



## Planning and Housing Committee

### Minutes

**Meeting #:** 35  
**Date:** Wednesday, October 9, 2024  
**Time:** 9:30 am  
**Location:** Andrew S. Haydon Hall, 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 Catherine Kitts, Councillor Tim Tierney, Councillor Ariel Troster

**Absent:** Councillor Clarke Kelly, 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, October 16, 2024, in Planning and Housing Committee Report 35.

The deadline to register by phone to speak or submit written comments or visual presentations is 4 pm on Tuesday, October 8, 2024, and the deadline to register by email to speak is 8:30 am on Wednesday, October 9, 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) 4.1-4.4 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 October 16, 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 34 – Wednesday, September 25, 2024

**Carried**

4. Planning, Development and Building Services Department

4.1 Zoning By-law Amendment – 6208 Renaud Road

File No. ACS2024-PDB-PS-0093 – Orléans South-Navan (19)

The Applicant/Owner as represented by Kayla Blakely and Steve Pentz, Novatech were present in support, and available to answer questions.

The Applicants 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 6208 Renaud Road as shown in Document 1, to permit a low-rise apartment building, 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 October 16, 2024," subject to submissions received between the publication of this report and the time of Council's decision.

**Carried**

#### 4.2 Zoning By-law Amendment – Part of 375 March Valley Road and Part of Unaddressed Parcel (PIN 045170492)

File No. ACS2024-PDB-PS-0092 – Kanata North (4)

The Applicant/Owner as represented by Robert Tran and Greg Winters, Novatech were present in support, and available to answer questions. The Applicants 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 Part of 375 March Valley Road and Part of Unaddressed Parcel (PIN 045170492), as shown in Document 1, to permit a golf course as a temporary use for a three-year period, 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 October 16, 2024 subject to submissions received between the publication of this report and the time of Council’s decision.**

**Carried**

4.3 Zoning By-law Amendment – Part of 3432 Greenbank Road

File No. ACS2024-PDB-PS-0094 – Barrhaven West (3)

**Report Recommendation(s)**

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3432 Greenbank Road, as shown in Document 1, to permit a low-rise residential subdivision, 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 October 16, 2024,” subject to submissions received between the publication of this report and the time of Council’s decision.**

**Carried**

4.4 Omnibus 2 - Official Plan Amendment

File No. ACS2024-PDB-PS-0087 – City-wide

*This Report will be submitted to the Agriculture and Rural Affairs Committee on October 3, 2024.*

Ben Morin, 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 following staff were also present and responded to questions:

PDBS:

- Royce Fu, Manager, Policy Planning, PDBS was also present and responded to questions.
- Deborah Lightman, Program Manager, Transportation Policy & Networks

The Committee heard from the following delegation:

1. Lisa Dalla Rosa, Fotenn spoke on behalf of GOHBA and outlined concerns related to items within the proposed amendment table and encouraged committee to direct staff to reconsider or remove amendments 6, 9, 13, 17, 19, 27, 45 (1) and 62.
2. Murray Chown, Novatech echoed the previous speaker, noting concerns with amendments 45 (1) and 62 and encouraged committee to defer the decision at this meeting to bring the item back in the next Omnibus amendment.
3. Melissa Côté, Taggart Investments and Tartan Homes spoke in support of revised amendment 50.

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

- Email dated October 2, 2024 from GOHBA
- Email dated October 4, 2024 from Ursula Melinz, Soloway Wright

Following discussion and questions of staff, the Committee carried the report recommendations as amended by Motions PHC 2024-35-01, PHC 2024-35-02 and PHC 2024-35-03.

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

1. **That the Agriculture and Rural Affairs Committee and the Planning and Housing Committee recommend Council**

approve and adopt Official Plan Amendment 34, as presented in Document 1.

2. That the Agriculture and Rural Affairs Committee recommend Council approve and adopt the Official Plan Amendment 35, being the removal of 1600 Stagecoach Road from the Village of Greely, to be consistent with Bill 150, as presented in Document 2.
3. That the Agriculture and Rural Affairs Committee and Planning and Housing Committee approve the Consultation Details Section of this report to 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 October 16, 2024, subject to submissions received between the publication of this report and the time of Council's decision.

