



Planning and Housing Committee

Minutes

Meeting #: 39
Date: Wednesday, December 4, 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, December 11, 2024, in Planning and Housing Committee Report 39.
The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, December 3, 2024, and the deadline to register by email to speak is 8:30 am on Wednesday, December 4, 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 - 4.3 and 4.5 - 4.12 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 December 11, 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-ARAC Minutes 3 - Wednesday, October 9, 2024

Carried

3.2 FCSC-PHC Minutes 2 – Tuesday, November 6, 2024

Carried

3.3 PHC Minutes 38 – Wednesday, November 20, 2024

Carried

4. Planning, Development and Building Services Department

4.1 Zoning By-law Amendment – 2800 Brian Coburn Boulevard

File No. ACS2024-PDB-PS-0096 – Orléans South-Navan (19)

Kelly Livingstone, Planner III, Mike Giampa, Senior Engineer Infrastructure Applications and Derrick Moodie, Director, Planning Services, Planning, Development and Building Services (PDBS), were present and responded to questions from the Committee.

The Applicant/Owner as represented by Fairouz Wahab, Richcraft, Arthur Gordon, CastleGlenn Consultants and Tim Beed, Fotenn were present and responded to questions from Committee.

Following discussion and questions of staff and the applicant team, 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 2800 Brian Coburn Boulevard, as shown in Document 1, to permit for 431 low-rise residential dwelling units, a commercial block, and a park, all associated with the Richcraft Trailsedge Phase 4 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 December 11, 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 -304-308 Donald Street

File No. ACS2024-PDB-PSX-0036 – Rideau-Rockcliffe (13)

Report Recommendation(s)

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 304-308 Donald Street, as shown in Document 1, to rezone the subject site from Residential Fourth Density, Subzone UC (R4UC) to Residential Fourth Density, Subzone UC, Urban Exception ‘xxxx’ (R4UC[xxxx]) to permit a three storey, 31-unit 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 December 11, 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 – 178 Nepean Street and 219 and 223 Bank Street

File No. ACS2024-PDB-PS-0004 – Somerset (14)

The Committee considered this item concurrently with Item 4.4 Application for alteration and for new construction at 219-223 Bank Street, and 178 Nepean Street, properties designated under Part V of the Ontario Heritage Act as part of the Centretown Heritage Conservation District.

Adrian van Wyk, Planner II and Ashley Kotarba, 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:

- Andrew McCreight, Manager, Development Review – Central

Legal Services

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

Prior to receiving delegations, Councillor Troster introduced the following motion for consideration:

WHEREAS the Owner is engaged in a redevelopment process for the multi-residential properties located at 178 Nepean and 219 and 223 Bank St; and

WHEREAS the attached MOU commitments are being established between the Owner and the existing residents; and

WHEREAS the Landlord and Tenant Board exercises jurisdiction under the Residential Tenancies Act, 2006 to hear and decide applications respecting residential tenancies; and

WHEREAS the tenants and landlord have a hearing scheduled in March 2025 with the Board; and

WHEREAS the City does not have legal authority over the financial exchange between the landlord and tenants;

WHEREAS the Owner agrees with the MOU as it reflects the landlord's offered agreement with the existing tenants;

THEREFORE BE IT RESOLVED that Planning and Housing Committee recommend Council approve that the implementing Zoning By-law not proceed to Council until such time as the Memorandum of Understanding, attached to this motion, has been executed by the owner.

AND BE IT FURTHER RESOLVED the Planning and Housing Committee recommend Council authorize the Interim General Manager, Planning, Development, Building Services to execute the Memorandum of Understanding following the by-law being in full force and effect.

