



Planning and Housing Committee

Minutes

Meeting #: 42
Date: Wednesday, February 19, 2025
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 Laine Johnson, Councillor Theresa Kavanagh, Councillor Clarke Kelly, Councillor Catherine Kitts, Councillor Wilson Lo, Councillor Tim Tierney, Councillor Ariel Troster

Absent: Councillor Laura Dudas

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, February 26, 2025, in Planning and Housing Committee Report 42.
The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, February 18, 2025, and the deadline to register by email to speak is 8:30 am on Wednesday, February 19, 2025.

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, 5.2 and 5.4 - 5.6 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 February 26, 2025, 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 41 – Wednesday, February 5, 2025

Carried

4. Presentations

4.1 The Housing Dashboard Demonstration

The Committee carried Motion No. PHC 2025-42-01 to allow for a presentation from Planning, Development and Building Services Department.

Fathimah Rasheed, Planner I, Planning, Development and Building Services (PDBS), provided an overview of the Housing Dashboard and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The following PDBS staff were also present and responded to questions:

- Royce Fu, Manager, Policy Planning
- Derrick Moodie, Director, Planning Services

Following discussions, the Committee received the presentation.

Motion No. PHC 2025-42-01

Moved by G. Gower

BE IT RESOLVED THAT the Planning and Housing Committee approve that the Rules of Procedure be waived subject to Subsection 83(4)(a) of the Procedure By-Law (being By-Law NO 2022-410) to receive a staff presentation on The Housing Dashboard Demonstration.

Carried

5. Planning, Development and Building Services Department

5.1 Zoning By-law Amendment – 256 Rideau Street and 211 Besserer Street

File No. ACS2025-PDB-PSX-0015 – Rideau-Vanier (12)

Eric Forhan, 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:

- Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate, Legal Services
- Andrew McCreight, Manager, Development Review – Central, PDBS

The Applicant/Owner as represented by Tyler Yakichuk and Tim Beed, Fotenn, provided an overview of the Application, in opposition of the staff recommendation to refuse. A copy of the slide presentation is filed with the Office of the City Clerk.

Prior to consideration of the staff recommendation, Councillor Brockington introduced the following amending motion:

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 256 Rideau Street and 211 Besserer Street, as shown in Document 1, to permit a minimum total amenity area of 2,000 metres squared for 579 dwelling units, whereas a minimum total amenity area of 2,277.6 metres squared is required for 566 dwelling units and Planning staff prepare and submit to the Council the necessary zoning by-law.
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 February 26, 2025, subject to submissions received between the publication of this report and the time of Council's decision.

Following discussions, Councillor Brockington's motion was put to Committee and Lost on a division of 3 Yeas and 8 Nays.

The Committee carried the report recommendations on a division of 13 Yeas and 12 Nays.

Report Recommendation(s)

1. **That Planning and Housing Committee recommend Council refuse an amendment to Zoning By-law 2008-250 for 256**

Rideau Street and 211 Besserer Street, as shown in Document 1, to permit a minimum total amenity area of 1,349.8 metres squared for 579 dwelling units, whereas a minimum total amenity area of 2,277.6 metres squared is required for 566 dwelling units.

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 February 26, 2025, subject to submissions received between the publication of this report and the time of Council’s decision.**

For (8): J. Leiper, G. Gower, L. Johnson, T. Kavanagh, C. Kelly, C. Kitts, T. Tierney, and A. Troster

Against (3): R. Brockington, C. Curry, and W. Lo

Carried (8 to 3)

Motion No. PHC 2025-42-02

Moved by R. Brockington

Report Recommendation(s)

1. **That Planning and Housing Committee recommend Council refuse an amendment to Zoning By-law 2008-250 for 256 Rideau Street and 211 Besserer Street, as shown in Document 1, to permit a minimum total amenity area of 2,000 metres squared for 579 dwelling units, whereas a minimum total amenity area of 2,277.6 metres squared is required for 566 dwelling units and Planning staff prepare and submit to the Council the necessary zoning by-law; and**
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 February 26, 2025, subject to submissions received between the publication of this report and the time of Council’s decision.

For (3): R. Brockington, C. Curry, and W. Lo

Against (8): J. Leiper, G. Gower, L. Johnson, T. Kavanagh, C. Kelly, C. Kitts, T. Tierney, and A. Troster

Lost (3 to 8)

5.2 Zoning By-law Amendment – 35 MacKay Street and 71 Thomas Street

File No. ACS2025-PDB-PSX-0023 – Rideau-Rockcliffe (13)

The Committee considered this item concurrently with 5.3 - Application for new construction at 35 MacKay Street, a property designated under Part V of the Ontario Heritage Act, located in the New Edinburgh Heritage Conservation.

