



Planning and Housing Committee

Minutes

Meeting #: 37
Date: Tuesday, November 5, 2024
Time: 9:30 am
Location: Champlain Room, 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 Clarke Kelly, Councillor Catherine Kitts, Councillor Wilson Lo, Councillor Tim Tierney, Councillor Ariel Troster

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, November 13, 2024, in Planning and Housing Committee Report 37.
The deadline to register by phone to speak or submit written comments or visual presentations is 4 pm on Monday, November 4, 2024, and the deadline to register by email to speak is 8:30 am on Tuesday, November 5, 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) 5.1 to 5.4 and 5.6 to 5.8 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 November 13, 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 36 – Wednesday, October 23, 2024

Carried

4. Responses to Inquiries

4.1 JT PHC/ECCC 2024-01 - Tree Trenching

4.2 OCC-2024-08 - Staffing MOU with Tewin Developer

5. Planning, Development and Building Services Department

5.1 Zoning By-law Amendment - 10 Garrison Street

File No. ACS2024-PDB-PSX-0029 – Kitchissippi (15)

Margot Linker, 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 Committee heard from the following delegations:

1. Dave Allston, Wellington Village Community Association expressed concerns with privacy, lack of consideration of trees and the need for more discussion.
2. Katie Cullwick echoed comments of the previous speaker noting more community engagement with the City on the new Zoning By-law review would be ideal, and expressed concerns with converting space in the building in the future to more units.

The Applicant/Owner as represented by Paul Robinson, P H Robinson Consulting, provided an overview of the Application and responded to questions from Committee.

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 David Fraser
- Email dated November 3, 2024 from Jerene Southerland
- Email dated November 4, 2024 from Carolyn Kearney

Following discussion and questions of staff, 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 10 Garrison Street from R1MM to R4UC[xxxx], as shown in Document 1, to permit the redevelopment of the site into a three-storey plus basement low-rise apartment building, 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 November 13, 2024," subject to**

submissions received between the publication of this report and the time of Council's decision.

Carried

5.2 Official Plan Amendment and Zoning By-law Amendment - 335 and 339 Roosevelt Avenue, 344 Winston Avenue, and 379 and 389 Wilmont Avenue

File No. ACS2024-PDB-PSX-0034– Kitchissippi (15)

Jean Charles, 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.

The Committee heard from the following delegation:

- Tim Gray, Westboro Community Association expressed issues with the process of this development, noting the community was caught off guard with the addition of the park as it is felt it is not needed and that the land would be better used for housing. Also noted was the turning circle at the end of Roosevelt is problematic.

The Applicant/Owner as represented by Jacob Buldoc, Fotenn, was present to respond to questions from committee if required.

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

Report Recommendation(s)

1. **That Planning and Housing Committee recommend Council:**
 - a. **Approve an amendment to the Official Plan, Volume 2A - Urban Secondary Plans, Richmond Road / Westboro Secondary Plan, for 335 and 339 Roosevelt Avenue, 344 Winston Avenue, and 379 and 389 Wilmont Avenue, in order to permit a 13 and a 14-storey high rise apartment, as detailed in Document 2.**
 - b. **Approve an amendment to Zoning By-law 2008-250 for 335 and 339 Roosevelt Avenue, 344 Winston Avenue, and 379 and 389 Wilmont Avenue to permit a 13 and a 14-storey**

high rise apartment, and land for a new public park, as detailed in Documents 3 and 4.

- 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 November 13, 2024," subject to submissions received between the publication of this report and the time of Council's decision.**

Carried

5.3 Official Plan and Zoning By-law Amendment - 424 Churchill Avenue N.

File No. ACS2024-PDB-PS-0098 – Kitchissippi (15)

The Applicant/Owner as represented by Jillian Simpson and Lisa Dalla Rosa, Fotenn Planning + Design 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.

Tim Gray, Westboro Community Association was present in support of the application and advised he did not need to address the Committee if the item carried.

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

- Email dated November 4, 2024 from Deb Chapman
- Email dated November 4, 2024 from Kristi Ross

The Committee Carried the report recommendations as presented.

