

<p>5. Lincoln Fields Secondary Plan</p> <p>Plan secondaire de la station Lincoln Fields</p>
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**Committee recommendation(s) as amended**

That Council approve the following:

1. an amendment to Volume 2A of the Official Plan to add the Lincoln Fields Secondary Plan, including Schedule A – Designation Plan, Schedule B – Maximum Building Heights, and Schedule C –Mobility and Connectivity, as detailed in Documents 1, 2, 3, and 4; and
2. That Document 1, Section 2.2 hub designation Policy 4) be amended to include the following underlined changes: "Buildings within the Hub designation that front onto Richmond Road or Carling Avenue shall contain a minimum of one non-residential use at-grade facing the street."; and
3. That Document 1, Policy 2.3(8) in the Lincoln Fields Secondary Plan be revised as follows: "The base of a building that fronts onto Richmond Road will generally be between two and four storeys."; and
4. That Document 1, Policy 3.3(5) in the Lincoln Fields Secondary Plan be removed in its entirety, and policies are re-numbered accordingly; and
5. an amendment to Volume 1 of the Official Plan to change the Hub designation boundary for the Hub designation surrounding Lincoln Fields Station on Schedule B2 – Inner Urban Transect to reflect the Hub boundary in Document 2; and
6. amendments to Zoning By-law 2008-250 to:
  - a. Create a new MC18 subzone, an urban exception, and two new schedules that modify performance standards of the MC Zone

related to minimum and maximum building heights, tower step backs, active frontage requirements, and a minimum requirement for non-residential uses at-grade along select streets, as detailed in Documents 5, 8 and 9; and

- b. Re-zone 2525 Carling Avenue from AM, AM10[2193], and AM10[2194] to MC18[XXX1]-h SYYY1, as detailed in Document 6; and
- c. Amend zoning schedule 402 to increase the minimum interior and rear yard setback requirements for the tower portion of high-rise building and minimum lot sizes for 2525 Carling Avenue, as detailed in Document 7.

**Recommandation(s) du comité telles que modifiées**

Que le Conseil approuve ce qui suit:

1. une modification du Volume 2A du Plan officiel afin d'ajouter le Plan secondaire de la station Lincoln Fields, y compris l'Annexe A – Plan de désignation, l'Annexe B – Hauteurs maximales des bâtiments, et l'Annexe C – Mobilité et connectivité, comme indiqué dans les documents 1, 2, 3 et 4; et
2. que le document 1, article 2.2 sur la désignation de carrefour de la politique 4 soit modifié comme suit (changements soulignés) :  
« Les bâtiments ayant la désignation de carrefour et dont la façade donne sur le chemin Richmond ou l'avenue Carling doivent comprendre au moins une utilisation non résidentielle au niveau du sol et faisant face à la rue. » ; et
3. que le document 1, politique 2.3(8) du Plan secondaire de Lincoln Fields soit modifiée comme qui suit : « La hauteur du socle des bâtiments dont la façade donne sur le chemin Richmond sera généralement de deux à quatre étages. » ; et

4. **Que le document 1, politique 3.3(5) du Plan secondaire de Lincoln Fields soit retirée en entier et que les autres politiques soient numérotées en conséquence.**
5. **une modification du Volume 1 du Plan officiel afin de modifier la limite de la désignation de carrefour pour la désignation du carrefour entourant la station Lincoln Fields à l'Annexe B2 – Transect du secteur urbain intérieur afin de refléter la limite du carrefour dans le Document 2.**
6. **les modifications du *Règlement de zonage 2008-250* visant à :**
  - a. **Créer une nouvelle sous-zone MC18, une exception urbaine et deux nouvelles annexes qui modifient les normes de rendement de la zone MC relatives aux hauteurs minimales et maximales des bâtiments, aux marches de reculement de la tour, aux exigences de façade active et à une exigence minimale pour les utilisations non résidentielles au niveau de la rue le long de certaines rues, comme indiqué dans les Documents 5, 8 et 9.**
  - b. **Rezoner le 2525, avenue Carling de AM, AM10[2193] et AM10[2194] à MC18[XXX1]-h SYYY1, comme indiqué dans le Document 6.**
  - c. **Modifier l'annexe de zonage 402 afin d'augmenter les exigences minimales de retrait de cour intérieure et de cour arrière pour la partie de la tour d'un immeuble de grande hauteur et la superficie minimale des lots pour le 2525, avenue Carling, comme indiqué dans le Document 7.**

**For the Information of Council**

The committee also approved the following direction to staff:

Councillor T. Kavanagh

That staff be directed to work with the National Capital Commission (NCC) to explore opportunities for active or passive recreation space on the NCC's greenspace that is accessible to the Woodpark community after the completion of the western expansion of the O-Train, located approximately north of the future development area east of Lincoln Fields Station and west of Edgeworth Avenue.

