



Planning and Housing Committee

Minutes

Meeting #: 49
Date: Wednesday, June 18, 2025
Time: 9:30 am
Location: Andrew S. Haydon Hall, 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 Tim Tierney, Councillor Ariel Troster

Absent: Vice-chair: Councillor Glen Gower

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, June 25, 2025 in Planning and Housing Committee Report 49.

The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, June 17, 2025, and the deadline to register by email to speak is 8:30 am on Wednesday, June 18, 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) 5.1-5.7 and 5.9 on today's Agenda.

For the item just mentioned, only those 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 25, 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 48 – June 4, 2025

4. Responses to Inquiries

4.1 PHC 2024-08 - Public Notification for Planning Applications

5. Planning, Development and Building Services Department

5.1 Zoning By-law Amendment - 5618 Hazeldean Road and 5101 Abbott Street East

File No. ACS2025-PDB-PSX-0037– Stittsville (6)

Report Recommendation(s)

That Planning and Housing Committee:

1. **Recommend Council approve an amendment to Zoning By-law 2008-250 for 5618 Hazeldean Road and 5101 Abbott Street East as shown in Document 1, to establish zoning necessary to facilitate a subdivision consisting of approximately 1400 residential units and a variety of commercial uses, 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 25, 2025” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried

5.2 Zoning By-law Amendment – 910 Crested Lark Way, 25 Pine Warbler Way, Part of 670 Dundonald Drive

File No. ACS2025-PDB-PSX-0041 – Barrhaven West (3)

Report Recommendation(s)

That Planning and Housing Committee:

1. **Recommend Council approve an amendment to Zoning By-law 2008-250 for 910 Crested Lark Way, 25 Pine Warbler Way, Part of 670 Dundonald Drive, as shown in Document 1, to permit split institutional and residential zoning for two school blocks and one park block 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 25, 2025,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried

5.3 Zoning By-law Amendment – 3990 and 4000 Old Richmond Road, 572 Moodie Drive

File No. ACS2025-PDB-PS-0047 – College (8)

At the Outset, Councillor Johnson provided some opening comments related to the application.

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 17, 2023 from Karen Lee

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 3990 Old Richmond Road and 572 Moodie Drive, as shown in Document 2, and 4000 Old Richmond Road, as shown in Document 3, to permit a three-storey apartment building and Planned Unit Development, as detailed in Document 4.**
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 25, 2025” subject to**

submissions received between the publication of this report and the time of Council's decision.

Carried

5.4 Zoning By-law Amendment - 640 Compass Street

File No. ACS2025-PDB-PSX-0027– Orleans South-Navan (19)

The Applicant/Owner as represented by Kenneth Blouin, 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 640 Compass Street, as shown in Document 1, to permit a planned unit development of six stacked dwelling buildings, 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 25, 2025," subject to submissions received between the publication of this report and the time of Council's decision.**

Carried

5.5 Zoning By-Law Amendment - 73, 79, and 83 Ste-Cécile Street

File No. ACS2025-PDB-PSX-0046 – Rideau-Vanier (12)

Jean-Charles Renaud, Planner III, and Derrick Moodie, Director, Planning Services, Planning, Development and Building Services (PDBS), were present and responded to questions from the Committee.

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 17, 2025 from Ze'ev Schneider

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 73, 79, and 83 Ste-Cécile Street, as shown in Document 1, from “Residential Fourth Density, Subzone UA”, to “Residential Fourth Density, Subzone UA, Urban Exception XXX1 (R4UA[XXX1]) in order to permit the development of a low-rise apartment building consisting of 41 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 *June 25, 2025*,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried

5.6 Official Plan and Zoning By-law Amendment – 930, 1010, and 1030 Somerset Street

File No. ACS2025-PDB-PS-0028 – Somerset (14)

Erin O’Connell, Planner III, Planning, Development and Building Services (PDBS) 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. Catherine Boucher, Dalhousie Community Association spoke to the importance of greenspace, anticipated thousands of new residents in the area, removing surface parking and encourages the City to be bold and provide more than a 1 hectare park.
2. David Seaborn, P4X* touched on surface parking, development is inconsistent with Heights along Somerset Street West, lack of street animation along Somerset Street.
3. Carol Sissons emphasized that parking is an ongoing issue, adding more surface parking spaces will not solve the problem. Having a block or two of Somerset with nothing on it is not attractive, encourage committee to consider street animation.
4. Brigitte Leblanc* explained the urgent need for a new school building at 1010 Somerset Street, and outlines deficiencies with the current building noting over capacities, poor ventilation system, no gymnasium and underdeveloped school yard.
5. Marie-Camille Lalande echoed the previous speaker's comments and outlined issues with the current school including inefficient bussing and difficulties with parents and students accessing the school.
6. Annie Dugas, CEPEO, Surintendante des affaires spoke in favour of the application acknowledging the collaboration with the City, the school and the community to ensure the development provides adequate space, access to community and greenspace.

