



Planning Committee

Minutes 66

Thursday, June 23, 2022

9:30 AM

Electronic Participation

This Meeting was held through electronic participation in accordance with Section 238 of the *Municipal Act, 2001* as amended by the *COVID-19 Economic Recovery Act, 2020*.

- Notes:
1. *Underlining indicates a new or amended recommendation approved by Committee.*
 2. *Except where otherwise indicated, reports requiring Council consideration will be presented to Council on July 6, 2022 in Planning Committee Report 64.*

Present: Co-Chairs: Councillor G. Gower and S. Moffatt
Councillors: R. Brockington, J. Cloutier, C. Curry, L. Dudas, A. Hubley, C. Kitts, J. Leiper, S. Menard, T. Tierney

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 Items 10, 11, 12 and 13 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 July 6, 2022, please email or call the Committee or Council Coordinator.

Declarations of Interest

No declarations of interest were filed.

Confirmation of Minutes

Minutes 64 – June 3, 2022 (special meeting)

Minutes 65 – June 9, 2022 (regular meeting)

CONFIRMED

Recreation, Cultural and Facility Services

1. Parkland Dedication By-law Replacement and Cash-in-Lieu of Parkland Funds Policy Revision

ACS2022-RCFS-GEN-0014

City Wide

Report recommendations

1. **That Planning Committee recommend that Council repeal By-law 2009-95, as amended, being the Parkland Dedication By-law, and adopt a new Parkland Dedication By-law as detailed in Document 1.**
2. **That Planning Committee recommend that Council direct the ‘Cash-in-lieu of Parkland Funds Policy’ be revised as per Document 2.**
3. **That Planning Committee recommend that Council direct Recreation, Cultural and Facilities Services, Parks and Facility Planning, to:**

- a. further review the distribution of cash-in-lieu of parkland funds within the Parkland Dedication By-law and the Cash-in-lieu of Parkland Funds Policy;
- b. bring forward recommended revisions to the Parkland Dedication By-law and Cash-in-Lieu of Parkland Funds Policy including an approach to reflect the transect needs found within the Parks and Recreation Facilities Master Plan;
- c. bring forward the recommended revisions to the Parkland Dedication By-law and Cash-in-Lieu of Parkland Funds Policy by Q4 of 2023.

Motion No. PLC 2022-66/1

Moved by Co-chair S. Moffatt

WHEREAS there are several technical amendments that are requested to be made to the Parkland Dedication Bylaw Replacement and Cash-in-lieu of Parkland Funds Policy Revision report (ACS2022-RCF-GEN-0014); and

WHEREAS there is the opportunity to submit a report that includes amendments;

THEREFORE BE IT RESOLVED THAT Planning Committee defer the item until the July 7, 2022, Planning Committee meeting and authorize that staff may submit a revised report to Committee, if required.

DEFERRAL CARRIED

2. Parkland First Policy

ACS2022-RCF-GEN-0003

City Wide

Report recommendation

That Planning Committee recommend Council approve the Parkland First Policy detailed in Document 1.

Motion No. PLC 2022-66/2

Moved by Councillor S. Menard

THEREFORE BE IT RESOLVED THAT Planning Committee defer the item until the July 7, 2022, Planning Committee meeting and authorize that staff may submit a revised report to Committee, if required.

DEFERRAL CARRIED

Planning, Real Estate and Economic Development

3. Bill 109 Implications – Phase 1

ACS2022-PIE-GEN-0011

City Wide

This report will be submitted to Agriculture and Rural Affairs Committee on June 30, 2022.

Report recommendations

That Planning Committee, and Agriculture and Rural Affairs Committee, recommend Council:

- 1. Receive the approach to implement the Provincially mandated changes resulting from Bill 109;**
- 2. Approve the amendments to the Delegated Authority By-law 2022-29, as per Document 2 attached to this report;**
- 3. Approve the repeal and replacement of the Development Application Study Policy By-law 2001-451, as per Document 3 attached to this report;**
- 4. Receive the amendments to the Public Notification and Consultation Policy, as per Document 4 attached to this report;**
- 5. Approve the amendments to the Site Plan Control By-law, as per**

Document 5 attached to this report

Items 3 and 4 on the agenda were considered concurrently.

Stephen Willis, General Manager, Planning, Real Estate and Economic Development Department (PRED), presented an overview of the application 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:

- PRED: Charmaine Forgie, Manager, Business and Technical Support Services;
- Innovative Client Services Department: Tim Marc, Senior Legal Counsel-Planning, Development and Real Estate

The following speaker addressed the Committee:

- Cheryl Parrott, Hintonburg Community Association spoke to issues with infill, drainage and garbage in Hintonburg.