Carried as amended

**Amendment:**

**Motion No. PHC 2024-35-03**

Moved by T. Tierney

**WHEREAS** report ACS2024-PDB-PS-0087 - Omnibus 2 - Official Plan Amendment includes a new Area-Specific Policy to limit the number of emergency shelters permitted in Ward 12 to four;

**THEREFORE BE IT RESOLVED** that the proposed Amendment 56 to Volume 2C, New Area-Specific Policy (Page 27 of Document 1 – Appendix A) be referred to Council for consideration at its meeting of October 30, 2024.

Carried

**Amendment:**

**Motion No. PHC 2024-35-01**

Moved by G. Gower

**WHEREAS report ACS2024-PDB-PS-0087 - Omnibus 2 - Official Plan Amendment (the Report) is targeting the City Council meeting on October 16, 2024; and**

**WHEREAS staff have received multiple submissions relating to the proposed amendments in the Report following its publication on eSCRIBE; and**

**WHEREAS staff require additional time to review the submissions ahead of Council.**

**THEREFORE BE IT RESOLVED that Planning and Housing Committee adopt the following additional recommendation:  
That Recommendation 1 and proposed Official Plan Amendment 34 proceed from the Planning and Housing Committee to the Council meeting of October 30, 2024.**

**Carried**

**Amendment:**

**Motion No. PHC 2024-35-02**

Moved by G. Gower

**WHEREAS report ACS2024-PDB-PS-0087 - Omnibus 2 - Official Plan Amendment proposes to clarify that a secondary plan only replaces or supersedes the Official Plan where there is overlapping policy; and**

**WHEREAS recent comments through the consultation process identified potential misinterpretation associated with the wording in proposed Amendment 35 in Document 1 – Appendix A; and**

**WHEREAS Amendment 35 intends to clarify that the policies for the underlying designation in Volume 1 of the Official Plan apply when a secondary plan or area-specific policy does not contain direction for maximum heights or densities.**

**THEREFORE BE IT RESOLVED that Amendment 35 in Document 1 – Appendix A be replaced with the following:**

**A secondary plan or area-specific policy, adopted as part of Volume 2 of this Plan, may implement density and building heights that differ from those in Volume 1 of the Official Plan. Where a secondary plan or area-specific policy does not contain direction for maximum**

**heights or densities, the policies in Volume 1 of the Official Plan apply, as they relate to the underlying designation.**

**Carried**

5. Strategic Initiatives Department

5.1 Build Ottawa – Amended By-laws

File No. ACS2024-SI-HSI-0020 – City-wide

The Committee considered this item concurrently with the Build Ottawa 2023 - Annual Report (ACS2024-SI-HIS-0019)

Pamela Sweet, President, Build Ottawa and Dhanshwar Neermul, Program Manager, Disposals & Strategic Development, Strategic Initiatives (SI) 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. Peter Radke, Manager, Realty Initiatives & Development, SI was also present and responded to questions.

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

**Report Recommendation(s)**

**That Planning and Housing Committee recommend that Council, as sole Member of Build Ottawa, confirm the General Operating By-Law for Build Ottawa as approved and adopted by the Board of Directors as outlined in this report and attached as Document 1.**

**Carried**

5.2 Build Ottawa 2023 - Annual Report

File No. ACS2024-SI-HSI-0019 – City-wide

The Committee considered this item concurrently with the Build Ottawa Amended By-laws (ACS2024-SI-HIS-0020)

Pamela Sweet, President, Build Ottawa and Dhanshwar Neermul, Program Manager, Disposals & Strategic Development, Strategic Initiatives (SI) 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. Peter Radke, Manager, Realty Initiatives & Development, SI was also present and responded to questions.

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

**Report Recommendation(s)**

**That Planning and Housing Committee recommend that Council receive the Audited financial statements of the Build Ottawa for the year 2023 in the Annual Report attached as Document 1.**

**Carried**

6. In Camera Items

There were no *in camera* items.

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, October 23, 2024.

The meeting adjourned at 11:31 am.

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Original signed by K. Crozier,  
Committee Coordinator

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Original signed by Councillor Jeff  
Leiper, Chair