[* 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 Eric Bays, Stantec 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.

Kevin Wherry, Manager, Parks and Facilities Planning, Recreation, Culture and Facility Services (RCFS) and Robin Souchen, Manager, Realty Services, Strategic Initiatives (SI) were present and responded to questions.

The Committee Carried the report recommendations as amended by Motion No. PHC 2025-49-01.

Report Recommendation(s)

That Planning and Housing Committee:

1. **Recommend Council approve an Amendment to the Official Plan, Volume 2a, West Downtown Core Secondary Plan, Chapter 3: Corso Italia Station Area for 930, 1010, and 1030 Somerset Street West, as shown in Document 1, and as detailed in Document 3;**
2. **Recommend Council approve an Amendment to the Zoning By-law 2008-250 for 930, 1010, and 1030 Somerset Street West, as shown in Document 1, to rezone the lands from Mixed-Use Centre Zone, Maximum Floor Space Index of 1.5 (MC F(1.5)) and General Industrial Zone, Subzone 1, Maximum Building Height of 11 metres (IG1 H(11)) to Mixed-Use Centre Zone (MC) and from Leisure Facility Zone, Subzone 1 (L1) to Leisure Facility Zone, Subzone 2, Urban Exception XXXX (L2 [XXXX] H30) to permit a recreational and cultural facility, addition to the Plant Recreation Community Centre, park, elementary school and daycare, and residential buildings, as detailed in Document 2.**
3. **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 25, 2025," subject to submissions received between the publication of this report and the time of Council's decision.**

Carried as amended

Motion No. PHC 2025-49-01

Moved by A. Troster

WHEREAS in 2021 four community groups, Dalhousie Community Association, Hintonburg Community Association, Plant Pool Recreation Association and the Recreation Association of Hintonburg formed a coalition called P4X; and

WHEREAS school bus access to the site is necessary for safe and orderly arrivals and departures for students at the school; and

WHEREAS limiting access by private vehicles and ensuring a one-way operation of the school bus laneway will contribute to safe streets and prioritize pedestrian and cyclist movements over cars.

THEREFOR BE IT RESOLVED that The West Downtown Core Secondary Plan Chapter 3, Section 5.2 be amended as follows:

- 1. Add the following after the last sentence of Policy 6), “A laneway will be permitted to provide access exclusively for school buses, emergency vehicles and mobility access to a school. School buses will be permitted to access the laneway in a southbound direction only.”**

Carried

5.7 Zoning By-law Amendment - 254 Argyle Avenue

File No. ACS2025-PDB-PSX-0043 – Somerset (14)

The Applicant/Owner as represented by Arjan Soor, Novatech 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 following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated June 13, 2025 from Josh Zaret

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 254 Argyle Avenue, as shown in Document 1, to permit a nine-storey, residential use building, 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 25, 2025, subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried

5.8 Application for alterations to 254 Argyle Avenue, a property designated under Part V of the Ontario Heritage Act

File No. ACS2025-PDB-RHU-0002 – Somerset (14)

This Item will be considered by Built Heritage Committee on June 10, 2025.