The Applicant/Owner as represented by Tim Beed, 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 35 MacKay Street and 71 Thomas Street, as shown in Document 1, from “Residential Fourth Density, Subzone ‘UD’, Urban Exception 900 (R4UD[900])” to “Residential Fourth Density, Subzone ‘UD’, Urban Exception XXX1 (R4UD[XXX1])” and “Residential Fourth Density, Subzone ‘UD’, Urban Exception XXX2 (R4UD[XXX2])” in order to facilitate the creation of a new lot for the construction of a new single detached dwelling, 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 February 26, 2025 subject to submissions received between the publication of this report and the time of Council’s decision.

Carried

- 5.3 Application for new construction at 35 MacKay Street, a property designated under Part V of the Ontario Heritage Act, located in the New Edinburgh Heritage Conservation

File No. ACS2025-PDB-RHU-0003 – Rideau-Rockcliffe (13)

This Item will be considered by Built Heritage Committee on February 11, 2025.

Report Recommendation(s)

That the Planning and Housing Committee recommend that Council:

1. **Approve the application for new construction at 35 MacKay Street according to plans by Ardington and Associates Designs dated November 7, 2024 and September 3, 2024 received on December 3, 2024, conditional upon:**
 - a. **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.**
 - b. **The applicant providing samples of all final exterior materials for approval by heritage staff at the time of the submission of the building permit application.**
 - c. **The applicant providing heritage staff with updated municipal addressing for the severed and retained portions of the subject property.**
2. **Delegate authority for minor design changes to the Program Manager, Heritage Planning Branch, Planning, Development and Building Services Department.**

3. **Approve the issuance of the heritage permit with a two-year expiry date from the issuance unless otherwise extended by Council.**

Carried

5.4 Zoning By-law Amendment – 2040 Arrowsmith Drive

File No. ACS2025-PDB-PS-0006 – Beacon Hill-Cyrville (11)

The Applicant/Owner as represented by Andrew Vrana, Senior Planner, SHS Consulting 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 February 18, 2025 from Cheryl Wood

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 2040 Arrowsmith Drive, as shown in Document 1, to permit a six-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 February 26, 2025,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried

5.5 Zoning By-Law Amendment - 1020 and 1070 March Road, 1345 March Valley Road, and part of an unaddressed parcel abutting 1345 March Valley Road with PIN 045271025

File No. ACS2025-PDB-PS-0009 – Kanata North (4)

The Applicant/Owner as represented by Genessa Bates, 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 February 11 and 15, 2025 from J. Horwitz and J. Makin
- Email dated February 18, 2025 from Trudy Davis

The Committee Carried the report recommendations as presented with Councillor Kelly dissenting.

Report Recommendation(s)

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250, as amended, for 1020 and 1070 March Road, 1345 March Valley Road, and part of an unaddressed parcel abutting 1345 March Valley Road with PIN 045271025 as shown in Document 1, to permit a residential subdivision consisting of low-rise residential uses, mixed-use blocks, a public park, and a school, 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 February 26, 2025”, subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried

5.6 Zoning By-law Amendment – 250 Forestglade Crescent

File No. ACS2025-PDB-PSX-0016 – Gloucester-Southgate (10)

Saide Sayah and Genessa Bates, Fotenn were present in support of the application, and 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 February 13, 2025 from Daniel Cefaloni
- Email dated February 18, 2025 from Louise Taillefer
- Email dated February 19, 2025 from Brenda Prinsen

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 250 Forestglade Crescent, as shown in Document 1, to rezone the lands from R3L to R3L[XXXX] H12 in order to add residential care facility as an additional permitted land use and increase the maximum permitted building height to 12 metres, 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 February 26, 2025,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried

6. In Camera Items

There were no *in camera* items.

7. Information Previously Distributed

7.1 Residential Dwelling Approval Pipeline – Q3 2024

File No. ACS2025-PDB-PS-0012 – City-wide

7.2 Cash-in-Lieu of Parkland

File No. ACS2025-FCS-FSP-0001 – City-wide

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

There were no Notices of Motion.

9. Inquiries

There were no Inquiries.

10. Other Business

There was no other business.

11. Adjournment

Next Meeting

Wednesday, March 19, 2025.

The meeting adjourned at 11:07 am.

Original signed by K. Crozier,
Committee Coordinator

Original signed by Councillor Jeff
Leiper, Chair