



Planning and Housing Committee

Minutes

Meeting #:	46
Date:	Wednesday, May 7, 2025
Time:	9:30 am
Location:	Champlain Room, 110 Laurier Avenue West, and by electronic participation
Present:	Chair: Councillor Jeff Leiper, 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 Ariel Troster
Absent:	Vice-chair: Councillor Glen Gower, Councillor Tim Tierney

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, May 14, 2025 in Planning and Housing Committee Report 46.
The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, May 6, 2025, and the deadline to register by email to speak is 8:30 am on Wednesday, May 7, 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 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 May 14, 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 45 – April 23, 2025

Carried

4. Responses to Inquiries

4.1 PHC 2024-03 - Public Notification System

4.2 PHC 2025-01 - Departmental Comment – Tewin Community Lands

4.3 OCC 2024-12 - Road Renewal Projects - 265 Catherine Street

5. Planning, Development and Building Services Department

5.1 Zoning By-law Amendment - 300 Eagleson Road

File No. ACS2025-PDB-PSX-0040 – Kanata South (23)

The Applicant/Owner as represented by Stefanie Kaminski, Regional Group 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 300 Eagleson Road as shown in Document 1, to permit an amusement park use within the existing shopping centre 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 May 14, 2025, subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried

6. Strategic Initiatives Department

6.1 Authority and Fees for Affordable Rental Unit Agreements entered into pursuant to the Development Charges Act, section 4.1

File No. ACS2025-SI-HSI-0013 – Citywide

Report recommendation(s)

1. **That Planning and Housing Committee recommend that Council approve:**

- a. **The delegation of authority to the Director, Housing Solutions and Investment Services to negotiate and enter into Affordable Rental Unit Agreements on behalf of the City pursuant to section 4.1 of the Development Charges Act, 1997 and Planning Act subsections 37(32.1), 42 (3.0.3) and 51.1.(3.0.2);**
 - b. **The general form of the Affordable Rental Unit Agreement set forth in Document 1; and**
 - c. **The authorization to the Director, Housing Solutions and Investments Services and to the City Solicitor to include additional terms in the agreement as set forth in this report.**
2. **That Planning and Housing Committee recommend that Council enact a by-law, substantially similar to that detailed in Document 2, permitting the recovery of a legal fee for preparation of Affordable Rental Unit Agreements.**

Carried

7. In Camera Items

There were no *in camera* items.

8. Information Previously Distributed

8.1 Planning, Development and Building Services Department Report on the Use of Delegated Authority, 2024 - Planning, Right of Way, Heritage and Urban Design, and Building Code Service Areas

File No. ACS2025-PDB-PS-0019

8.2 Residential Dwelling Approval Pipeline, Q4 2024

File No. ACS2025-PDB-PS-0026

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

There were no Notices of Motion.

10. Inquiries

There were no Inquiries.

11. Other Business

There was no other business.

12. Adjournment

Next Meeting

Wednesday, May 21, 2025.

The meeting adjourned at 9:33 am.

Original signed by K. Crozier,
Committee Coordinator

Original signed by Councillor Jeff
Leiper, Chair