

Summary of Written and Oral Submissions

Omnibus 2 - Official Plan Amendment (ACS2024-PDB-PS-0087)

This application was first considered by the Agriculture and Rural Affairs Committee at the meeting of October 3, 2024. It was brought to Planning and Housing Committee on October 9, 2024.

In addition to those outlined in the Consultation Details section of the report, the following outlines the written and oral submissions received between the publication of the report and prior to City Council's consideration:

Number of delegations/submissions

Number of delegations at Agriculture and Rural Affairs Committee March 7, 2024: 5

Number of delegations at Planning and Housing Committee March 27, 2027: 3

Number of written submissions received by Agriculture and Rural Affairs Committee between September 24 (the date the report was published to the City's website with the agenda for this meeting) and October 2, 2024 (the deadline for written submissions, being 4 pm the business day before the committee meeting date): 3

Number of written submissions received by Planning and Housing Committee between September 27 (the date the report was published to the City's website with the agenda for this meeting) and October 8, 2024 (the deadline for written submissions, being 4 pm the business day before the committee meeting date): 2

Summary of written submissions

Written submissions (**Agriculture and Rural Affairs Committee**) are held on file with the City Clerk and available from the Committee Coordinator upon request:

- Email dated October 1, 2024 from Friends of Stittsville Wetlands
- Email dated October 2, 2024 from Ursula Melinz, Soloway Wright (on behalf of Cavanagh)
- Email dated October 2, 2024 from GOHBA

Written submissions (**Planning and Housing Committee**) are held on file with the City Clerk and available from the Committee Coordinator upon request:

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

Summary of oral submissions

(Agriculture and Rural Affairs Committee)

1. Dan Anderson, Sunset Lakes Development spoke in relation to 1600 Stagecoach Road and provided background on the development, noting Greely is in dire need of housing supply and they are being asked to remove 71 units. All aspects of planning need to be considered in this decision.
2. Murray Chown, Novatech, echoed the previous speaker noting that eliminating this project will eliminate the opportunity for 71 lots that are needed in Greely. Mr. Chown provided some history on this file and work done with City staff resulting in refusal of the plan of subdivision and stressed that ARAC should not be recommending the OPA to Council it is inappropriate and compromises the subdivision application that fully conforms with the Official Plan as it exists today. The recommendations should be withdrawn or deferred until the Ontario Land Tribunal has considered the appeals.
3. Melissa Côté, Taggart spoke in support related to the Leitrim Community Design Plan area.
4. Lisa Dalla Rosa, Fotenn* spoke on behalf of GOHBA, and outlined reporting errors in amendment 9, 17 and 19 and unsupported amendments; Amendment 6, 13, 27, 45 and 62. Considering these, GOHBA strongly recommends that staff be directed to reconsider or remove the proposed amendments mentioned previously prior to Council consideration.
5. Murray Chown, Novatech indicated support for the submission by GOHBA and strongly urged the committee to remove amendments 45 and 62, to allow time for robust discussions about the affect and language of those proposals.

(Planning and Housing Committee)

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. **Effect of Submissions on Planning and Housing**

Committee Decision: (Agriculture and Rural Affairs Committee)

Debate: The Committee spent approximately 45 minutes in consideration of the item.

Vote: The committee considered all submissions in making its decision and carried the report recommendations as amended by the following:

Motion No. ARAC 2024-17-02

Moved by C. Kelly

THEREFORE BE IT RESOLVED that staff revise the recommended amendment of Volume 1, Section 3.4, Policy 8 to remove the conditions of “draft approval, final approval or registration” and replace Policy 8 a) as follows:

“The application in the former location is eligible for consideration for a country lot estate subdivision as per Section 9.2.3, policy 4 in Volume 1 and Area-specific policy 30.1 in Volume 2C, and no development of any kind or local street construction has occurred,” and

BE IT FURTHER RESOLVED that revised amendment 57a in Appendix B – Rural amendments be amended to clarify that a new location is eligible if the abutting existing country lot estate subdivision existed as of November 4, 2022.

Carried

Motion No. ARAC 2024-17-03

Moved by C. Kelly

THEREFORE BE IT RESOLVED that Agriculture and Rural Affairs Committee adopt the following additional recommendation:

That Recommendation 2 and proposed Official Plan Amendment 35 proceed directly from Agricultural and Rural Affairs Committee to the Council meeting of October 16, 2024.

Carried

(Planning and Housing Committee)

Debate: The Committee spent approximately 1 hour 30 minutes in consideration of the item.

Vote: The committee considered all submissions in making its decision and carried the report recommendations as amended by the following:

Motion No. PHC 2024-35-03

Moved by T. Tierney

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

Motion No. PHC 2024-35-01

Moved by G. Gower

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

Motion No. PHC 2024-35-02

Moved by G. Gower

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

Ottawa City Council

Pursuant to the *Procedure By-law*, members of the public may not make oral submissions to Council.

(Agriculture and Rural Affairs Committee)

Number of additional written submissions received by Council between October 2 after 4 pm (deadline for written submissions to Agriculture and Rural Affairs Committee) and October 30, 2024 (Council consideration date): 0

(Planning and Housing Committee)

Number of additional written submissions received by Council between October 8 after 4 pm (deadline for written submissions to Planning and Housing Committee) and October 30, 2024 (Council consideration date): 0

Effect of Submissions on Council Decision:

Council considered all submissions in making its decision and carried the report recommendations.

Moved by J. Leiper
Seconded by G. Gower

THEREFORE BE IT RESOLVED that City Council receive and approve Document 4A – Staff-Recommended Changes to Document 1 – Appendix A and B and Document 4B – Staff-Recommended Changes to Document 1 – Schedule Q.

Carried

Moved by S. Plante
Seconded by D. Brown

THEREFORE BE IT RESOLVED that Council approve the proposed Amendment 56 to Volume 2C, New Area-Specific Policy (Page 27 of Document 1 – Appendix A) as outlined in the original staff report.

For (2): S. Devine, and S. Plante

Against (23): M. Sutcliffe, M. Luloff, L. Dudas, D. Hill, C. Curry, C. Kelly, G. Gower, T. Kavanagh, L. Johnson, J. Bradley, T. Tierney, R. King, A. Troster, J. Leiper, R. Brockington, S. Menard, M. Carr, C. Kitts, G. Darouze, D. Brown, S. Desroches, A. Hubley, and W. Lo

Lost (2 to 23)