



## Planning and Housing Committee

### Minutes

**Meeting #:** 33  
**Date:** Wednesday, September 11, 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

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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 18, 2024, in Planning and Housing Committee Report 33.  
The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, September 10, 2024, and the deadline to register by email to speak is 8:30 am on Wednesday, September 11, 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) 4.2 – 4.6 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 September 18, 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 32 – Wednesday, August 28, 2024

**Carried**

4. Planning, Development and Building Services Department

4.1 Demolition Control By-law Amendment

File No. ACS2024-PDB-PS-0078 – 12,13,14,15,17, and small parts of 7 and 16

*Item was deferred from July 3, 2024 Planning and Housing Committee meeting.*

Jason Burggraaf, GOHBA was present in support and 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 September 6, 2024 from Jason Burggraaf, GOHBA
- Email dated September 10, 2024 from John Dickie, Eastern Ontario Landlord Organization

The Committee carried the report recommendations as amended by the Motion No. PHC 2024-33-01:

**Report Recommendation(s)**

**That Planning and Housing Committee recommend Council approve an amendment to the Demolition Control By-law 2012-377 related to development applications and timing for demolition permits.**

**Carried as amended**

**Amendment:**

**Motion No. PHC 2024-33-01**

Moved by G. Gower

**WHEREAS report ACS2024-PDB-PS-0078 - Demolition Control By-law Amendment (the Report) was deferred from the July 3 Planning and Housing Committee meeting in order to allow for further consultation with the community and Councillors; and**

**WHEREAS a report deferred from a Committee is meant to return as the same report without changes; and**

**WHEREAS as a result of the further consultation, two aspects of the report required updating:**

- 1. Additional reference to small parts of Wards 7 and 16 on the cover page and throughout the report; and**
- 2. In Document 1 – 7. (1)(d), a reference to the provision of required securities for site plan control was added.**

**THEREFORE BE IT RESOLVED the updated report be listed as item 4.1 on the Planning and Housing Committee Agenda 33.**

**Carried**

#### 4.2 Zoning By-law Amendment – 6310 and 6320 Hazeldean Road

File No. ACS2024-PDB-PS-0058 – City-wide

Kimberley Baldwin, 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:

- Vivi Chi, General Manager
- Derrick Moodie, Director, Planning Services
- Kersten Nitsche, Manager, Development Review – West
- Frank McKinney, Program Manager, Trans Planning-Environmental Assessments

Legal Services

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

The Committee heard from the following delegations:

1. Eric Hanna\* explained that many Stittsville residents are not in favour of the creation of a strong urban wall along Hazeldean Road and touched on the implications of being designated as a Mainstreet corridor, transition requirements and aligning with other City approved plans for Stittsville.
2. Stéphane Boucher\* spoke about a comprehensive approach, traffic congestion and safety and urged the Committee to reconsider the scope of the development.
3. David Mennie\* noted this site is not in a transit priority corridor or close to current or future funded transit station, suitable transition to abutting low-rise areas has not been demonstrated in this proposal and the infrastructure is not sufficient to support this project.
4. Tony Dilliot\* focused on safety issues for current residents and prospective new tenants, noting these issues cannot be resolved by site plan. Upgrades to resolve the safety concerns must be delivered before approval of this project.

5. Terry Clausen\* spoke in opposition to the proposal noting safety concerns, lack of transit and infrastructure. This application doesn't provide suitable transition to abutting properties.
6. Tiffany Young spoke on behalf of those that have signed a petition opposing this proposal, noting it is unsuitable for the community and poses concerns for the future of Stittsville. The community is already dealing with strained infrastructure and this proposal will only worsen them. Safety is also a concern and the transition to neighbouring properties is unsuitable.
7. Tina Lipscey expressed concerns with the application, road infrastructure won't be able to handle increased traffic and concerned the proposed development will change the entire fabric of the Stittsville community.