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 21 from Jason Burgraaf, Greater Ottawa Home Builder's Association, in support

Following discussion on this item, the Committee CARRIED the report recommendations, with dissent from Councillor S. Menard on recommendation 5.

Direction to Staff

Councillor M. Fleury

That staff in Planning, Real Estate and Economic Development review a list of standardized site plan issues raised repetitively from the Councillor's review of files in the special Sandy Hill site plan control area to see if they can be addressed as standard site plan conditions and/or as elements in the low and mid-rise urban design guideline updates in the Department's work plan during the second phase of implementing site plan process changes as a result of Bill 109.

4. Resources for Development Applications Review and Approval

ACS2022-PIE-GEN-0010

City Wide

This report will be submitted to Agriculture and Rural Affairs Committee on June 30, 2022.

Report recommendations

That Planning Committee and Agriculture and Rural Affairs Committee recommend Council:

- 1. Approve the addition of 10 full-time equivalent (FTE) Building Code Services positions at an approximate cost of \$1.44 million, funded entirely from building permit revenues, and the conversion to permanent of one (1) temporary Finance position supporting Building Code Services, funded from within from within existing resources, to address the continued increasing number of building permits issued and the complexity of building application inspections and reviews to enforce the *Building Code Act*;**
- 2. Approve the conversion of eleven (11) existing temporary positions to new permanent positions to be funded entirely from within existing resources, affecting service areas including Planning Services, Legal Services and Finance Services; and**
- 3. Approve at an approximate cost of \$1.395 million funded from within existing Planning Services revenues:**
 - a) The following additional six (6) full-time equivalent (FTE) positions, representing a total of \$870,000:**
 - (i) The addition of two (2) new permanent Co-op student positions in Planning Services**
 - (ii) The revision of classification of four (4) existing permanent positions to higher levels in Planning Services**
 - (iii) The addition of three (3) new full-time equivalent (FTE)**

positions in Planning Services

(iv) The addition of one (1) full-time equivalent (FTE) positions in Business and Technical Services

b) The second phase of the Allocation for Corporate Support of \$525,000 with the remaining allocation to be phased in through the 2023 budget, if required.

CARRIED

5. Amendments to the Building By-law No. 2014-220

ACS2022-PIE-GEN-0007

City Wide

Report recommendations

That the Planning Committee recommend Council approve the following:

- 1. Approve amendments to the Building By-law 2014-220, as detailed in Document 1;**
- 2. Approve amendments to Schedule A of the Building By-law 2014-220, to introduce a new fee for the Removal of Orders registered on Title, as detailed in Document 2.**

CARRIED

6. Zoning Implementation Report

ACS2022-PIE-EDP-0026

City Wide

This report will be submitted to Agriculture and Rural Affairs Committee on June 30, 2022.

Report recommendations

That Planning Committee and Agriculture and Rural Affairs Committee recommend Council:

- 1. Endorse the objectives and strategies included in this report; and**
- 2. Approve the revised dates in the Project Work Plan attached as Document 5.**

David Wise, Manager, Economic Development Services, Planning, Real Estate and Economic Development Department (PRED), presented an overview of the application and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The following staff from PRED were also present and responded to questions:

- Stephen Willis, General Manager
- Charmaine Forgie, Manager, Business and Technical Support Services;

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 21 from Jason Burgraaf, Greater Ottawa Home Builder's Association, with comments

Following discussion on this item, the Committee CARRIED the report recommendations as presented.

7. Addition of Site Plan Control By-law Provisions to Enable the High Performance Development Standard

ACS2022-PIE-EDP-0020

City Wide

This report will be submitted to Agriculture and Rural Affairs Committee on June 30, 2022.

Report recommendations

That the Planning Committee and the Agriculture and Rural Affairs Committee recommend Council approve the following:

- 1. Approve additional provisions within Site Plan Control By-law 2014-256 as amended, in order to:**
 - a. Apply the High Performance Development Standard to all Site Plan applications in the urban area and site plan applications that meet the definition of “HPDS Development Threshold” in the rural area;**
 - b. Require drawings sufficient to display matters of exterior design and their sustainable design as outlined in the High Performance Development Standard, as adopted by City Council on April 13, 2022;**
 - c. Add a definition for ‘HPDS Development Threshold’ (formerly referred to as Complex Site Plan);**
 - d. Grant authority to impose conditions in accordance with the High Performance Development Standard as approved by Council.**

CARRIED

8. Stittsville Main Street Public Realm Plan

ACS2022-PIE-RHU-0023

Stittsville (6)

Report recommendations

That Planning Committee recommend that Council:

- 1. Approve the Stittsville Main Street Public Realm Plan as attached in Document 1.**
- 2. Delegate authority to the General Manager of Planning, Real Estate and Economic Development to make minor amendments to the**

Stittsville Main Street Public Realm Plan from time to time, to improve precision, clarity and usefulness of the plan and its graphics.

