



**Joint Planning and Housing Committee and the Agriculture and Rural Affairs
Committee**

Minutes

Meeting #: 02
Date: Monday, April 29, 2024
Time: 9:30 am
Location: Andrew S. Haydon Hall, 110 Laurier Avenue West, and by electronic participation

Present: **Planning and Housing Committee Chair: Councillor Jeff Leiper, Planning and Housing Committee Vice-chair: Councillor Glen Gower, Agriculture and Rural Affairs Committee Chair: Councillor George Darouze, Agriculture and Rural Affairs Committee Vice-Chair: Councillor Clarke Kelly, Councillor Matt Luloff, Councillor Laura Dudas, Councillor Cathy Curry, Councillor Theresa Kavanagh, Councillor Laine Johnson, Councillor Tim Tierney, Councillor Ariel Troster, Councillor Riley Brockington, Councillor Catherine Kitts, Councillor David Brown, Councillor Wilson Lo**

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, May 15, 2024 in Joint Planning and Housing Committee and Agriculture and Rural Affairs Committee Report 2.

The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Friday, April 26, 2024, and the deadline to register to speak by email is 8:30 am on Monday, April 29, 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) 4.1 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 Wednesday, May 15, 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-ARAC Minutes 1 – Tuesday, May 30, 2023

Carried

4. Planning, Development and Building Services Department

4.1 New Zoning By-law – Draft 1

ACS2024-PRE-PS-0064 -City Wide

Carol Ruddy, Program Manager, Zoning & Intensification, Planning, Development and Building Services (PDBS) provided an overview of the report and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The following PDBS staff were present and participated in the presentation:

- Jeff Nadeau, Planner III
- Robert Sandercott, Planner III
- Steve Clark, Manager, Business and Technical Support Services

The following staff were also present to respond to questions:
PDBS:

- Vivi Chi, Interim General Manager
- Deborah Lightman, Program Manager, Transportation Policy & Networks
- Tim Rowe, Program & Project Management Officer
- Lesley Collins, Program Manager, Heritage Planning
- Derrick Moodie, Director, Planning Services
- Royce Fu, Manager, Policy Planning

Infrastructure and Water Services:

- Christopher Rogers, Program Manager, Infrastructure Planning

The Committee heard from the following delegations:

1. Angela Keller Hertzog, CAFES* spoke to the benefits of trees, equity approach to zoning and urban forestry and provided recommendations touching on parking, front yard setbacks and on-site stormwater management.
2. William van Geest, Ecology Ottawa* spoke to limiting impervious surfaces in order to improve stormwater management and improve tree canopy, noting this is an opportunity to address challenges.
3. Robert Brinker, FCA thanked the zoning team for the work on this file, rebuilding trust with citizens needs to be a driving goal, anchoring the new Zoning Bylaw in the City's public engagement

strategy. In person workshops should be available as well as maps of individual wards in print form.

4. Paul Goodkey expressed disappointment with public consultation to date and noted the importance of in-person public engagement sessions.
5. Brandon Lind touched on the goal of developing a tool to solve the angular plane requirements but worries this will significantly restrict development and lead to substantial amendments on a project-by-project basis. As well, more energy efficient buildings and larger units to accommodate families should be kept in mind through these discussions.
6. Carolyn Mackenzie, Walkable Ottawa spoke to the importance of meaningful consultations and truly engaging community stakeholders while using plain English in preparing documentation. Walkable Ottawa looks forward in being engaged during the process and noted Parking continues to be an issue.
7. Dan Rutabingwa, Ecology Ottawa touched on proposed parking minimums, noting parking lots occupy significant space, absorb and emit heat and can contribute to water pollution.
8. Neil Saravanamuttoo* spoke to 'Junk Zoning' in his neighbourhood which is killing 3 housing units. This type of zoning consists of unnecessary details that can derail the main objective, which is building housing.
9. Jason Burggraaf*, GOHBA noted the City needs these steps in consideration of population growth and housing demand. Population growth keeps increasing year-over-year so efforts should be doubled.
10. Evan Potter believes the report is a step in the right direction. Commented on how it could stimulate the construction of 3-4 storey apartments as infill projects helping to address the housing crisis and will address the missing middle.
11. David McNicoll* noted the report is not about housing, but rather about the bigger picture of being on a planet that functions for residents. Consultation should include the Province and Federal Governments with discussions about land use planning.

12. Cheryl Parrott noted that the Official Plan and the New Zoning Bylaw should work together, is pleased to see reference to large dwelling units in the report and would like to see parking maximums implemented and have permit parking. As well, In person consultation is critical.
13. Roy Atkinson*, Mechanicsville Community Association spoke to the importance of tree protection, minimum setbacks and enforcing landscape plan proposals with developers.
14. Heather Pearl*, Champlain Park Community Association spoke to the need for 15-minute neighbourhoods across the city, for more green infrastructure, minimum 6 metre setbacks to allow for tree volume. Concerns expressed with potential new small commercial uses removing housing and the effect noise and fumes would have on neighbourhoods.
15. Paul Johanis, Greenspace Alliance outlined positives in the draft report touching on gentle intensification across the entire urban area, establishment of commercial activity in newly densified areas, flexibility for setting structures on infill development and preserving existing trees; adequate conditions for front and rear yard setbacks for planting new trees; ensures soil volumes are sufficient to support the growth of trees and zoning that aligns and supports the Official Plan greenspace designations.

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

- Email dated April 22, 2024 from Peter Bramah
- Email dated April 23, 2024 from Eric Hannah
- Email dated April 24, 2024 from Ashley Jackson
- Email dated April 26, 2024 from Jason Burggraaf, GOHBA
- Email dated April 26, 2024 from Mithea Murugesu, Forum Asset Management
- Email dated April 26, 2024 from David Mennie

- Email dated April 26, 2024 from Heather Pearl
- Email dated April 26, 2024 from Mithea Murugesu
- Email dated April 26, 2024 from Roy Atkinson
- Email dated April 26, 2024 from Marion Hale
- Email dated April 28, 2024 from Corey Peabody
- Email dated April 28, 2024 from David McNicoll
- Email dated April 29, 2024 from David Mennie

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

Report recommendation(s)

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

- 1. Receive this report which provides an overview of the first draft of the new Zoning By-law for public consultation purposes; and**
- 2. Authorize future public meetings concerning the new Zoning By-law to occur at Joint Planning and Housing, and Agriculture and Rural Affairs Committee.**

Carried

5. In Camera Items

There were no *in camera* items.

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

There were no Notices of Motion.

7. Inquiries

There were no Inquiries.

8. Other Business

There was no other business.

9. Adjournment

The meeting adjourned at 2:30 pm.

Original signed by K. Crozier,
Committee Coordinator

Original signed by Councillor Jeff
Leiper, Chair