*[ Individuals / groups, as marked above, either provided comments (\*) in writing or by e-mail; are held on file with the Office of the City Clerk. ]*

The Applicant/Owner as represented by Patricia Warren and Miguel Tremblay, Fotenn, Roberto Campos, Figurr and Aelix Allaire, Devmont 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.

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

- Email dated August 30, 2024 from Olivier Aubert
- Email dated September 2, 2024 from David Keenan
- Email dated September 2, 2024 from Linda Park
- Email dated September 3, 2024 from Gary Driver
- Email dated September 5, 2024 from Joel Kam
- Email dated September 5, 2024 from David Byck
- Email dated September 5, 2024 from Chris Lawler
- Email dated September 5, 2024 from Lawrence Matthews
- Email dated September 5, 2024 from Paul
- Email dated September 5, 2024 from Troy Brownlee
- Email dated September 5, 2024 from Kerry Brennan
- Email dated September 5, 2024 from Norman Wilson
- Email dated September 5, 2024 from Ammy Rapoport
- Email dated September 6, 2025 from Anne Reich

- Email dated September 6, 2024 from Mark Bujaki
- Email dated September 7, 2024 from Erika Kwasniewski
- Email dated September 8, 2024 from Ashley Jackson
- Email dated September 8, 2024 from Sylvia Riga
- Email dated September 9, 2024 from Carol Shepherd
- Email dated September 9, 2024 from Amanda Krzeslak
- Email dated September 9, 2024 from Phil Sweetnam
- Email dated September 9, 2024 from Rosanna Wilcox
- Email dated September 9, 2024 from Rina Fougere
- Email dated September 9, 2024 from William Fields
- Email dated September 9, 2024 from Brian Wright
- Email dated September 10, 2024 from Jen Carrol and Sean Durr
- Email dated September 10, 2024 from Carlo and Lynn Aiello
- Email dated September 10, 2024 from Steve McCaughan
- Email dated September 10, 2024 from Catherine Barry
- Email dated September 10, 2024 from Mehrab Syed
- Email dated September 10, 2024 from Cathy White
- Email dated September 10, 2024 from Linda MacKinnon
- Email dated September 10, 2024 from Katherine Larocque
- Email dated September 10, 2024 from Sarah Ferguson-McLaren
- Email dated September 10, 2024 from Cheryl Parrott, Hintonburg Community Association
- Email dated September 10, 2024 from Su'ad Hussein
- Email dated September 10, 2024 from A Timbereme Resident
- Email dated September 10, 2024 from Penny Harris
- Email dated September 10, 2024 from Paul Christopher
- Email dated September 10, 2024 from Lesley Hamilton
- Email dated September 10, 2024 from Marsha and Neil McGowan
- Email dated September 10, 2024 from Barry Horeczy
- Email dated September 10, 2024 from Martin Guibert

The Committee carried the report recommendations as amended by Motion No. PHC 2024-33-04:

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

- 1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 6310 and 6320 Hazeldean Road, as shown in Document 1, to permit high-rise mixed-use development with a maximum height of 21 storeys, as detailed in Documents 2 and 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 September 18, 2024," subject to submissions received between the publication of this report and the time of Council's decision.

For (9): J. Leiper, R. Brockington, C. Curry, L. Dudas, L. Johnson, T. Kavanagh, W. Lo, T. Tierney, and A. Troster

Against (3): G. Gower, C. Kelly, and C. Kitts

**Carried as amended (9 to 3)**

**Amendment:**

**Motion No. PHC 2024-33-04**

Moved by G. Gower

**WHEREAS;** Document 1 in the report includes a holding symbol -h within the recommended zoning, and staff have advised that the holding symbol should be removed; and

**WHEREAS** staff have revised Document 1 and request that it replace the currently published version;

**THEREFORE BE IT RESOLVED** that the current version of Document 1 be removed and replaced with the amended version to accurately outline the Location and Zoning of 6310 and 6320 Hazeldean Road;

**AND BE IT FURTHER RESOLVED** that pursuant to subsection 34(17) of the Planning Act, no further notice be given.

**Carried**

4.3 Official Plan Amendment - Kanata North Economic District

File No. ACS2024-PDB-PS-0086 – Kanata North (4)