Report Recommendation(s)

That Planning and Housing Committee:

- 1. Recommend Council approve an amendment to the Official Plan, Volume 2a, Richmond Road / Westboro Secondary Plan, for 424 Churchill Avenue North, as shown in Document 1, for increased buildings heights as detailed in Document 2.**

2. **Recommend Council approve an amendment to Zoning By-law 2008-250 for 424 Churchill Avenue North, as shown in Document 1, to permit an eight-storey residential building, as detailed in Document 3.**
3. **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, 2024,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried

5.4 Zoning By-law Amendment – 1280 Trim Road

File No. ACS2024-PDB-PSX-0027 - Orléans East-Cumberland (1)

Lucy Ramirez, Planner, 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 Committee heard from the following delegation:

- J.P. Unger expressed concerns with application, noting there will be less green buffer, less trees, lack of EV charging stations and questioned why the City was spending money on an application that doesn’t improve the community.

The Applicant/Owner as represented by Christine McQuaig, Q9 Planning + Design, was present to respond to questions if required.

The following written submission was received by, and is filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated November 1, 2024 from Dan Stankovic

Following discussion and questions of staff, 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 1280 Trim Road, as shown in Document 1, to permit a commercial development, 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 November 13, 2024," subject to submissions received between the publication of this report and the time of Council's decision.

Carried

5.5 Amendments to Site Plan Control By-law to Comply with Legislative Changes to the Planning Act

File No. ACS2024-PDB-PS-0029 – City-wide

This Report will be submitted to the Agriculture and Rural Affairs Committee on November 7, 2024.

Jacob Saltiel, Zoning By-law Writer and Interpretations Officer II, Policy Planning, Development and Building Services (PDBS), provided an overview of the report and answered questions from the Committee. Carol Ruddy, Program Manager, Zoning & Intensification, PDBS was also present and responded to questions. A copy of the slide presentation is filed with the Office of the City Clerk.

The Committee heard from the following delegation:

- Cheryl Parrott, Hintonburg Community Association expressed concerns with splitting existing units into 2 or more smaller units with an already over supply in the City of small units.

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

- Email dated November 1, 2024 from Jason Burggraaf, GOHBA

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

Report Recommendation(s)

That Planning and Housing Committee recommend Council approve the amendments to Site Plan Control By-law 2014-256 as shown in Document 1.

Carried

5.6 Delegated Authority for Minor Re-Zoning

File No. ACS2024-PDB-PS-0107 – City-wide

This Report will be submitted to the Agriculture and Rural Affairs Committee on November 7, 2024.

Jacob Saltiel, Zoning By-law Writer and Interpretations Officer II(T), Policy 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:

Legal Services

- Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate

PDBS

- Royce Fu, Manager, Policy Planning

The Committee heard from the following delegation:

1. Paul Johanis, Federation of Citizen's Association of Ottawa noted concerns with removing the ability for communities to comment on proposals. The 14 day response period, is acceptable as long as it is maintained and believes this process should be limited to uncontroversial applications.
2. Cheryl Parrott, Hintonburg Community Association* identified concerns related to building heights, changing to measuring in floors vs meters and extension of a zoning boundary to reflect addition of lands to existing property.

3. Robert Brocklebank noted opposition with eliminating public hearings, delegated authority for performance standards and questioned the definition of minor.

[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 November 1, 2024 from Jason Burggraaf, GOHBA

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

Report Recommendation(s)

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

1. **Approve the amendments to the Official Plan of the City of Ottawa, attached as Document 1 to this report and proposed to be effective on January 1, 2025;**
2. **Approve the amendments to the Planning Fees By-law, attached as Document 2 to this report and proposed to be effective on January 1, 2025;**
3. **Approve the amendments to the Delegated Authority By-law, attached as Document 3 to this report and proposed to be effective on January 1, 2025;**
4. **Approve the amendments to the Public Notification and Consultation Policy, attached as Document 4 to this report and proposed to be effective on January 1, 2025; and**
5. **That Planning and Housing and Agriculture and Rural Affairs 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 13th, 2024 subject to submissions received between the publication of this report and the time of Council's decision.

Carried

5.7 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)

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

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

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 Cl  rroux 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

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, November 20, 2024.

The meeting adjourned at 2:34 pm.

Original signed by K. Crozier,
Committee Coordinator

Original signed by Councillor Jeff
Leiper, Chair