**Pour l'information du Conseil Municipal**

Le comité a également approuvé la direction au personnel suivante :

Conseillère T. Kavanagh

Qu'il soit demandé au personnel d'examiner avec la Commission de la capitale nationale (CCN) la possibilité d'aménager dans l'espace vert de la CCN, une fois le prolongement vers l'ouest de l'O-Train terminé, un espace de loisirs actifs ou passifs accessible aux gens de Woodpark et situé au nord du futur secteur d'aménagement à l'est de la station Lincoln Fields et à l'ouest de l'avenue Edgeworth.

**Documentation/Documentation**

1. Extract of draft Minutes, Planning and Housing Committee, November 5, 2024

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 5 novembre 2024

2. Director's Report, Planning Services, Planning, Development and Building Services, dated October 25, 2024 (ACS2024-PDB-PS-0088)

Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 25 octobre 2024 (ACS2024-PDB-PS-0088)

Lincoln Fields Secondary Plan

File No. ACS2024-PDB-PS-0088 – Bay (7)

Jocelyn Cadieux, 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.

Also present and responded to questions were the following:

PDBS

- Royce Fu, Manager, Policy Planning
- Peter Giles, Planner III
- Kalle Hakala, Program Manager, Active Transportation Planning

The Committee heard from the following delegations:

1. Alan Crawford\* focused on the west side of Edgeworth Avenue, noting it is lively, compact, walkable, inclusive, safe and sustainable, and the proposed amendments would negatively impact the community as it is out of scale with the neighbourhood.
2. Kathy Vandergrift, President, Queensway Terrace North Community Association noted that there are major concerns that remain about the adequacy of the infrastructure to support the massive population increase in this area. A more specific implementation strategy needs to be added to the plan including more frequent reviews.
3. Miguel Tremblay spoke on behalf of several owners in the area, however wanted to speak specifically to 2576 Carling Ave and 500-508 Edgeworth Ave in support of both proposals from staff,

however the at grade retail for Carling Ave is discouraging in that it doesn't allow for adequate parking.

4. Lisa Dalla Rosa, Fotenn Planning + Design\*, spoke on behalf of Brigil spoke to concerns related to the application of the angular plane, the heights of the podiums and the lane widening.
5. Paul Black, Fotenn Planning + Design and Rod Lahey, Roderick Lahey Architecture were present to respond to questions from Committee.
6. Andrew Loschmann noted the report doesn't adequately capture the voice of the residents. The guiding principles are good but the majority of the community concerns would be eliminated if these principles are achieved.
7. Sue Milburn-Hopwood, Woodpark Community Association (WCA) recognizes the need for housing and services to be built in this area, but would request changes that would better balance the well-being of the residents. As well, it was noted that none of the concerns raised by the WCA have been adequately addressed.

[ Individuals / groups, as marked above, either provided comments (\*) in writing or by e-mail and 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 October 30, 2024 from Greg Taylor
- Email dated November 1, 2024 from Nina Dell
- Email dated November 3, 2024 from David Levesque
- Email dated November 4, 2024 from Kathleen Davis
- Email dated November 4, 2024 from Woodpark Community Association
- Email dated November 4, 2024 from Susan Blakeney
- Email dated November 4, 2024 from Kate Twiss, Crystal Beach Lakeview Community Association
- Email dated November 4, 2024 from Paul Bortolotti
- Email dated November 4, 2024 from Gord Erskine

- Email dated November 4, 2024 from Ken Wings
- Email dated November 4, 2024 from Linda McCormick
- Email dated November 4, 2024 from Peter Hume, HP Urban

Following discussion and questions of staff, the Committee carried the report recommendations as amended by Motion Nos. PHC 2024-17-01, 02 and 03 and the following direction to staff:

Direction to Staff:

Councillor Kavanagh

That staff be directed to work with the National Capital Commission (NCC) to explore opportunities for active or passive recreation space on the NCC's greenspace that is accessible to the Woodpark community after the completion of the western expansion of the O-Train, located approximately north of the future development area east of Lincoln Fields Station and west of Edgeworth Avenue.

