboriginal Housing Services spoke in support of the application noting there is sustainable development, are close to the LRT and have been accepted by the First Unitarian Church.
4. Chuck Shields, Vice President, Canadian Unitarian Council – spoke to how the Congregation wants to contribute to meeting Ottawa’s needs for services, for children, and for the elderly. In keeping with the commitment for social justice, the congregation decided to add to the affordable housing, noting its proximity to transit and supporting a 15-minute neighbourhood.
5. Eric Meter, Minister, Canadian Unitarian Council spoke to the Congregations social justice work.
6. Margaret Linton is pleased the plans recommend protective measures for the greenspace as well as an opportunity to build affordable housing.
7. Jacquelin Holzman, Board of Governors, Unitarian House acknowledges the amount of gravel and asphalt in the area that is used for parking, however it is also a safe area for vulnerable seniors to exercise and for kids to play. Tree retention makes this campus special, but safety is more important and are requesting that the

holding by-law be expanded to require an easement for vehicular access in addition to the pathway and watermain.

8. Jennifer Luong, P. Eng., Senior Project Manager/Transportation/Traffic, Novatech explained she was retained to review the transportation impact assessment report. The site is accessed by a single driveway on Cleary Avenue. The access on Richmond Road was closed for Stage 2 LRT. The holding provision should include the pathway connection from Richmond Rd. as onsite traffic will approach transportation of Canada threshold of 1000 vehicles per day or 100 vehicles per hour. A second access should be considered.
9. Dr. Ian Arnold M.S.C. spoke to the health and safety impacts from increased traffic on the residents of the Unitarian House of Ottawa. A copy of the slide presentation is held on file with the Office of the City Clerk.
10. Alex Campbell, M.A., M.Ed, Retired Lay Chaplain Unitarian Church, reiterated health concerns of senior residents. Quality of life of those living in the neighbourhood needs to be maintained and an alternative entrance is necessary.
11. Janet Beauvais, Retirement Floor Liaison Residents Association, Unitarian House focused on the safe walkability of the future proposed campus and expressed concerns with traffic safety during and after construction.
12. Heather James Noted concerns related to traffic. The study provides a poor basis for understanding how traffic will evolve in the neighbourhood and supports retaining the second entrance to the site.
13. Susan Glass, Woodroffe North Community Association would like a guarantee that the developer will make its best efforts to ensure the walkway is included in the plans and that the buffer zone is maintained.

14. Bill White expressed privacy concerns related to the proposed development and the effects on their property.
15. Martha Turnbull spoke to health and safety concerns related to children and teenagers in the area.
16. Allan Ramsay noted the proposed development is not compatible with the character of the neighbourhood, lacks appropriate transition that will result in privacy issues and does not conform with the guiding principles of the Secondary Plan. A copy of his slide presentation is held on file with Office of the City Clerk.
17. Pardeep Koonar expressed disappointment proposal, the stream is stagnant, and the trees are immature, although respect should be given to the fact that there are memorial pots on the site, it should not be at the detriment of the property owners to the west. Developers should be required to go back and alter the development proposal.
18. Bob Armstrong provided clarity on the number of voting members the church has as well as non-members that attend church and activities. Support the idea of the a second entrance and believe in the importance of what the church is trying to accomplish regarding affordable housing, densification of accommodations, proximity to the LRT and reconciliation.

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

- Email dated August 27, 2024 from David Chernushenko

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:**

- a. **An amendment to the Official Plan, Volume 2A – Urban Secondary Plans, Sherbourne and New Orchard Secondary Plan, Policy 17(a) to replace the transition zone requirement with a requirement for 10.5 metre and 14 metre setbacks from an abutting low-rise residential zone for mid- and high-rise buildings, respectively, as detailed in Document 2.**
 - b. **An amendment to Zoning By-law 2008-250, as amended, for 30 Cleary Avenue, as shown in Document 1, to permit a six-storey mid-rise building and a 16-storey high-rise building, as detailed in Document 3 and 4.**
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 September 4, 2024,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried