



## Planning and Housing Committee

### Minutes

**Meeting #:** 44  
**Date:** Wednesday, April 9, 2025  
**Time:** 9:30 am  
**Location:** Andrew S. Haydon Hall, 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 Theresa Kavanagh, Councillor Catherine Kitts, Councillor Wilson Lo, Councillor Tim Tierney, Councillor Ariel Troster

**Absent:** Councillor Laine Johnson, Councillor Clarke Kelly

---

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, April 16, 2025 in Planning and Housing Committee Report 44.

The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, April 8, 2025, and the deadline to register by email to speak is 8:30 am on Wednesday, April 9, 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) 4.1- 4.3 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 April 16, 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 43 – March 19, 2025

**Carried**

4. Planning, Development and Building Services Department

4.1 Zoning By-law Amendment 609, 611, 613 and 615 Parkview Road

File No. ACS2025-PDB-PSX-0029 – Kitchissippi (15)

The Applicant/Owner as represented by Tim Eisner and Jocelyn Chandler, JFSA were 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 with Chair Leiper dissenting.

**Report recommendation(s)**

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 609, 611, 613 and 615 Parkview Road, as shown in Document 1, to permit four-unit low-rise apartment buildings, 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 *April 16, 2025*,” subject to submissions received between the publication of this report and the time of Council’s decision.**

**Carried**

4.2 Zoning By-law Amendment – 433 Lyon Street North

File No. ACS2025-PDB-PSX-0035 – Somerset (14)

The Applicant/Owner as represented by Barrett Wagar, Stantec and Dale Williams, Hydro Ottawa were 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 433 Lyon Street North, as shown in Document 3, to update performance standards and consolidate zoning for parcels that will be created through a concurrent Lifting of Part Lot**

**Control application (D07-08-24-0047), as detailed in Document 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 April 16, 2025, subject to submissions received between the publication of this report and the time of Council’s decision.**

**Carried**

**4.3 Zoning By-law Amendment - All lands within the Downtown Core, Inner Urban, Outer Urban and Suburban Transects**

File No. ACS2025-PDB-PSX-0032 – Citywide

The following staff were present and responded to questions:

Planning, Development and Building Services:

- Alison Hamlin, Manager, Development Review
- Royce Fu, Manager, Policy Planning
- Carol Ruddy, Program Manager, Zoning & Intensification

Community and Social Services:

- Jenny Kluge, Program Coordinator, Collaborative Planning & Projects(T)

The Committee heard from the following delegations:

1. Chris Greenshields, Vanier Community Association spoke to the staff report failing to refer to key provisions in the Official Plan that would touch on goals for neighbourhoods and public health and safety. Better shelter zoning performing standards are necessary with policy directions on public consultation and community safety. The VCA looks forward to working with the City to get the New Zoning Bylaw right in identifying proper definitions for shelters and

urges Council to give more direction to staff to draw on public engagement.

2. Andrew Lumsden\* noted the definition of emergency and transitional shelters needs to be clear. A different approach to the issue of homelessness is required that would provide the unhoused with better opportunities to reintegrate into housing beyond shelters.
3. Meg Herod, Peoples Official Plan Coalition\* addressed the committee in support of the proposed amendment and urged members to view this as a necessary step into inclusion and equitable zoning. Clarifying the definition of Shelter, shared accessory uses be permitted and removing separation distances were a few suggestions as to expanding what is currently included in the amendment.

[ \* 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. ]

Following discussion and questions of staff, the Committee carried the report recommendations as presented on division of 9 Yeas and 1 nay.

#### **Report recommendation(s)**

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for all Land in the Downtown Core, Inner Urban, Outer Urban and Suburban Transects, as shown in Document 1, to permit emergency shelters and transitional shelters in all zones other than the EP – Environmental Protection, ME – Mineral Extraction, IH – Heavy Industrial zones, IG – General Industrial zones, IL – Light Industrial zones and IP – Business Park zones, to conform with the Official Plan, 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 April 16, 2025,” subject to submissions received between the publication of this report and the time of Council’s decision.***

For (9): J. Leiper, G. Gower, R. Brockington, C. Curry, L. Dudas, T. Kavanagh, C. Kitts, T. Tierney, and A. Troster

Against (1): W. Lo

**Carried (9 to 1)**

**4.4 2024 Annual Report Pursuant to the Building Code Act**

File No. ACS2025-PDB-BCS-0001 – Citywide

*This Item will be considered by Agriculture and Rural Affairs Committee on April 3, 2025.*

**Report recommendation(s)**

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

**Carried**

**5. Motions of Which Notice has been Previously Given**

**5.1 Motion – Councillor T. Kavanagh – Official Plan Amendment to delete the Category 2 - Future Neighbourhood Overlay - New Tewin Community lands from the Official Plan**

File No. ACS2025-OCC-CCS-0045 - Citywide

***Withdrawn***

**6. In Camera Items**

There were no *in camera* items.

**7. Information Previously Distributed**

**7.1 Housing Acceleration Fund 2024-2025 CMHC Annual Progress Report**

File No. ACS2025-SI-ED-0008 – Citywide

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

There were no Notices of Motion.

9. Inquiries

Councillor G. Gower

On March 19, 2025, notice was provided to the Planning and Housing Committee on a motion regarding Tewin Community lands. The mover has withdrawn the motion with the intention to reintroduce it at a later date. Moreover, the motion contained a number of contentions respecting Tewin that residents have raised questions about.

Staff had indicated that they intended to provide comment on the motion. This information is still useful for better informing the public's understanding about Tewin and related matters.

With that in mind, what are staff's full comments on the March 19th notice of motion respecting Tewin?

10. Other Business

There was no other business.

11. Adjournment

Next Meeting

Wednesday, April 23, 2025.

The meeting adjourned at 10:18 am.

---

Original signed by K. Crozier,  
Committee Coordinator

---

Original signed by Councillor Jeff  
Leiper, Chair