CARRIED, as amended by the following motion:

Motion No. PLC 2022-66/3

Moved by Co-chair G. Gower

WHEREAS the City of Ottawa requires that all supporting documents related to Planning Committee reports that are publicly available on Ottawa.ca be made accessible; and

WHEREAS at the time of agenda release for the June 23, 2022 Planning Committee, the three supporting documents pertaining to report ACS2022-PIE-RHU-0023 for Item 8 - Stittsville Main Street Public Realm Plan were not yet available in an accessible format; and

WHEREAS the supporting documents for Item 8 - Stittsville Main Street Public Realm Plan are now in an accessible format and have been uploaded on Ottawa.ca; and

THEREFORE BE IT RESOLVED THAT, with respect to report ACS2022-PIE-RHU-0023, the Planning Committee accept the three supporting documents in accessible format as part of the report.

CARRIED

9. Urban Design Guidelines for Low-rise Infill Housing - Project Status and Housekeeping Amendment Report

ACS2022-PIE-RHU-0022

City Wide

This report will be submitted to Agriculture and Rural Affairs Committee on June 30, 2022.

Report recommendations

That Planning Committee and Agricultural and Rural Affairs Committee

recommend Council:

- 1. Approve housekeeping amendments to the Urban Design Guidelines for Low-rise Infill Housing, as detailed in Document 1; and**
- 2. Receive the following report for information which outlines the second phase of the update to the Guidelines for Low-Rise Infill Housing targeted for Council approval in Q1 2023.**

CARRIED

10. Official Plan Amendment and Zoning By-law Amendment - 1452, 1460, 1470 Hunt Club Road and 1525, 1531 and 1545 Sieveright Avenue

ACS2022-PIE-PS-0070

Gloucester-Southgate (10)

Report recommendations

- 1. That Planning Committee recommend Council:**
 - a. Approve an amendment to the Official Plan, Volume 2a, South Keys to Blossom Park, Bank Street Secondary Plan to remove the subject lands from the Sieveright Avenue Future Land Use Study area as detailed in Document 2;**
 - b. Direct staff to incorporate the Amendments to the Official Plan, Volume 2a, as detailed in Document 2, into Policy 38.1, Volume 2C – Area-Specific Policies of the new Official Plan.**
 - c. Approve an amendment to Zoning By-law 2008-250 to permit a six-storey residential care facility and to permit residential uses along Sieveright Avenue, as detailed in Document 4.**
- 2. That Planning 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 July 6, 2022, subject to submissions received between the publication of this report and the time of Council's decision.

Melanie Gervais, Planning III, Planning Services, Planning, Real Estate and Economic Development Department (PRED), presented an overview of the application 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 Jacob Bolduc, Fotenn Planning + Design, provided an overview of the Application and responded to questions from Committee. He was accompanied by the following representatives:

- Michael Boucher, VP Land Development, DCR Phoenix
- Bill McCurdy, Principal, Creva Group
- Megan Torza, Partner, DTAH Architecture
- David Hook, Associate, IBI Group

The following staff were also present and responded to questions:

- PRED: Stephen Willis, General Manager; Vivi Chi, Associate General Manager; Derrick Moodie, Director, Planning Services; Lily Xu, Manager, Planning Services; Manager, etc...
- Innovative Client Services Department: Tim Marc, Senior Legal Counsel-Planning, Development and Real Estate

The following speakers addressed the Committee to speak to the Application:

- Janice Lobo spoke in opposition to the application. noting having social services available are essential to building better communities and that should be considered before the recommendations are approved.
- Sylvie Lee, President, Upper Hunt Club Community Association expressed disappointment with the proposal. Noting concerns with inadequate consultation and lack of medical and social services in the community.
- Fara Amini, Duncan Wrighte, Behnam Behnia and Susan Bubb, Solera

Working Group* spoke to a detailed PowerPoint presentation which is held on file with the Office of the City Clerk. The group expressed concerns that touched on, but were not limited to:

- Height of proposed building and mechanical penthouse
 - Significant impact on traffic, access to the site is inconvenient and unsafe
 - Noise and vibrations
 - Increase in parking
 - The need for increased setbacks and greenspace for residents
- Janine Flood spoke in support and noted the importance of this proposal to the Inuit community
 - Julie Hauser* spoke in opposition of the proposal, noting concerns with safety on the roads as the streets in the area are already at capacity, as well as increased traffic and parking. Making it more unsafe for pedestrians and cyclists.
 - Laura Oleson* expressed concerns with building size, scale and height. Traffic volume and flow is underestimated, the Future Land Use Study was provided to the community with no pre-consultation and provided alternative recommendations.
 - Mariette Fyfe-Fortin* spoke in opposition and echoed previous speakers concerns with lack of consultation and inadequacy of notice.
 - Luc Fortin focused on procedural issues regarding public process for consultation. He noted concerns with the signs, wrong information advertised regarding the proposed building, and lack of adequate time for public to consult.
 - Angus MacKay spoke in support of the application noting projects like Larga Baffin help people and think this is important for the indigenous community.
 - Mohammad Tayyaran spoke to concerns related to traffic and trip counts, misrepresentation of the building use by the applicant and additional work

required in the Transportation Impact Assessment.

- Richard Gebara expressed concerns related to the size of the building thinking a residential building should be built instead, spoke to severance of the properties and issues with lack of greenspace as a result.
- Geoff Boole* opposed the development on these properties. Expressed issues with massive size and scale which is inconsistent with the residential properties around it.
- Francois Malric* asked the committee to refuse the recommendations in the report based on an incorrect premise that the proposed use would be allowed and feels this proposal is for a hotel, not a residential care facility.
- Michael Zaborski spoke in opposition, noting there will be a negative effect on the health and safety of residents in the neighbourhood given the increased traffic and issues with cut through traffic. There was lack of consultation regarding the Traffic Impact Assessment process.

[+ Slide presentation and/or written submissions, held on file 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 June 13, 2022 from Kyle Melanson, in support
- Email dated June 13, 2022 from Sylvie Lee, President, Upper Hunt Club Community Association, opposed
- Email dated June 14, 2022 from Solera Working Group, opposed
- Email dated June 14, 2022 from Étienne Rousseau, in support
- Email dated June 14, 2022 from Matthew Pinder, in support
- Email dated June 15, 2022 from David Langner, with concerns
- Email dated June 20, 2022 from Mark Margo, opposed
- Email dated June 21, 2022 from Nancy Abi-Khattar, opposed

- Email dated June 21, 2022 from Dean Tester, in support
- Email dated June 21, 2022 from Grant Dingwall, in support
- Email dated June 21, 2022 from Janet Bufton, in support
- Email dated June 21, 2022 from Allen Cramm, opposed
- Email dated June 21, 2022 from Susan Harrison, opposed
- Email dated June 22, 2022 from Reem El Sherif, in support
- Email dated June 22, 2022 from Mike Zaborski, with concerns
- Email dated June 22, 2022 from Smita LeBlanc, with concerns

The Committee considered the following motions:

Motion No. PLC 2022-66/4

Moved by Councillor S. Menard (on behalf of Councillor D. Deans)

WHEREAS the City of Ottawa’s Planning, Infrastructure and Economic Development Department has received an application for an Official Plan Amendment and Zoning Bylaw Amendment for 1452, 1460, 1470 Hunt Club Road and 1525, 1531 and 1545 Sieveright Ave to construct a six-storey residential care facility; and

WHEREAS an Official Plan Amendment was required in order for the applicant to undertake a Future Land Use Study for the subject properties on the north side of Sieveright Road as outlined in the South Keys to Blossom Park, Bank Street Community Design Plan; and

WHEREAS the CDP stated that the “Future Land Use Study for this area must include public participation in addition to any required public process to implement the studies through secondary plan or Zoning By-law amendments and will:

- a. Determine locations that may be appropriate for higher or lower buildings compared to the existing zoned maximum permitted building height and in consideration of lot depth and proximity to and the existing character of adjacent residential areas and Bank**

Street.

- b. Determine the appropriate land use and zoning for the area and if light industrial uses should continue to be permitted.**
- c. Determine appropriate first storey finishes (windows and doors) for building walls to create a human-scale along the roadway and to prevent blank facades facing residential areas.**
- d. Determine if parkland should be dedicated as land or cash-in-lieu in consideration of permitted uses of land.**
- e. Consider potential transportation impacts related to increased density and measures to mitigate such impacts, and**
- f. Implement any required changes to the CDP, to the Secondary Plan and to the Zoning By-law arising from the study”.**

WHEREAS the CDP states that the “Future Land Use Study will be undertaken and implemented by the City or by a landowner in cooperation with and at the discretion of the City” (emphasis added); and

WHEREAS an applicant led process primarily serves the interests of the landowner and not the future interest on the community despite its long-term impacts on future development in the area including allocations of parkland, height allowances, land use and zoning, as well as transportation impacts; and

WHEREAS The recommendations in the Future Land Use Study prepared by the applicant have not been subject to sufficient public consultation and there was no opportunity for the community to provide meaningful input into the development of these plans; and

WHEREAS the community has requested that a separate consultation, led by the City, be undertaken on the Future Land Use Study for the subject lands on the north side of Sieveright Road, prior to Planning Committee’s consideration of the application for an Official Plan Amendment and Zoning Bylaw Amendment for 1452, 1460, 1470 Hunt Club Road and 1525, 1531 and 1545 Sieveright Ave; and

WHEREAS, the policy as set out in the CDP provides staff with the

discretion to undertake a City led process for the Future Land Use Study.