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

1. **Approve the Kanata North Economic District Urban Design Guidelines, as detailed in Document 3.**
2. **Approve and adopt Official Plan Amendment 33, an amendment to the Kanata North Economic District, as detailed in Document 2.**

**Carried as amended**

**Amendment:**

**Motion No. PHC 2024-33-02**

Moved by G. Gower

**WHEREAS Report ACS2024- PDB-PS-0086 does not include the standard Recommendation regarding written notice following Council’s adoption of an Official Plan Amendment, pursuant to Subsections 17 (23) and (23.1) of the Planning Act, R.S.O. 1990,**

**AND WHEREAS Subsection 17 (23.2) requires that such written notice include a brief explanation of the effect, if any, that written submissions received before Council made its decision, and oral submissions made at the public meeting, had on its decision,**

**THEREFORE BE IT RESOLVED that the following be added as Recommendation 3 of the Report:**

3. **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 18 September 2024” subject to submissions received between the publication of this report and the time of Council’s decision.**

**Carried**

**Amendment:**

**Motion No. PHC 2024-33-03**

Moved by C. Curry



**WHEREAS** the subject report includes the approval of Kanata North Economic District (KNED) Urban Design Guidelines;

**WHEREAS** the KNED Urban Design Guidelines are an important tool in the establishment of new parameters for both built form and the public realm within the district;

**WHEREAS** the Urban Design Guidelines include specific direction associated with the built form for low, mid and high-rise buildings;

**WHEREAS** the KNED Urban Design Guidelines provide guidance related to high-rise tower separation in the district;

**WHEREAS** high-rise tower separation is an important consideration for liveability, including shadowing, privacy, wind impacts, and overall impacts on the public realm;

**WHEREAS** to meet the aforementioned policy objectives, the Council-approved high-rise design guidelines require a tower separation of 23 metres for high-rise buildings up to 30 storeys, and 25 metres above 30 storeys, in all suburban transects;

**WHEREAS** the context associated with the district and the desire to achieve adequate tower separation for the aforementioned reasons has been further reviewed since report publication and staff have determined that a minimum separation distance of 23 metres should be maintained so that this is consistent with the approach in all suburban transects;

**WHEREAS** the draft KNED Urban Design Guidelines also include direction regarding the delivery of an improved public realm, including the provision of active and green rights-of-way, which may require refinement following further internal City operations review;

**THEREFORE BE IT RESOLVED** that Sections 3.7.5.c, 3.7.5.d, and Figure 3.6 of the draft Urban Design Guidelines be deleted as they reference tower separations that are less than 23m.

**AND BE IT FURTHER RESOLVED** that staff in the Planning, Development and Building Services department be directed to prepare for consideration by Council amendments to the right-of-way cross sections in Section 4.8 as required to ensure trees, utility services, active transportation considerations, and operational considerations have been adequately addressed before the cross-sections are published for use.

Carried

#### 4.4 Zoning By-law Amendment – 246 Westhaven Crescent

File No. ACS2024-PDB-PSX-0014 – Kitchissippi (15)

The Applicant, as represented by Susan D. Smith, 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 from Sarah Wells Smith on September 6, 2024 and is filed with the Office of the City Clerk, and distributed to Committee Members.

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 246 Westhaven Crescent, as shown in Document 1, to permit conversion of a three-unit dwelling to a six unit dwelling, 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 18, 2024,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried

#### 4.5 Zoning By-law Amendment – 3484 Innes Road, and 240 and 270 Lamarche Avenue

File No. ACS2024-PDB-PS-0008 – Orléans South-Navan (19)

The Applicant, as represented by Bria Aird, 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.

Derrick Moodie, Director, Planning Services, Planning, Development and Building Services was present and responded to questions from Committee.