**Report Recommendation(s)**

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

- 1. Approve an amendment to Volume 2A of the Official Plan to add the Lincoln Fields Secondary Plan, including Schedule A – Designation Plan, Schedule B – Maximum Building Heights, and Schedule C – Mobility and Connectivity, as detailed in Documents 1, 2, 3, and 4.**
- 2. Approve an amendment to Volume 1 of the Official Plan to change the Hub designation boundary for the Hub designation surrounding Lincoln Fields Station on Schedule B2 – Inner Urban Transect to reflect the Hub boundary in Document 2.**
- 3. Approve amendments to Zoning By-law 2008-250 to:**
  - a. Create a new MC18 subzone, an urban exception, and two new schedules that modify performance standards of the MC Zone related to minimum and maximum building heights, tower step backs, active frontage requirements, and a minimum requirement for non-residential uses at-grade along select streets, as detailed in Documents 5, 8 and 9.**

- b. **Re-zone 2525 Carling Avenue from AM, AM10[2193], and AM10[2194] to MC18[XXX1]-h SYYY1, as detailed in Document 6.**
  - c. **Amend zoning schedule 402 to increase the minimum interior and rear yard setback requirements for the tower portion of high-rise building and minimum lot sizes for 2525 Carling Avenue, as detailed in Document 7.**
4. **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 November 13, 2024 subject to submissions received between the publication of this report and the time of Council's decision, as detailed in Document 10.**

**Carried as amended**

**Amendment:**

**Motion No. PHC 2024-17-01**

Moved by G. Gower

**WHEREAS** Schedule C16 of the Official Plan (Road Classification and Rights-of-Way Protection) already protects right-of-way for urban laneways, which gives the City the option to receive additional right-of-way as necessary as part of abutting development applications.

**WHEREAS** a future development application is a more appropriate opportunity for the City to consider any additional right-of-way requirements for Starflower Lane than the Lincoln Fields Secondary Plan.

**THEREFORE BE IT RESOLVED** that policy 3.3(5) in the Lincoln Fields Secondary Plan be removed in its entirety, and policies are re-numbered accordingly.



Carried

**Amendment:**

**Motion No. PHC 2024-17-02**

Moved by T. Kavanagh

**WHEREAS the Official Plan states: “The City may require through the Zoning By-law and/or development applications to amend the Zoning By-law: Commercial and service uses on the ground floor of otherwise residential, office and institutional buildings with a strong emphasis on uses needed to contribute to 15-minute neighbourhoods;” and,**

**WHEREAS requiring non-residential use for buildings contributes to vibrant and human-scale spaces; and**

**THEREFORE BE IT RESOLVED THAT Section 2.2 hub designation Policy 4) be amended to include the following underlined changes: “Buildings within the Hub designation that front onto Richmond Road or Carling Avenue shall contain a minimum of one non-residential use at-grade facing the street.”**

For (6): R. Brockington, L. Dudas, L. Johnson, T. Kavanagh, T. Tierney, and A. Troster

Against (3): J. Leiper, G. Gower, and W. Lo

**Carried (6 to 3)**

**Amendment:**

**Motion No. PHC 2024-17-03**

Moved by G. Gower

**WHEREAS the Lincoln Fields Secondary Plan proposes a maximum podium height of 2-4 storeys along Richmond Road; and**

**WHEREAS there may be site-specific circumstances where a slightly taller podium may be appropriate; and**

**WHEREAS** policy 5.2.3(2)(c)(i) states that the podiums of high-rise buildings shall be proportionate to the width of the abutting right of way;

**THEREFORE BE IT RESOLVED** that policy 2.3(8) in the Lincoln Fields Secondary Plan be revised as follows: “The base of a building that fronts onto Richmond Road will generally be between two and four storeys.”

For (7): J. Leiper, G. Gower, R. Brockington, L. Dudas, L. Johnson, W. Lo, and T. Tierney

Against (2): T. Kavanagh, and A. Troster

**Carried (7 to 2)**