THEREFORE BE IT RESOLVED THAT, with respect to report ACS2022-PIE-PS-0070, the application for an Official Plan Amendment and Zoning Bylaw Amendment for 1452, 1460, 1470 Hunt Club Road and 1525, 1531 and 1545 Sieveright Avenue be deferred until such time as consultation on the Future Land Use Study, led by the City, occurs.

LOST on a division of 1 ye and 10 nays, as follows:

YEAS (1): Councillor R. Brockington

NAYS (10): Councillors C. Cloutier, C. Curry, A. Hubley, C. Kitts, J. Leiper, S. Menard, T. Tierney, E. El-Chantiry (*ex officio*), Co-chair S. Moffatt, and Co-chair G. Gower

Motion No. PLC 2022-66/5

Moved by Councillor S. Menard (on behalf of Councillor D. Deans)

WHEREAS staff recommend approval of a Zoning By-law amendment (ZBA) and Official Plan amendment (OPA) for 1452, 1460, 1470 Hunt Club Road and 1525, 1531 and 1545 Sieveright Avenue;

WHEREAS a Future Land Use Study (FLUS) was required as per the South Keys to Blossom Park, Bank Street Secondary Plan;

WHEREAS a FLUS was prepared by the applicant;

WHEREAS some members of the community have expressed concerns that the public participation in the FLUS was limited;

WHEREAS the OPA only redesignates 1470 Hunt Club Road and 1525 and 1531 Sieveright Avenue;

WHEREAS the remaining properties within the Future Land Use Study designation (1501, 1517, 1521 Sieveright Avenue) are still subject to proceeding with a FLUS;

THEREFORE IT BE RESOLVED THAT, with respect to report ACS2022-PIE-PS-0070, Planning Committee recommend that Council direct staff to lead the FLUS for the three remaining property and adding it to their work plan,

instead of permitting the landowner(s) to lead their own study;

THEREFORE BE IT FURTHER RESOLVED THAT a HOLD Zone, be placed on the three remaining properties, until such time as a City-led FLUS has been completed.

WITHDRAWN

Motion No. PLC 2022-66/6

Moved by Councillor S. Menard (on behalf of Councillor D. Deans)

WHEREAS staff recommend approval of a Zoning By-law amendment (ZBA) and Official Plan amendment (OPA) for 1452, 1460, 1470 Hunt Club Road and 1525, 1531 and 1545 Sieveright Avenue;

WHEREAS members of the community have expressed concerns of cut through traffic through the Upper Hunt Club Community;

WHEREAS a future site plan control application will review accesses;

THEREFORE IT BE RESOLVED THAT, with respect to report ACS2022-PIE-PS-0070, Planning Committee recommend that Council direct staff to prepare a before and after traffic count within the community to assess whether the proposed development increases cut-through traffic within the community. The first traffic count shall occur prior to start of construction and the second traffic count shall occur 3 years after occupancy of the residential care facility.

CARRIED

Motion No. PLC 2022-66/7

Moved by Councillor S. Menard (on behalf of Councillor D. Deans)

WHEREAS staff recommend approval of a Zoning By-law amendment (ZBA) and Official Plan amendment (OPA) for 1452, 1460, 1470 Hunt Club Road and 1525, 1531 and 1545 Sieveright Avenue;

WHEREAS warrants to require existing intersection of Sieveright Avenue and Bank Street to be signalized are not met;

WHEREAS Ward Councillor has expressed safety concerns with the

existing intersection of Sieveright Avenue and Bank Street;

THEREFORE BE IT RESOLVED THAT the Planning Committee recommend that Council direct staff to consider this intersection for inclusion in the Intersection Control Modifications Program during the next update to the Development Charges By-law.

