

6. Zoning By-law Amendment-City-Owned Lands for Housing Developments

Modification du Règlement de zonage: Terrains appartenant à la Ville pour la construction de logements

Committee recommendation(s) as amended

That Council approve:

- 1. an amendment to Zoning By-law 2008-250 for 2 Pretty Street, as shown in Document 1, from L1 to R4M[xxx1] with exceptions to enable residential development, on a parcel owned by the City of Ottawa, as detailed in Document 2; and**
- 2. an amendment to Zoning By-law 2008-250 for part of 40 Beechcliffe Street as shown in Document 3, from R3Z[937] and R2M to R4M[xxx2] with exceptions to enable residential development, on a vacant parcel owned by the City of Ottawa, as detailed in Document 4; and**
- 3. an amendment to Zoning By-law 2008-250 for 261A Hinchey Avenue, as shown in Document 5, from R4UB to R4UB[xxx3] with exceptions to enable residential development, on a vacant parcel owned by the City of Ottawa, as detailed in Document 6; and**
- 4. an amendment to Zoning By-law 2008-250 for 185 Hawthorne Avenue, as shown in Document 7, from R3P to R4UB[xxx4] with exceptions to enable residential development, on a vacant parcel owned by the City of Ottawa, as detailed in Document 8;**
- 5. the staff direction to include a condition in the request for proposal for 185 Hawthorne Avenue requiring the successful not-for-profit housing provider retain as many trees as possible (including within the MTO setback). Where trees are not able to be retained due to site design, the owner will be required to work with a city forester to develop a replanting plan; and,**

6. that staff include a requirement in the request for proposal for 185 Hawthorne Avenue for the not-for-profit to provide publicly accessible greenspace on the site; and
7. that efforts be made to maintain the existing curbside parking capacity wherever possible for 185 Hawthorne Avenue; and
8. an amendment to Zoning By-law 2008-250 for 2548 Cléroux Crescent, as shown in Document 9, from R2N to R4M[xxx5] with exceptions to enable residential development, on a vacant parcel owned by the City of Ottawa, as detailed in Document 10; and
9. an amendment to Zoning By-law 2008-250 for 2060 Lanthier Drive, as shown in Document 11, from IG7 H(21) and IG[1608] H(21) to GM H(21) [xxx6] with exceptions to enable mixed use development, on a vacant parcel owned by the City of Ottawa, as detailed in Document 12.

Recommandation(s) du comité telles que modifiées

Que le Conseil municipal approuve

1. la modification à apporter au *Règlement de zonage* (no 2008-250) pour le 2, rue Pretty, selon les modalités reproduites dans la pièce 1, pour passer de la zone L1 à la zone R4M[xxx1], en apportant des exceptions pour permettre d'aménager des logements sur une parcelle appartenant à la Ville d'Ottawa, selon les modalités précisées dans la pièce 2; et
2. la modification à apporter au *Règlement de zonage* (no 2008-250) pour la partie du 40, rue Beechcliffe représentée dans la pièce 3, afin de passer de la zone R3Z[937] et de la zone R2M à la zone R4M[xxx2], en apportant des exceptions pour permettre d'aménager des logements sur une parcelle inoccupée appartenant à la Ville d'Ottawa, selon les modalités précisées dans la pièce 4; et
3. la modification à apporter au *Règlement de zonage* (no 2008-250) pour le 261A, avenue Hinchey, selon les modalités précisées dans la pièce 5, afin de passer de la zone R4UB à la zone R4UB[xxx3], en

apportant des exceptions pour permettre d'aménager des logements sur une parcelle inoccupée appartenant à la Ville d'Ottawa, selon les modalités précisées dans la pièce 6; et

4. la modification à apporter au *Règlement de zonage* (no 2008-250) pour le 185, avenue Hawthorne, selon les modalités indiquées dans la pièce 7, pour passer de la zone R3P à la zone R4UB[xxx4], en apportant des exceptions pour permettre d'aménager des logements sur une parcelle inoccupée appartenant à la Ville d'Ottawa, selon les modalités précisées dans la pièce 8; et
5. Qu'on demande au personnel d'ajouter à la demande de propositions pour le 185, avenue Hawthorne une condition selon laquelle le fournisseur de logements à but non lucratif retenu devra conserver le plus d'arbres possible (y compris dans le retrait exigé par le MTO); là où ce n'est pas possible en raison de la forme du site, le propriétaire devra consulter un expert-forestier municipal pour élaborer un plan de reboisement; et
6. Que le personnel ajoute à la demande de propositions pour le 185, avenue Hawthorne une exigence selon laquelle le fournisseur à but non lucratif devra mettre à la disposition de la population un espace vert public sur le site; et
7. Quel'on s'efforce de conserver les places de stationnement en bordure de rue dans la mesure du possible pour le 185, avenue Hawthorne ; et
8. la modification à apporter au *Règlement de zonage* (no 2008-250) pour le 2548, croissant Cléroux, selon les modalités indiquées dans la pièce 9, pour passer de la zone R2N à la zone R4M[xxx5], en apportant des exceptions pour permettre d'aménager des logements sur une parcelle inoccupée appartenant à la Ville d'Ottawa, selon les modalités précisées dans la pièce 10; et
9. la modification à apporter au *Règlement de zonage* (no 2008-250) pour le 2060, promenade Lanthier, selon les modalités indiquées dans la pièce 11, pour passer de la zone IG7 H(21) et de la zone

IG[1608] H(21) à la zone GM H(21) [xxx6], en apportant des exceptions pour permettre d'aménager des immeubles polyvalents sur une parcelle inoccupée appartenant à la Ville d'Ottawa, selon les modalités précisées dans la pièce 12.