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

- Email dated September 9, 2024 from Gisèle Doyle
- Email dated September 9, 2024 from Weijian kuang
- Email dated September 9, 2024 from Pascale Poulin
- Email dated September 10, 2024 from Hayder mobarak
- Email dated September 10, 2024 from Susan Davies
- Email dated September 10, 2024 from Denise Frigon
- Email dated September 10, 2024 from Rachelle Lecours

Following discussion and questions of staff, the Committee carried the report recommendations as outlined below.

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

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3484 Innes Road, and 240 and 270 Lamarche Avenue, as shown in Document 1, to permit on part of the lands an apartment dwelling, mid-rise use up to seven storeys in height, with limited commercial uses, and a park, and to rezone 3484 Innes Road to “Development Reserve”, 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 18 September 2024” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried with Councillors L. Dudas and C. Kitts dissenting.

**Carried**

4.6 Zoning By-law Amendment – 1770 Heatherington Road

File No. ACS2024-PDB-PS-0038 – Gloucester-Southgate (10)

**Report Recommendation(s)**

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1770 Heatherington Road, as shown in Document 1, from IG1[2663], General Industrial Subzone 1, Exception 2663 to R4M (Residential Fourth Density, Subzone M), O1 (Parks and Open Space), and I1 (Minor Institutional) zones with exceptions to enable the development of approximately 158 residential units, a new road, and public park, on the vacant portion of a parcel owned by the City of Ottawa, 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 18, 2024” subject to submissions received between the publication of this report and the time of Council’s decision.**

**Carried**

4.7 Community Benefits Charge By-law (2022-307) Update

File No. ACS2024-PDB-GEN-0005 – City-wide

Jason Burggraaf, GOHBA was present in support and advised that they did not need to address the Committee if the item carried.

Correspondence was received from Sarah Wells Smith on September 6, 2024 and is filed with the Office of the City Clerk, and distributed to Committee Members.

The Committee carried the report recommendations as presented with the following direction to staff:

Direction to Staff

Councillor J. Leiper

That staff be directed to provide the ward Councillor notification of an applicant's intent to provide an in-kind contribution in lieu of a Community Benefits Charge (CBC) cash payment and obtain final approval from the ward Councillor on any in-kind CBC contributions prior to the issuance of a building permit.

**Report Recommendation(s)**

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

1. **Receive this report for information regarding an update on the Community Benefits Charge program.**
2. **Approve the Community Benefits Charge Capital Program List (Document 2).**

**Carried**

4.8 Bill 185 Implementation with respect to Development Review, and Bill 109 Monitoring Report

File No. ACS2024-PDB-PS-0067 – City-wide

*This report was submitted to the Agriculture and Rural Affairs Committee on September 5, 2024.*

Jason Burggraaf, GOHBA was present in support and advised that they did not need to address the Committee if the item carried. A copy of GOHBA's submission is held on file with the Office of the City Clerk.

The Committee carried the report recommendations as presented.

**Report Recommendation(s)**

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

1. **Receive for information the update on the internal process changes undertaken since July 1, 2023 as part of Bill 109 Implementation Monitoring;**

2. **Approve the amendments to the Pre-Consultation By-law 2023-296, as per Document 1 attached to this report, to make the pre-consultation process non-mandatory as per Bill 185;**
3. **Approve the amendments to the Public Notification and Consultation Policy, attached as Document 2 to this report;**
4. **Approve the amendments to the Planning Fees By-law 2024-33, attached as Document 3 to this report; and**
5. **Approve the conversion to permanent of 33 full-time equivalent (FTE) positions approved in Report ACS2023-PRE-GEN-0005 to continue to meet the provincial timelines for development applications.**

**Carried**

5. In Camera Items

There were no *in camera* items.

6. Information Previously Distributed

6.1 Q3 2024 – New Zoning By-law Review Status Update

File No. ACS2024-PDB-PS-0044

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

There were no Notices of Motion.

8. Inquiries

There were no Inquiries.

9. Other Business

There was no other business.

10. Adjournment

Next Meeting

Wednesday, September 25, 2024.

The meeting adjourned at 12:35 pm.

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Original signed by K. Crozier,  
Committee Coordinator

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Original signed by Councillor Jeff  
Leiper, Chair