CARRIED

Motion No. PLC 2022-66/8

Moved by Councillor S. Menard (on behalf of Councillor D. Deans)

WHEREAS staff recommend approval of a Zoning By-law amendment (ZBA) and Official Plan amendment (OPA) for 1452, 1460, 1470 Hunt Club Road and 1525, 1531 and 1545 Sieveright Avenue;

WHEREAS members of the community have expressed concerns about additional traffic through Seiveright and the surrounding residential streets;

WHEREAS a future site plan control application will review accesses;

THEREFORE IT BE RESOLVED THAT, with respect to report ACS2022-PIE-PS-0070, Planning Committee recommend that Council direct staff through the site plan control process to consider measures to minimize traffic through Seiveright and the surrounding residential streets by potentially including an exit only access onto Sieveright, a key fob/card access and/or one way traffic flow into the site and/or relocating the access further west onto Sieveright Avenue.

CARRIED

Motion No. PLC 2022-66/9

Moved by Councillor S. Menard (on behalf of Councillor D. Deans)

WHEREAS staff recommend approval of a Zoning By-law amendment (ZBA) and Official Plan amendment (OPA) for 1452, 1460, 1470 Hunt Club Road and 1525, 1531 and 1545 Sieveright Avenue;

WHEREAS members of the community have expressed concerns about the height of the mechanical penthouse;

WHEREAS a future site plan control application will review the mechanical penthouse;

THEREFORE IT BE RESOLVED THAT, with respect to report ACS2022-PIE-PS-0070, Planning Committee recommend that Council direct staff through the site plan control process to work with the applicant to reduce the height of the mechanical penthouse.

CARRIED

Motion No. PLC 2022-66/10

Moved by Councillor S. Menard (on behalf of Councillor D. Deans)

WHEREAS staff recommend approval of a Zoning By-law amendment (ZBA) and Official Plan amendment (OPA) for 1452, 1460, 1470 Hunt Club Road and 1525, 1531 and 1545 Sieveright Avenue;

WHEREAS members of the community have expressed concerns about the height of the building;

WHEREAS the Councillor would like the maximum height of the area currently zoned IL2 H(14) to remain at 14m;

THEREFORE IT BE RESOLVED THAT report ACS2022-PIE-PS-0070 be amended as follows:

1. Area B in Document 3 - Zoning Location Map be modified from “Area B to be rezoned from IL2 H(14) to GM16[XXXX]” to “Area B to be rezoned from IL2 H(14) to GM16 H(14)[ZZZZ]”
2. The following wording be added to Document 4:
 - “4. Add a new exception, ZZZZ, to Section 239 – Urban Exceptions with provision similar in effect to the following:
 - a. In Column II, add the text “GM16 H(14)[ZZZZ]”
 - b. In Column V, add the text:
 - Despite Table 187(d) the minimum interior side yard setback for the principal building from an R1 zone is 27 m”

LOST on a division of 0 yeas and 10 nays, as follows:

YEAS (0): (none)

NAYS (10): Councillors C. Cloutier, C. Curry, A. Hubley, C. Kitts, J. Leiper, S. Menard, T. Tierney, E. El-Chantiry (*ex officio*), Co-chair S. Moffatt, and Co-chair G. Gower

Motion No. PLC 2022-66/11

Moved by Councillor S. Menard (on behalf of Councillor D. Deans)

WHEREAS staff recommend approval of a Zoning By-law amendment (ZBA) and Official Plan amendment (OPA) for 1452, 1460, 1470 Hunt Club Road and 1525, 1531 and 1545 Sieveright Avenue;

WHEREAS members of the community have expressed concerns of cut through traffic through the Solera community;

WHEREAS a future site plan control application will review accesses;

THEREFORE IT BE RESOLVED THAT Planning Committee recommend that Council direct staff to prepare a before and after traffic count within the Solera community (Cahill Dr, Solera Circule and Dunston Terrace) to assess whether the proposed development increases cut-through traffic within the community. The first traffic count shall occur prior to start of construction and the second traffic count shall occur 3 years after occupancy of the residential care facility.

CARRIED

The report recommendations, as amended by motions no PLC 2022-66/6, PLC 2022-66/7, PLC 2022-66/8, PLC 2022-66/9 and PLC 2022-66/11, CARRIED on a division of 10 yeas and 0 nays, as follows:

YEAS (10): Councillors C. Cloutier, C. Curry, A. Hubley, C. Kitts, J. Leiper, S. Menard, T. Tierney, E. El-Chantiry (*ex officio*), Co-chair S. Moffatt, and Co-chair G. Gower

NAYS (0): (none)

11. Zoning By-law Amendment – 1837 and 1849 Maple Grove Road

ACS2022-PIE-PS-0074

Stittsville (6)

Report recommendations

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1837 and 1849 Maple Grove Road to permit 62 back-to-back townhouse dwellings and 28 townhouse dwellings, as detailed in Document 2.**
- 2. That Planning 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 July 6, 2022” subject to submissions received between the publication of this report and the time of Council’s decision.**