The Committee heard from the following delegations:

1. Seema Shafei noted current rent-controlled units will be replaced with micro-units with no rent control, negatively changing this area. There are serious gaps in the legal protections for tenants.
2. Ben Emond is a resident on the block and noted the lack of consideration for the people that will be affected by this proposal. The Committee is focused on the planning process, but it gives the developer permissions for the destruction of homes which will result in residents becoming homeless.
3. Sloane Mulligan highlighted similar Smart Living Properties developments that displaced tenants using intimidation resulting in illegal renovations. Units were no longer affordable for the people they were built for.
4. Sylvie Seguin spoke to how this application will negatively impact her living situation and encouraged the Committee to not approve the development application.
5. Andy Crosby recommended this proposal get rejected for moral, ethical and technical reasons. The City is in an evictions crisis, affordable housing crisis and is in a homelessness and housing emergency, noting the proposal is not consistent with existing City policies.
6. Sneha Sumanth* spoke to how this proposal worsens housing insecurity in Ottawa, instead of alleviating it. The dysfunctional housing system is accelerating the homelessness crisis. Although the application increases housing supply, it fails to meet the City's stated goals of intensification and is a poor and inadequate application of the City's intensification principals.
7. Manuel Cua touched on the homeless crisis in the City, loss of heritage buildings and appropriate development.
8. Eric Roberts encouraged the committee to vote against the proposal noting rents would triple, sweeping families into poverty and homelessness, which would then offload costs onto the city.
9. Megan Smallwood spoke to the real and tangible impact this proposal will have on the current residents with the threat of

displacement and homelessness, encouraging members to vote against the application.

10. John Bergeron has been a resident on this block for over 40 years, noting this proposal is a demoviction. Smart Living Properties does not care about the property, or the residents that will be displaced.
11. Julie Ivanoff* highlighted the small size of the proposed units which would not allow for a good quality of life, as well, the units are not affordable, accessible, or equitable and lacks a range of housing options.
12. Michelle Liu approval of this application will forcibly remove people from their homes. This block is a functional hub for artist and writers, filmmakers, and cultural workers. This is a unique and irreplaceable local cultural asset.
13. Jacob Hendren noted the lack of reliable transit to orient the development. Tenants that will be displaced by this proposal will end up reliant on Ubers or will have to buy cars and pay for parking.
14. Dr. Villia Jefremovas spoke to cultural diversity, noting this plan is a monoculture of affluent professionals who changed the face of the neighbourhood. Intensification is important but it should reflect the diversity of the City. The loss of an artist's hub is problematic because it removes their space to create.
15. Andrew Braithwaite spoke to how this development affects students and how Smart Living Properties operates unethically and creates precarious living situations for students.
16. Shivangi Misra touched on the housing affordability crisis and the unjustness of Smart Living Properties asking the City to facilitate the displacement of residents in a series of violations of human rights.
17. Ethan Mitchell spoke specifically to the public consultation aspect of the report, noting comments were received in opposition of mass eviction and displacement of tenants, lack of affordable housing and rent controlled units. The proposal does not meet the needs of the people.

18. Josh Hawley suggested an investigation should be launched into all housing affairs the City is involved in. The report is clearly lacking and noted the only comments submitted that were in support of the application were very short, not providing a lot of context.
19. Marina Gomá noted the application will displace more people and worsen the housing crisis. Smart Living Properties do not respect the poor and working class.
20. Mark Jones acknowledged the building requires upgrades, but what Smart Living is proposing is inappropriate. The proposal does nothing to help the housing situation.
21. Leslie Reid spoke about the artists that live and work in this space. It is a significant historic and cultural hub. The concerns of the artists were dismissed and shown ignorance. It is not just a studio space, or a student space, it is a community space.
22. Amanda Vo spoke about how this proposal will affect her parents as they will endure emotional and financial stress from being displaced from their home of 35 years.

[* Individuals / groups marked with an asterisk above either provided comments in writing or by e-mail; all submissions and presentations are held on file with the Office of the City Clerk.]

The Applicant/Owner as represented by Lisa Della Rosa, Fotenn, Ryan Denyer and Rowland Gordon, Smart Living Properties and Mahshad Madahi, NEUF Architects provided an overview of the Application and responded to questions from Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

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

- Email dated November 27, 2024 from Jonas Graham

Following discussion and questions of staff, the Committee carried Motion No. PHC 2024-39-01 below, which referred the following to Council for consideration on December 11, 2024:

- Zoning By-law Amendment – 178 Nepean Street and 219 and 223 Bank Street (ACS2024-PDB-PS-0004)
- Application for alteration and for new construction at 219-223 Bank Street, and 178 Nepean Street, properties designated under Part V of the Ontario Heritage Act as part of the Centretown Heritage Conservation District (ACS2024-PDB-RHU-0081)
- Motion – Councillor A. Troster - Memorandum of Understanding (MOU)

Report Recommendation(s)

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 178 Nepean Street and 219 and 223 Bank Street, as shown in Document 1, to permit a nine-storey mixed-use 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 December 11, 2024,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Motion No. PHC 2024-39-01

Moved by A. Troster

WHEREAS there are clear and unresolved issues with this application that are still under negotiation between the City and the Applicant;

BE IT RESOLVED THAT this matter be referred to the subsequent council meeting, December 11, 2024.

Carried

4.4 Application for alteration and for new construction at 219-223 Bank Street, and 178 Nepean Street, properties designated under Part V of the Ontario Heritage Act as part of the Centretown Heritage Conservation District

File No. ACS2024-PDB-RHU-0081 - Somerset (14)

Report Recommendation(s)

That Planning and Housing Committee recommend that Council:

1. **Approve the application for alteration and new construction at 219-223 Bank Street and 178 Nepean Street according to plans by Neuf Architects dated September 26, 2024, conditional upon:**
 - a. **Documentation of the existing buildings and depositing the records at the City of Ottawa archives;**
 - b. **The applicant providing a shoring plan prior to the issuance of the building permit;**
 - c. **The implementation of the conservation measures outlined in Section 7 of the Conservation Plan attached as Document 9 and further detailed in the Masonry Façade Restoration Plan attached as Document 10 and the Façade Rehabilitation and Conservation Conditions attached as Document 11;**
 - d. **The applicant providing a Letter of Credit in an amount to be determined through consultation between the applicant and City staff to ensure the protection, conservation and restoration of the façades;**
 - e. **The applicant submitting reports monitoring the condition of the historic structure from a professional engineer with heritage experience, to the satisfaction of Heritage Planning and Building Code Services;**
 - f. **The applicant providing samples of all final exterior materials for approval by Heritage Staff prior to the issuance of the building permit;**
 - g. **The size of any required mechanical projections on the roof of the proposed building be minimized in size and height in order to minimize impact on the historic streetscape;**

- h. **The applicant providing a copy of the building permit plans to heritage staff at the time of the submission of the building permit application. The submission shall clearly identify any changes from the approved heritage permit and include a list and explanation of proposed changes.**
2. **Delegate authority for minor design changes, details related to structural monitoring frequency and final conservation approach to the Program Manager, Heritage Planning Branch, Planning, Development and Building Services.**
3. **Approve the issuance of the heritage permit with a three-year expiry date from the issuance unless otherwise extended.**
4. **Direct that the report be submitted to Council for consideration at its meeting of December 11, 2024 pursuant to Subsection 35(7) of the Procedure By-law.**

4.5 Zoning By-law Amendment – 214 Somerset Street East

File No. ACS2024-PDB-PSX-0032 – Rideau-Vanier (12)

The Applicant/Owner as represented by Thomas Freeman, Fotenn was present in support, and available to answer questions. The Applicant advised that they 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 December 2, 2024 from Lucas Da Costa

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 214 Somerset Street East, as shown in Document 1, to rezone the subject property from Residential Fourth Density, Subzone UC, Urban Exception 2488, Residential Neighbourhood Commercial Suffix (R4UC[2488]-c) and Residential Fourth Density, Subzone UC, Urban Exception 480, Residential Neighbourhood Commercial Suffix (R4UC[480]-c) to Residential Fourth Density, Subzone UC, Urban Exception**

‘xxxx’, Maximum Building Height 11.5 Metres, Residential Neighbourhood Commercial Suffix (R4UC[xxxx] H(11.5)-c), to permit a four-storey low-rise apartment building with an accessory office use, and site-specific performance standards, 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 December 11, 2024” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried

4.6 Zoning By-law Amendment – 2829 Dumaaurier Avenue

File No. ACS2024-PDB-PS-0111 – Bay (7)

The Applicant/Owner as represented by Thomas Freeman, Fotenn was present in support, and available to answer questions. The Applicant 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 2829 Dumaaurier Avenue, as shown in Document 1, to permit a 40-storey mixed-use tower as detailed in Documents 2 and 3.**
- 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 December 11, 2024, subject to submissions received between the publication of this report and the time of Council’s decision.

Carried

4.7 Zoning By-law Amendment - 2928 Bank Street

File No. ACS2024-PDB-PSX-0030 – Gloucester-Southgate (10)

The Applicant/Owner as represented by Christine McCuaig, Q9 Planning & Design and Suzanne Zeidan, Owner was present in support, and available to answer questions. The Applicant 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 2928 Bank Street, as shown in Document 1, to permit a four-storey low-rise apartment, 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 December 11, 2024 subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried

4.8 Zoning By-law Amendment - 3285 Borrisokane Road

File No. ACS2024-PDB-PSX-0037 – Barrhaven West (3)

The Applicant/Owner as represented by Tim Eisner, JFSA was present in support, and available to answer questions. The Applicant 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 3285 Borrisokane Road, as shown in Document 1, to permit detached and townhouse dwellings within a 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 December 11, 2024," subject to submissions received between the publication of this report and the time of Council's decision.**

Carried

4.9 Zoning By-law Amendment – 121 Brae Crescent

File No. ACS2024-PDB-PS-0013 – Stittsville (6)

Sole Soyak, Planner III and Kersten Nitsche Manager, Development Review – West, 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:

Anna Keller spoke in opposition to the application and encouraged the committee to reject the amendment based on safety, this not being a 15-minute neighbourhood and lack of affordable housing.

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 27, 2024 from Sara Cinq-Mars
- Email dated December 2, 2024 from Liping Sun
- Email dated December 2, 2024 from Minghua Cheng
- Email dated December 2, 2024 from Cedrik Desjardins
- Email dated December 2, 2024 from Virginia O'Halloran
- Email dated December 3, 2024 from Carolyn Johnson

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 121 Brae Crescent, as shown in Document 1, to permit a five-unit, three-storey 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 December 11, 2024," subject to submissions received between the publication of this report and the time of Council's decision.**

Carried

4.10 Zoning By-law Amendment – 1919 Maple Grove Road

File No. ACS2024-PDB-PS-0106 – Stittsville (6)

The Applicant/Owner as represented by Jamie Posen, Fotenn Consultant Inc. was present in support, and available to answer questions. The Applicant 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 1919 Maple Grove Road, as shown in Document 1, to permit a subdivision with low-rise residential uses and a public park, 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 December 11, 2024," subject to submissions received between the publication of this report and the time of Council's decision.

Carried

4.11 Zoning Omnibus Report - Q4 2024

File No. ACS2024-PDB-PSX-0040 – City-wide

This Report will be submitted to the Agriculture and Rural Affairs Committee on December 5, 2024.

Report Recommendation(s)

1. That Planning and Housing Committee recommend Council approve amendments to Zoning By-law No. 2008-250, as shown in Document 1, and 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 December 11, 2024," subject to submissions received between the publication of this report and the time of Council's decision.

4.12 Pinecrest and Queensview Stations Secondary Plan

File No. ACS2024-PDB-PS-0089 – Bay (7) & College (8)

Peter Giles, 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. Royce Fu, Manager, Policy Planning and Jocelyn Cadieux, Planner II, PDBS were also present and responded to questions.

The Committee heard from the following delegation:

1. Alex Cullen, Belltown Neighbours Association spoke in support of the Plan and the Multi-Use Recreation Centre, however the timeline for completion will not occur for ten years or more. The current facility failed and the site is inadequate to replace on site and the City is short on cash to maintain what it has.

The following were also present to respond to questions if required:

1. Christine McCuaig, Q9 Planning & Design
2. Doug Van Den Ham, Hobin Architecture
3. Thomas Freeman and Nico Church, Fotenn
4. Tim Beed and Matthew McElligott

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

- Email dated December 2, 2024 from Ian O'Donnell
- Email dated December 3, 2024 from Kathy Vandergrift

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

Report Recommendation(s)

That the Planning and Housing Committee recommend that Council:

1. **Approve an amendment to Volume 2A of the Official Plan to add the Pinecrest and Queensview Stations Secondary Plan, including Schedule A – Secondary Plan Area and Land Use Designations, Schedule B – Secondary Plan Sectors, Schedule C – Maximum Building Heights, Connectivity and Parks, and Schedule D – Properties Subject to Site-Specific Policies, as well as six annexes, as detailed in Documents 1, 2, and 3.**
2. **Approve amendments to Volume 1 of the Official Plan to remove the Minor Corridor designation from the entirety of Queensview Drive and from Dumaurier Avenue, between Pinecrest Road and Alenmede Crescent.**
3. **Approve an amendment to Schedule C16 in Volume 1 of the Official Plan to change the road classification for Queensview Drive from a local to a collector road.**
4. **Approve amendments to Zoning By-law 2008-250 to:**
 - a. **Re-zone properties in the Hub designation, as identified in Document 5, from a variety of GM, IL and I1A zones to MCxx, MCxx[xxx2], MCxx[xxx3], MCxx[xxx4], or MCxx[xxx5], with SYYY3 and SYYY4, as detailed in Document 4.**
 - b. **Amend Zoning Schedule 402 to increase the minimum interior and rear yard setback requirements for the tower portion of high-rise buildings and increase minimum lot sizes for high-rise buildings, as detailed in Document 6.**
 - c. **Amend Zoning Schedule 1A to eliminate minimum parking requirements in the Pinecrest-Queensview Hub, as detailed in Document 7.**
 - d. **Amend Part 17 to add Documents 8 and 9 as zoning schedules YYY3 and YYY4, respectively.**
5. **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 January 22, 2025 subject to submissions received between the publication of this report and the time of Council’s decision, as detailed in Document 10.

Carried

5. Finance and Corporate Services Department

5.1 Treasurer's Report on 2023 Growth Related Revenues

File No. ACS2024-FCS-FSP-0016 – City-wide

Gary Baker, Program Coordinator, Development Charges, Planning, Development and Building Services Department was present and responded to questions.

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

Report Recommendation(s)

That the Planning and Housing Committee recommend that Council receive this report for information.

Received

6. Office of the City Clerk

6.1 Status Update – Planning and Housing Committee Inquiries and Motions for the period ending November 22, 2024

File No. ACS2024-OCC-CCS-0109 – Citywide

Report Recommendation(s)

That the Planning and Housing Committee receive this report for information.

Received

7. In Camera Items

There were no *in camera* items.

8. Information Previously Distributed

8.1 Q4 2024 – New Zoning By-law Review Status Update

File No. ACS2024-PDB-PS-0110 – City-wide

8.2 Cash-in-Lieu of Parkland – Q3 2024

File No. ACS2024-FCS-FSP-0018

9. Notices of Motions (For Consideration at Subsequent Meeting)

10. Inquiries

There were no Inquiries.

11. Other Business

There was no other business.

11.1 Motion - Councillor T. Kavanagh - Rental Replacement Bylaw

Motion No. PHC 2024-39-02

That the Rules of Procedure be Suspended to consider this motion such that it may rise to Council in a timely manner.

WHEREAS on March 27, 2024, the Planning and Housing Committee received a report entitled “Loss of Affordable Rental Housing,” which included a document, written and researched by Steve Pomeroy, specifically highlighting that the City of Ottawa is currently losing 31 affordable units for every 1 unit built; and,

WHEREAS that report recommended “the implementation of a rental replacement bylaw to protect and/or replace existing older stock, which is vulnerable as the city seeks to manage growth through intensification and redevelopment (especially along LRT corridors)”;
and,

WHEREAS according to the Pomeroy report, “between 2011 and 2021, Ottawa lost a total of 30,215 private rental units with rents below \$1,000 - a number greater than the entire community housing stock in Ottawa;” and,