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 30, 2024 (ACS2024-PDB-PSX-0038)

Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 30 octobre 2024 (ACS2024-PDB-PSX-0038)

Zoning By-law Amendment - City-Owned Lands for Housing
Developments

File No. ACS2024-PDB-PSX-0038 – City-wide

Wendy Tse, Planner III, 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:

Strategic Initiatives

- Lauren Reeves, Manager, Affordable Housing
- Geraldine Wildman, Director, Housing Solutions and Investments
- Emily Wall, Housing Developer 2

The Committee heard from the following delegations related to Hawthorne Avenue:

1. Michael Bassett* spoke in opposition to rezoning of the greenspace at Hawthorne Ave. There is an opportunity to turn this area into a designated park and notes there are more appropriate areas to build affordable housing.
2. Paul Banerjee* urged the committee to preserve this greenspace and respect the Secondary Plan.
3. Steve Abboud also noted opposition to rezoning the park, as well touched on the cost of removing contaminated soil in the area.

4. Dianne Wing indicated the importance of community consultation and argued that developers should be required to be vetted by the community regarding aesthetics, land use and over all fit.
5. Vincent Marsh recommended building in another location, leaving the park, as it is an essential component of the community.

[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 31, 2024 from Peter Harris
- Email dated October 31, 2024 from Paul Banerjee
- Letter dated October 22, 2024 from John Dance, Old Ottawa East Community Association
- Email dated November 2, 2024 from Andrew Mayer
- Email dated November 4, 2024 from Cheryl Parrott, Hintonburg Community Association
- Email dated November 4, 2024 from Samara Adler

- Email dated November 4, 2024 from Maciej Karpiński
- Email dated November 5, 2024 from Sonja Hanisch

Following discussion and questions of staff, the Committee carried the report recommendations as amended by Motion No. PHC 2024-17-04.

Report Recommendation(s)

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2 Pretty Street, as shown in Document 1, from L1 to R4M[xxx1] with exceptions to enable residential development, on a parcel owned by the City of Ottawa, as detailed in Document 2.**
2. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 40 Beechcliffe Street as shown in Document 3, from R3Z[937] and R2M to R4M[xxx2] with exceptions to enable residential**

- development, on a vacant parcel owned by the City of Ottawa, as detailed in Document 4.
3. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 261A Hinchey Avenue, as shown in Document 5, from R4UB to R4UB[xxx3] with exceptions to enable residential development, on a vacant parcel owned by the City of Ottawa, as detailed in Document 6.
 4. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 185 Hawthorne Avenue, as shown in Document 7, from R3P to R4UB[xxx4] with exceptions to enable residential development, on a vacant parcel owned by the City of Ottawa, as detailed in Document 8.
 5. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2548 Cléroux Crescent, as shown in Document 9, from R2N to R4M[xxx5] with exceptions to enable residential development, on a vacant parcel owned by the City of Ottawa, as detailed in Document 10.
 6. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2060 Lanthier Drive, as shown in Document 11, from IG7 H(21) and IG[1608] H(21) to GM H(21) [xxx6] with exceptions to enable mixed use development, on a vacant parcel owned by the City of Ottawa, as detailed in Document 12.
 7. 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 November 13 subject to submissions received between the publication of this report and the time of Council's decision.

Carried as amended

Amendment:

Motion No. PHC 2024-17-04

Moved by Councillor Gower (on behalf of Councillor Menard)

WHEREAS there is a housing crisis in Ottawa and non-market housing is the most effective and important solution we have to address it; and,

WHEREAS 185 Hawthorne Avenue is an irregular shaped city-owned property located in Old Ottawa East, adjacent to the Highway 417 and off ramp; and,

WHEREAS although the site is not considered a city park, it has always been used by the community as such; and,

WHEREAS members of the community note that this land has been used in this way for 50 years; and,

WHEREAS the community is understandably concerned about the loss of publicly accessible greenspace and tree canopy that would be required by a development here; and,

WHEREAS members of the community have pointed out that this greenspace is currently used as a communal gathering space for families, children, and neighbours walking their dogs; and,

WHEREAS the community is already concerned about the loss of greenspace in the neighbourhood that would result from the Alta Vista Transportation Corridor if it were to be built as currently planned; and,

WHEREAS community members have also pointed out that the trees located on the property provide canopy cover and screening from the highway; and,

WHEREAS any new building on the site will be required to meet the Ministry of Transportation (MTO) setback requirements (from property lines adjacent to the Highway 417 and off ramp); and,

WHEREAS due to soil contamination, the site requires remediation prior to development, which may require the removal of trees; and,

WHEREAS community members have also raised concerns about the lack of parking on their street and how this new development could exacerbate that issue; and,

WHEREAS although parking may not be required for this new development, the city could ensure that minimal street parking is lost as a result of this development;

THEREFORE BE IT RESOLVED that staff be directed to include a condition in the request for proposal requiring the successful not-for-profit housing provider retain as many trees as possible (including within the MTO setback). Where trees are not able to be retained due to site design, the owner will be required to work with a city forester to develop a replanting plan; and,

BE IT FURTHER RESOLVED staff include a requirement in the request for proposal for the not-for-profit to provide publicly accessible greenspace on the site; and

BE IT FURTHER RESOLVED that efforts be made to maintain the existing curbside parking capacity wherever possible.

Carried