The Applicant, as represented by Nico Church and Lisa Dalla Rosa (Fotenn Planning + Design) 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

12. Zoning By-law Amendment - 3718 Greenbank Road

ACS2022-PIE-PS-0075

Rideau-Goulbourn (21)

Report recommendations

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3718 Greenbank Road to rezone the lands from Mineral Aggregate Reserve Subzone 1,**

Residential Third Density Subzone YY Urban Exception 2767 and Residential Third Density Subzone YY Urban Exception 2617 to Residential Fourth Density Subzone Z, Urban Exception XXXX and General Mixed-Use, Urban Exception XXXX, to permit a planned unit development consisting of 228 stacked townhouse units and a future mixed-use/commercial development.

- 2. That Planning 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 July 6, 2022," subject to submissions received between the publication of this report and the time of Council's decision.**

The Applicant, as represented by Tim Chadder (Mattamy Homes) 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

13. Zoning By-law Amendment – 6301 Campeau Drive

ACS2022-PIE-PS-0052

Kanata North (4)

Report recommendations

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 6301 Campeau Drive for technical zoning updates required to facilitate the development of a mixed-use development on the site, as detailed in Document 2.**
- 2. That Planning 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 July 6, 2022, subject to submissions received between the publication of this report and the time of Council’s decision.

CARRIED

14. Public Consultation and Design Competition Process for a Landmark Building – 210 and 224 Gladstone Avenue, 223 and 231 McLeod Street, 377 and 379 Metcalfe Street

ACS2022-PIE-PS-0079

Somerset (14)

Report recommendations

- 1. That Planning Committee recommend Council adopt the Public Consultation and Application Review Process for the proposed Landmark Building at 210 and 224 Gladstone Avenue, 223 and 231 McLeod Street, 377 and 379 Metcalfe Street, as detailed in Document 1.**
- 2. That Planning Committee recommend Council adopt the Proposed Design Competition Process for the proposed Landmark Building at 210 and 224 Gladstone Avenue, 223 and 231 McLeod Street, 377 and 379 Metcalfe Street, as detailed in Document 2.**

The Applicant, as represented by Vincent Dénoimé, 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

15. Front-Ending Report – Stormwater Management Pond 5 and Storm Sewer Oversizing for Pond 1 in the Riverside South Community

ACS2022-PIE-PS-0076

Gloucester-South Nepean (22)

Report recommendations

That Planning Committee recommend Council approve the following:

- 1. Authorize the City and delegate authority to the General Manager, Planning, Real Estate and Economic Development Department, to enter into a Front-Ending Agreement with Riverside South Development Corporation and Claridge Homes (River Phase 2) Inc. for the design and construction of the Stormwater Management Pond 5 to an upset limit of \$14,483,260 plus applicable taxes and inclusive of applicable indexing in accordance with the Front-Ending Agreement Principles and Policy set forth in Documents 1 and 2 and with the final form and content being to the satisfaction of the City Solicitor;**
- 2. Authorize the City and delegate authority to the General Manager, Planning, Real Estate and Economic Development Department, to enter into Subdivision Agreements with Riverside South Development Corporation, which provide for the repayment of development charges eligible for the Storm Sewer Oversizing for Pond 1 to an upset limit of \$1,887,547 plus applicable taxes and indexing in accordance with the Front-Ending Agreement Principles and Policy set forth in Documents 1 and 2 and with the final form and content being to the satisfaction of the City Solicitor;**
- 3. Authorize the financial disbursement to reimburse the design and construction costs incurred by Riverside South Development Corporation and Claridge Homes (River Phase 2) Inc. pursuant to the execution of the Front-Ending Agreement, to a maximum amount of \$14,483,260 plus applicable taxes and inclusive of applicable indexing for the Stormwater Management Pond 5, and in accordance with the reimbursement schedule set out in the Front-Ending**

Agreement; and

4. **Authorize the financial disbursement to reimburse the oversizing costs incurred by Riverside South Development Corporation pursuant to the execution of the Subdivision Agreements, to a maximum amount of \$1,887,547 plus applicable taxes and indexing for Storm Sewer Oversizing for Pond 1, and in accordance with the reimbursement schedule set out in the Subdivision Agreements.**

CARRIED

Office of the City Clerk

16. Status Update – Planning Committee Inquiries and Motions for the Period Ending June 10, 2022

ACS2022-OCC-PLC-0007

City Wide

Report recommendation

That the Planning Committee receive this report for information.