WHEREAS this negative trend continues, with the Bank Block Tenants being the most recent example; and,

WHEREAS given the City’s 10 Year Housing and Homelessness Plan, the declared state of a housing and homelessness emergency, and

the efforts from all levels of government to promote new infill development, the city has an increased responsibility to introduce policy regarding rental replacement and demovictions; and,

WHEREAS Prior to The Report of March 2024, city council passed the following items on June 22, 2022:

- 1. Direct Planning, Real Estate and Economic Development (PRED) and Community and Social Services (CSSD) Staff to, as a joint-departmental work plan item, explore the feasibility and identify potential resource implications to the adoption and implementation of a By-law under Section 99.1 of the Municipal Act, to prohibit without replacement the full or partial demolition or conversion of residential and rental housing of six or more units without a permit issued by the City, possibly by amending the Demolition Control By-law, and report back by Q2 2023.**
- 2. Direct the City's legal department to review the submitted Legal Opinion RE: Municipal Powers to Regulate Against Renovictions to see if further action outlined in the opinion can be taken by the City of Ottawa to protect Tenants Rights and issue a memo to City Council prior to the report Review of Tools to Prohibit or Prevent "Renovictions" be presented at Council for consideration.**
- 3. Approve that City staff in Legal Services, in the context of the study of a adoption and implementation of a By-law under Section 99.1 of the Municipal Act discussed in Recommendation 2, assess the legality and feasibility of the City imposing tools to give specific relief to tenants, such as:**
 - a. Having a requirement of a 1:1 ratio replacement of affordable rental units in the new development**
 - b. Providing tenants temporary accommodations or a rental top up in a similar unit with the same number of bedrooms during the construction of the new development so tenants are not temporarily displaced**
 - c. Offering existing tenants the right of first refusal to the new units at the same rent and number of bedrooms**

- d. **Offering moving cost assistance above and beyond what is required under the Residential Tenancies Act to the actual cost of the move at the best prices available in the community; and,**

WHEREAS prior to the report back date of Q2 2023, the province appeared to weaken the potential development of a rental replacement bylaw by removing Section 4.2.3 of the new Official Plan. Section 4.2.3 provided the city with language to enable proceeding with a rental replacement bylaw; and,

WHEREAS this led city staff to halt progress on the joint-departmental workplan item; and,

WHEREAS in Q4 of 2023, the province implemented Bill 150, which then re-instated Section 4.2.3 to the City's Official Plan; and,

WHEREAS some uncertainty was expressed regarding a rental replacement bylaw due to Schedule 4 of Bill 23, which grants the Minister of Housing and Municipal Affairs the authority to impose restrictions and conditions on municipal powers outlined in Section 99.1 of the Municipal Act; and,

WHEREAS while the Minister could use this authority to hinder the work of a municipality in establishing its own rental replacement bylaw, it does not seem to be the intention or anticipated outcome of the new regulation-making authority; and,

WHEREAS the province announced its intention to conduct consultations to guide potential future regulations aimed at standardizing rental replacement policies; and,

WHEREAS the province's indications imply that existing municipal rental replacement bylaws would serve as valuable references for this standardization effort; and,

WHEREAS it has been over two years since this provincial announcement, and multiple municipalities have persisted in developing, or are currently in the process of developing, rental replacement bylaws; and,

WHEREAS an inquiry to staff submitted on April 23rd of this year asking staff why review of a rental replacement bylaw was still on hold, despite council direction for staff to review this matter in 2022,

and despite other municipalities moving ahead with their own bylaws, and has yet to receive a response; and,

WHEREAS thousands of Ottawa tenants are losing their home every year while this process is delayed; and,

WHEREAS this is a cost on our city both financially and in terms of human suffering;

THEREFORE BE IT RESOLVED THAT staff be directed to resume work on the rental replacement bylaw joint-departmental work plan item as soon as possible

Carried

12. Adjournment

Next Meeting

January 15, 2025

The meeting adjourned at 2:45 pm.

Original signed by K. Crozier,
Committee Coordinator

Original signed by Councillor Jeff
Leiper, Chair