City Council, Standing Committee and Commission Conseil, comités permanents et commission

Committee/Council Motion

Report / Agenda: #58 Rapport / Ordre du jour:

Item / Article: 21 Motions Requiring Suspension of the Rules of Procedure

Re: Remove the Holding Symbol from the Details of Recommended Zoning and by-law to Council agenda for 1835 Stittsville Main Street

Moved by / Motion de: Councillor Gower

Seconded by / Appuyées par: Councillor Leiper

BE IT RESOLVED that the Rules of Procedure be waived to consider this motion at the Council meeting of May 28, 2025, as the enactment of the by-law will accelerate the development of housing.

WHEREAS at the March 8, 2023, meeting of City Council, report <u>ACS2023-PRE-PS-0020</u> Zoning By-law Amendment – 1835 Stittsville Main Street, was approved as amended to rezone the lands shown in Area A from RU (Rural Countryside) to R3Z[XXX1]-h (Residential Third Density, Subzone Z, Urban Exception XXX1 with Holding Symbol) and to rezone the lands shown in Area B from RU to R3Z[XXX2]-h (Residential Third Density, Subzone Z, Urban Exception XXX2 with Holding Symbol); and

WHEREAS Motion No. 2023 – 10/03 recommended that staff be directed to list the by-law on a future Council agenda for enactment only after being advised that the issues regarding cost sharing obligations related to services installed by the Area 6 landowners for connection by 1835 Stittsville Main Street at the time of redevelopment, have been resolved between the owners of 1835 Stittsville Main Street and the adjacent Area 6 lands; and

WHEREAS on May 12, 2025 and May 13, 2025, City staff received written confirmation by the owners and the adjacent Area 6 lands representatives that all aforementioned issues have now been resolved between the parties and the bylaw may come forward to a subsequent City Council agenda for approval; and

WHEREAS as a result of the issue resolution between the Owner of 1835 Stittsville Main Street and the adjacent Area 6 landowners the Holding Symbol is no longer required on the rezoned land at 1835 Stittsville Main Street;

THEREFORE BE IT RESOLVED THAT that Council amend Planning and Housing Committee Report 4, Item 4.2: Zoning By-law Amendment – 1835 Stittsville Mainstreet, as amended, by:

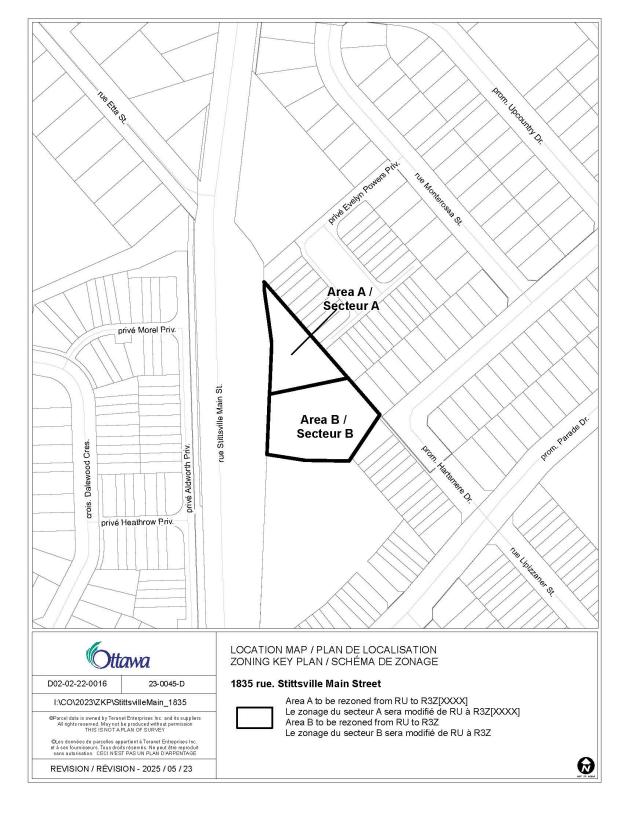
Replacing Recommendation 1 with the following text:

"That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1835 Stittsville Main Street, as shown in Document 1 to this motion, to rezone the lands shown in Area A from RU to R3Z[XXXX] and to rezone the lands shown in Area B from RU to R3Z, both to permit low rise development as detailed in Document 2 attached to this motion."

THEREFORE BE IT FURTHER RESOLVED THAT by-law 2025-223, a by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 1835 Stittsville Main Street, be added to the City Council agenda on Wednesday, May 28, 2025, "Motion to introduce by-laws" section.

AND BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the *Planning Act*, no further notice be given.

Document 1 – Location Map and Zoning Key Plan



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1835 Stittsville Main Street:

- 1. Rezone lands shown as Area A in Document 1 to R3Z[XXXX1]-h.
- 2. Rezone lands shown as Area B in Document 1 to R3Z[XXX2]-h.
- 3. Add new exception XXXX1 to Section 239 Urban Exceptions with provisions similar in effect to the following:
 - a. In Column II, Applicable Zones, add the text "R3Z[XXXX1]-h".
 - b. In Column V, Provisions, add the text:
 - Despite Section 109(3)(a), a parking space may be established, and a motor vehicle may be parked within a required and provided front yard.
 - The holding symbol can be removed only at such a time as that the Owner enters into a Development Agreement, or similar agreement, with the City of Ottawa detailing the provision of municipal water and sanitary servicing connections to the proposed development.
- 4. Add new exception XXX2 to Section 239 Urban Exceptions with provisions similar in effect to the following:
 - a. In Column II, Applicable Zones, add the text "R3Z[XXX2]-h".
 - b. In Column V, Provisions, add the text:

The holding symbol can be removed only at such a time as that the Owner enters into a Development Agreement, or similar agreement, with the City of Ottawa detailing the provision of municipal water and sanitary servicing connections to the proposed development.