RECEIVED

Additional Items

Motion No. PLC 2022-66/12

Moved by Co-chair S. Moffatt

WHEREAS report ACS2022-PIE-RHU-0023 entitled Designation of 501 Cole Avenue Under Part IV of the *Ontario Heritage Act* was considered by the Built Heritage Sub-Committee (BHSC) on June 20, 2022; and

WHEREAS staff recommended that Council not proceed with designation,

and the BHSC approved a motion replacing the staff recommendation on this matter with a recommendation that staff issue a notice of intention to designate 501 Cole Avenue under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 4;

WHEREAS, in accordance with the Built Heritage Sub-Committee's Terms of Reference, only "Approval of a staff recommendation for Part IV designations" may rise directly to Council; and

WHEREAS the report must be considered at the June 23rd Planning Committee meeting in order to be considered at the last City Council meeting prior to the summer legislative break;

THEREFORE BE IT RESOLVED that report ACS2022-PIE-RHU-0028 be added to the agenda for consideration at the June 23, 2022 Planning Committee meeting pursuant to Subsection 89(3) of the *Procedure By-law* so that this matter may be considered by Council at its July 6, 2022 meeting prior to the summer legislative recess and prior to the expiry of the 60-day notice required under Section 27 of the *Ontario Heritage Act*.

CARRIED

17. Designation of 501 Cole Avenue Under Part IV of the *Ontario Heritage Act*

ACS2022-PIE-RHU-0028

Kitchissippi (15)

The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on July 8, 2022.

Report recommendations

That the Built Heritage Sub-Committee recommend that Planning Committee recommend that Council:

1. Issue a notice of intention to designate 501 Cole Avenue under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 4;

2. Direct Heritage Staff to undertake further analysis of properties in Ward 15 listed on the City's Heritage Register to establish a proactive approach for designation under Part IV of the *Ontario Heritage Act*.

Lesley Collins, Program Manager, Right of Way, Heritage and Urban Design Services, Planning, Real Estate and Economic Development Department (PRED), was present and answered questions from the Committee.

The following speakers addressed the Committee to speak to the Application:

- Murray Chown spoke in opposition to the revised staff recommendation as amended by the Built Heritage Sub-Committee which recommend the property be designated. Staff's original recommendation was not to designate based on the criteria for designating buildings and this property only met one of 3 criteria.

Following discussion on this item, the Committee CARRIED the report recommendations as presented.

Motion No. PLC 2022-66/13

Moved by Co-chair S. Moffatt

WHEREAS front-ending report ACS2022-PIE-PS-0089 entitled *Front-Ending Report – Oversized Trunk Storm Sewers for Pond 1 in the Leitrim Community* seeks to amend an error in the 2018 front-ending report ACS2018-PIE-PS-0005 where insufficient budget authority was approved for the Leitrim Pond 1 Sewer Oversizing; and

WHEREAS without sufficient budget authority, staff is unable to repay the applicant for development charges eligible cost incurred; and

WHEREAS the adoption of report ACS2022-PIE-PS-0089 will lead to the resolution of ongoing development charge matters before the Ontario Land Tribunal; and

WHEREAS the June 23 Planning Committee and subsequent July 6 Council meeting is the last available Committee and Council meeting prior

to the lame duck period;

THEREFORE BE IT RESOLVED that report ACS2022-PIE-PS-0089 be added to the agenda for consideration at the June 23, 2022 Planning Committee meeting pursuant to Subsection 89(3) of the *Procedure By-law*.

CARRIED

18. Front-Ending Report – Oversized Trunk Storm Sewers for Pond 1 in the Leitrim Community

ACS2022-PIE-PS-0089

Gloucester-South Nepean (22)

Report recommendations

That Planning Committee recommend Council approve the following:

- 1. Authorize the City and delegate authority to the General Manager, Planning, Real Estate and Economic Development Department, to enter into Agreements, which provide for the repayment of development charges eligible for the Oversized Trunk Storm Sewers for Pond 1 to an upset limit of \$13,441,000 plus applicable taxes and indexing in accordance with the Front-Ending Agreement Principles and Policy set forth in Document 1 and 2 and with the final form and content being to the satisfaction of the City Solicitor.**
- 2. Authorize the financial disbursement to reimburse the oversizing costs pursuant to the execution of Agreements, to a maximum amount of \$13,441,000 plus applicable taxes and indexing for Oversized Trunk Storm Sewers for Pond 1, and in accordance with the reimbursement schedule set out in the Subdivision Agreements.**

The following staff from Planning, Real Estate and Economic Development were present and responded to questions:

- Stephen Willis, General Manager;
- Derrick Moodies, Director, Planning Services;

- Stream Shen, Coordinator, Planning Services

Following discussion on this item, the Committee CARRIED the report recommendations as presented.

Adjournment

The meeting was adjourned at 4:24 PM.

Committee Coordinator

Chair