



Planning and Housing Committee

Minutes

Meeting #: 48
Date: Wednesday, June 4, 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 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 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, June 11, 2025 in Planning and Housing Committee Report 48.

The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, June 3, 2025, and the deadline to register by email to speak is 8:30 am on Wednesday, June 4, 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 and 4.2 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 June 11, 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 47 – May 21, 2025

Carried

4. Planning, Development and Building Services Department

4.1 Zoning By-law Amendment – 245 Lamarche Ave

File No. ACS2025-PDB-PSX-0021 – Orleans South-Navan (19)

The Applicant/Owner as represented by the following were present in support, and available to answer questions. The Applicants advised that they did not need to address the Committee if the item carried.

- Kenneth Blouin, Fotenn
- Lisa Dalla Rosa, Fotenn
- Andrew Harte, CGH
- Bronwyn Anderson, Caivan
- Susan Murphy, Caivan

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated June 3, 2025 from Denise Frigon
- Email dated June 3, 2025 from Susan Davies

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 245 and 275 Lamarche Avenue, as shown in Document 1, to permit for a planned unit development with 468 stacked dwellings across 22 housing blocks, 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 June 11, 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 - 3285 and 3305 Borrisokane Road

File No. ACS2025-PDB-PSX-0019 – Barrhaven West (3)

The Applicant/Owner as represented by Susan Murphy, Caivan 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 3285 and 3305 Borrisokane Road, as shown in Document 1, to permit detached dwellings, townhouse dwellings and stacked townhouse dwellings within a residential subdivision, 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 June 11, 2025" subject to submissions received between the publication of this report and the time of Council's decision.**

Carried

5. In Camera Items

There were no *in camera* items.

6. Motions of Which Notice has been Previously Given

6.1 Motion – Councillor C. Kitts– Exemptions to the Permanent Signs on Private Property By-law

File No. ACS2025-OCC-CCS-0067 - Orléans South-Navan

Withdrawn

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

Motion No. PHC 2025-48-01

Moved by A. Troster

WHEREAS the Perley and Rideau Veterans' Health Centre located at 1750 Russell Road in Alta Vista (Ward 18) is a not-for-profit healthcare service provider, providing care for seniors and veterans with 800-plus employees and 400 volunteers; and

WHEREAS the Perley and Rideau Veterans' Health Centre has approval for a partial renovation of existing space as well as a new 3,768 square foot one-storey addition to the existing healthcare facility pending building permit issuance; and

WHEREAS the new space will be used to provide programming to existing seniors residents as well as offer a daycare program for staff with children with a total construction budget estimated at approximately \$4 million.

WHEREAS in order to help offset the costs for the renovation and expansion project, Perley Health has requested the City exempt the project from development charges in the approximate amount of \$145,313.00 which includes the allocation of \$54,752.00 to fund public transit; and

WHEREAS under section 7 (1) (q) of the Development Charges By-law 2024-218, adopted by Council, development on land owned by a non-profit corporation provider of child care and long-term care facilities may be exempted from development charges where specifically authorized by a resolution of Council; and

WHEREAS any discretionary exemption must be funded by the City's Development Charge Exemption budget; and

WHEREAS as currently described in the Development Charges By-law Section 7 (3), *the public transit component of the development charge imposed by this by-law, including the area specific development charge for the Trillium Line Extension (Public Transit) Area, shall be payable; and*

WHEREAS with the recent amendments proposed through Bill 17, this development proposal would be statutorily exempt from development charges if passed by the Legislature, including the public transit component of the development charge; and

WHEREAS the final development charge will be calculated at the time the building permit is prepared to be issued; and

WHEREAS Building Code Services will be notified that the property is exempt from paying development charges at the time of building permit issuance.

THEREFORE BE IT RESOLVED that Planning and Housing Committee resolve to exempt the Perley and Rideau Veterans' Health Centre (1750 Russell Road) from development charges in the total amount of \$145,313.00 which includes the public transit component of \$54,752.00.

8. Inquiries

There were no Inquiries.

9. Other Business

There was no other business.

10. Adjournment

Next Meeting

Wednesday, June 18, 2025.

The meeting adjourned at 9:38 am.

Original signed by K. Crozier,
Committee Coordinator

Original signed by Councillor Jeff
Leiper, Chair