



Planning and Housing Committee

Minutes

Meeting #: 47
Date: Wednesday, May 21, 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 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, May 28, 2025 in Planning and Housing Committee Report 47.
The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, May 20, 2025, and the deadline to register by email to speak is 8:30 am on Wednesday, May 21, 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 May 28, 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 46 – May 7, 2025

Carried

4. Planning, Development and Building Services Department

4.1 Zoning By-law Amendment - 4401 Fallowfield Road

File No. ACS2025-PDB-PSX-0039 – Barrhaven West (3)

The Applicant/Owner as represented by Evan Saunders, 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)**That Planning and Housing Committee:**

1. **Recommend Council approve an amendment to Zoning By-law 2008-250 for 4401 Fallowfield Road, as shown in Document 1, to permit a warehouse, automobile dealership, animal hospital, and park, as detailed in Document 2.**
2. **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 28, 2025*,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried4.2 Zoning By-law Amendment 535 Legget Drive

File No. ACS2025-PDB-PSX-0045 – Kanata North (4)

Report recommendation(s)**That Planning and Housing Committee**

1. **Recommend Council approve an amendment to Zoning By-law 2008-250 for 535 Legget Drive, as shown in Document 1, to permit the conversion of the existing 11-storey office building into a mixed-use building with ground floor office space, as detailed in Document 2.**
2. **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 28, 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 - 295 & 355 Deschâtelets Avenue

File no. ACS2025-PDB-PSX-0044 – Capital (17)

Jack Smith, Planner II, Planning, Real Estate and Economic Development Department (PRED) 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. John Dance, Old Ottawa East Community Association* is requesting a minor (2m) setback increase for 6 units along the Grande Allée to align them with the 2 units already set back for trees. The setback will provide critical root zones for large maples and better views of the Deschâtelets and Forecourt.
2. Paul Goodkey* provided slides that spoke to trees planted along the Grande Allée and two large trees to be maintained. A further 2 m setback is encouraged for the Forecourt townhouses to provide space for the trees to mature.

[* 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 Evan Garfinkel, Regional Group, Greg Winters, Novatech Engineers and Marc Thivierge, Hobin Architecture 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.

Following discussion, the Committee Carried the report recommendations as presented.

Report recommendation(s)

That Planning and Housing Committee:

1. **Recommend Council approve an amendment to Zoning By-law 2008-250 for 295 and 355 Deschâtelets Avenue, as shown in Document 1, to permit a planned unit development consisting of 30 dwelling units, as detailed in Document 2.**
2. **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 28, 2025,” subject to submissions received between the publication of this report and the time of Council’s decision.

Carried

5. Office of the City Clerk

5.1 Status Update – Planning and Housing Committee Inquiries and Motions for the period ending May 9, 2025

File No. ACS2025-OCC-CCS-0065 - Citywide

Report recommendation(s)

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

Received

6. Councillors’ Items

6.1 Councillor J. Leiper – Student Housing Caucus Report

File no. ACS2025-OCC-CCS-0066 – Citywide

At the outset, Chair Leiper yielded the Chair to Vice Chair Gower and introduced the item.

Alex Stratus, Advocacy Commissioner, University of Ottawa Students’ Union, James Adair, Chair and Elnaz Enayatpour and Farah Mourad, Members of the Student Housing Caucus provided a detailed 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.

Following discussions and questions of the presenters, the Committee received the recommendations as presented.

Report recommendation(s)

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

Received

7. In Camera Items

There were no *in camera* items.

8. Information Previously Distributed

8.1 Cash-in-Lieu of Parkland

File No. ACS2025-FCS-FSP-0005

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

Motion No. PHC 2025-47-01

Moved by C. Kitts

WHEREAS Hard Rock Ottawa is currently undertaking a major redevelopment of the Rideau Carleton Raceway site to include a hotel, live entertainment venue, restaurants, and expanded casino facilities; and

WHEREAS as part of this redevelopment, the existing ground sign located on Albion Road South is being replaced to improve visibility and modernize the site's branding; and

**WHEREAS the existing sign was originally approved through a By-law in the City of Gloucester and has been in place for more than 30 years; and
WHEREAS the proposed replacement sign will maintain the existing foundation but will otherwise be completely rebuilt with updated materials and Hard Rock branding; and**

WHEREAS the proposed sign represents a reduction in overall height by seven feet and a reduction in total signage area by approximately 15 per cent, equating to a footprint decrease of over 500 square feet from the original design, and over 200 square feet compared to the existing sign; and

WHEREAS the PWHL (Professional Women's Hockey League) recently announced it will host its 2025 Draft at Hard Rock Ottawa in late-June, and timely completion of the signage is important for wayfinding and the site's overall presentation in advance of this high-profile event and Hard Rock's grand opening; and

WHEREAS the standard variance process includes legislative timelines, and administrative tasks which could place the opening timeline and event readiness at risk;

THEREFORE BE IT RESOLVED that Council approve an exemption to section 122 of the Permanent Signs on Private Property By-law (2016-326) with respect to sign height, sign face area, and message centre area, in order to permit the proposed replacement ground sign for Hard Rock Ottawa at the Rideau Carleton Raceway.

10. Inquiries

There were no Inquiries.

11. Other Business

There was no other business.

12. Adjournment

Next Meeting

Wednesday, June 4, 2025

The meeting adjourned at 11:16 am.

Original signed by K. Crozier,
Committee Coordinator

Original signed by Councillor Jeff
Leiper, Chair