



## Planning and Housing Committee

### Minutes

<b>Meeting #:</b>	<b>32</b>
<b>Date:</b>	<b>Wednesday, August 28, 2024</b>
<b>Time:</b>	<b>9:30 am</b>
<b>Location:</b>	<b>Champlain Room, 110 Laurier Avenue West, and by electronic participation</b>
<b>Present:</b>	<b>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</b>
<b>Absent:</b>	<b>Chair: Councillor Jeff Leiper, Vice-chair: Councillor Glen Gower</b>

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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, September 4, 2024, in Planning and Housing Committee Report 32.  
The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, August 27, 2024, and the deadline to register by email to speak is 8:30 am on Wednesday, August 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) 5.1-5.3 and 5.5 and 5.6 on today’s Agenda.

For the items just mentioned, only those *specifically identified in the Planning Act* 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, September 4, 2024, please email or call the Committee or Council Coordinator.

**Motion No. PHC 2024-32-01**

Moved by R. Brockington

**WHEREAS Chair Leiper and Vice Chair Gower have advised they will be absent for the 28 August 2024 Planning and Housing Committee meeting; and**

**WHEREAS in accordance with Section 17 of the Procedure By-law and Robert’s Rules of Order, in the absence of the Chair and Vice Chair, the Committee could elect an Acting Chair;**

**THEREFORE BE IT RESOLVED that Committee waive the requirement under Section 17 of the Procedure By-law to wait 15 minutes before appointing a presiding officer; and**

**BE IT FURTHER RESOLVED that Councillor Kitts be elected as Acting Chair for the 28 August 2024 Planning and Housing Committee meeting.**

**Carried**

## 2. Declarations of Interest

No Declarations of Interest were filed.

## 3. Confirmation of Minutes

3.1 PHC Minutes 30 – Wednesday, July 3, 2024**Carried**3.2 PHC Minutes 31 – Wednesday, July 9, 2024**Carried**

## 4. Responses to Inquiries

4.1 OCC-2024-11 - Long-term future of the Central Experimental Farm – Working Group4.2 OCC 2024-02 - Building Permit Processes and Costs

## 5. Planning, Development and Building Services Department

5.1 Zoning By-law Amendment – 2973, 2983, 3053 and 3079 Navan Road and 2690 Pagé Road

File No. ACS2024-PDB-PS-0063 - Orléans South-Navan (19)

Steve Belan, Planner II, 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 Applicant/Owner as represented by Tim Chadder, J.L. Richards was present and provided an overview of the Application and responded to questions from Committee.

The Committee heard from the following delegation:

1. Gisele Doyle spoke to advocate for affordable, below market rent for adult children with developmental or cognitive disabilities and believe that creating such housing in Orleans will allow individuals to live closer to family and access to extended support.

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

- Email dated August 25, 2025 from Gisèle Doyle

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 2973, 2983, 3053 and 3079 Navan Road and 2690 Pagé Road, as shown in Document 1, to permit a subdivision with a mix of residential and commercial 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 September 4, 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 – 6001 and 6005 Renaud Road

File No. ACS2024-PDB-PS-0060 – Orléans South-Navan (19)

Steve Belan, Planner II, 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 Applicant/Owner as represented by Paul Robinson, P.H. Robinson Consulting was present and provided an overview of the Application and responded to questions from Committee.

The Committee heard from the following delegation:

- Laura Kelleher expressed concern with the proposal reducing the value of their property, also noting traffic concerns and parking issues.
- Daniel Kelleher\* spoke to privacy concerns and tree removal. Fear this property will be cleared and resold for a profit.
- Christanne Went\* expressed concern that the development will create a lot of traffic on Ziegler Street knowing that it is a dead end.

*[ 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 submission were received by, and is filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated August 26, 2024 from Sandra Menard

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 6001 and 6005 Renaud Road, as shown in Document 1, to permit stacked dwelling units, as detailed in Document 2.**
2. **That Planning and Housing 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**

File No. ACS2024-PDB-PS-0074 – Somerset (14)

The Applicant, 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 381 Kent Street, as shown in Document 1, to permit a nine-storey, mid-rise residential 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 September 4, 2024 subject to submissions received between the publication of this report and the time of Council’s decision.**

**Carried**

- 5.4 Application for Demolition and New Construction at 381 Kent Street, a Property Designated under Part V of the Ontario Heritage Act as part of the Centretown Heritage Conservation District

File No. ACS2024-PDB-RHU-0054 – Somerset (14)

#### **Report Recommendation(s)**

**That the Planning and Housing Committee recommend that Council:**

1. **Approve the application for demolition at 381 Kent Street;**
2. **Approve the application for new construction at 381 Kent Street according to plans prepared by Neuf Architects, dated September 5, 2023, conditional upon;**

- a. **The applicant providing samples of all final exterior materials for approval by Heritage Staff prior to the issuance of the building permit.**
- b. **The applicant providing a copy of the building permit plans to heritage staff at the time of the submission of the building permit application. The submission shall clearly identify any changes from the approved heritage permit and include a list and explanation of proposed changes.**
3. **Delegate the authority for minor design changes and clearance of conditions to the Program Manager, Heritage Planning Branch, Planning, Development and Building Services Department;**
4. **Approve the issuance of a heritage permit with a three-year expiry from the date of issuances unless otherwise extended by Council.**

**Carried**

5.5 Zoning By-law Amendment – 9 Gurdwara Road

File Number. ACS2024-PDB-PSX-0021 – Knoxdale-Merivale (9)

**Report Recommendation(s)**

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 9 Gurdwara Road, as shown in Document 1, to remove part of the existing exception prohibiting access from Prince of Wales Drive, 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 September 4, 2024 subject to submissions received between the publication of this report and the time of Council’s decision.**

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

File No. ACS2024-PRE-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**

6. In Camera Items

There were no *in camera* items.

7. Information Previously Distributed

7.1 Committee of Adjustment – Reserve Appointment

File No. ACS2024-OCC-CCS-0068 – City-wide

7.2 Cash-in-Lieu of Parkland

File No. ACS2024-FCS-FSP-0012 – City-wide

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, September 11, 2024.

The meeting adjourned at 1:28 pm.

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Original signed by K. Crozier,  
Committee Coordinator

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Original signed by Councillor Jeff  
Leiper, Chair