Report Recommendation(s)

That Planning and Housing Committee recommend that Council:

1. **Approve the application to alter 254 Argyle Avenue according to plans by Spice Design and CSV Architects dated August 29, 2024, conditional upon:**
 - a. **Prior to the issuance of a demolition or building permit:**
 - i. **The applicant documenting the existing building and depositing the records at the City of Ottawa Archives.**
 - ii. **The applicant providing details of the final façade reassembly process through either an addendum to the existing Conservation Plan or a separate façade reassembly plan.**

- iii. **The applicant submitting a general dismantling and construction schedule with key project milestones in consultation with Heritage Planning staff and the applicant's heritage consultant.**
 - iv. **The applicant providing samples of all final exterior materials, for approval by Heritage Planning staff prior to the issuance of the building permit.**
 - v. **The applicant providing financial securities through a Letter of Credit, in an amount to be determined through consultation between the applicant and City staff, to ensure the dismantling, storage, restoration, and reconstruction of the identified brick façades and other retained exterior features at 254 Argyle Avenue.**
- b. **The implementation of the conservation measures as outlined in section 4.0 of the Conservation Plan attached as Document 10.**
- c. **The applicant providing a copy of the building permit plans to heritage staff at the time of the submission of the building permit application. The submission shall clearly identify any changes from the approved heritage permit and include a list and explanation of proposed changes.**
- 2. **Delegate authority for minor design changes to the Program Manager, Heritage Planning Branch, Planning, Development, and Building Services Department.**
- 3. **Approve the issuance of the heritage permit with a three-year expiry date from the issuance unless otherwise extended by Council.**
- 4. **Direct that the report be submitted to Council for consideration at its meeting of June 25, 2025, pursuant to Subsection 35(7) of the Procedure By-law.**

Carried

5.9 Zoning By-law Amendment - 3930 Riverside Drive

File No. ACS2025-PDB-PS-0042 – River (16)

Kelby Lodoen Unseth, Planner II, Planning, Development and Building Services (PDBS) 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 following staff were also present and responded to questions:

- Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate, Legal Services
- Derrick Moodie, Director, Planning Services, PDBS
- Lili Xu, Manager, Development Review – South, PDBS
- Debbie Stewart, General Manager, Strategic Initiatives

The Committee heard from the following delegations:

1. Joel Tzach, Vice-President, Business Development and Marketing for the Airport Authority* urged Committee to not approve the application, it is in a direct flight path from the airport. High density is not proposed in this area and would undermine air service. The Provincial Policy Statement instructs to protect airports' long term operations and economic functions.
2. Audrey Belanger* Hunt Club Community Association spoke in favour of the application touching on the need for more housing, development would be well served by the LRT and delaying construction would be critical and costly.
3. Andrei Grushman, Chair, Affordable Housing Committee, Hunt Club Community Association, enthusiastically welcome the Multi Use Pathway proposed with the development, however noted some concern with the number of notable trees that might be affected and appreciate the commitment to continue to consult with the community.

4. Dave Coyle* stated that complete community developments should be inclusive of complete communities and recommended the Planning V4 be updated, ensure adequate infrastructure to support active trips, 50% of services be zoned and accommodated on site and the area be considered a Business Improvement Area.

[* 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 Paul Black, Fotenn Planning + Design 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.

The following were also present from the Applicant team and available to answer questions:

- Jeff Parkes, Taggart Realty Management
- Kyle Kazda, Taggart Realty Management
- Joshua Foster, Gradient Wind

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 16, 2025 from Audrey Belanger

Following discussion and questions of staff, the Committee carried the report recommendations on a vote of 8 Yeas and 3 Nays.

Report Recommendation(s)

That Planning and Housing Committee:

1. **Recommend Council approve an amendment to Zoning By-law 2008-250 for 3930 Riverside Drive, as shown in Document 1, to permit single detached and semi-detached dwelling units as additionally permitted uses and establish a new height schedule to facilitate the development of a total of 660 units including four mid- to high-rise apartments, as well as**

parkland, open space, and environmental protection dedications, 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 25, 2025,” subject to submissions received between the publication of this report and the time of Council’s decision.**

For (8): J. Leiper, R. Brockington, L. Johnson, T. Kavanagh, C. Kelly, C. Kitts, T. Tierney, and A. Troster

Against (3): C. Curry, L. Dudas, and W. Lo

Carried (8 to 3)

5.10 Official Plan Monitoring - 2023 Update

File No. ACS2025-PDB-PS-0040 – City-wide

This item was considered concurrently with 5.11 2023 Annual Development Report on today’s agenda.

Maddie Harreman-Fernandes, Planner II, Planning, Development and Building Services (PDBS) 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 following staff were also present and responded to questions:

- Royce Fu, Manager, Policy Planning, PDBS
- Justin Grift, Housing Developer 2, Strategic Initiatives

Elizabeth McAllister spoke before the Committee and provided comments on the item. A copy of the slide presentation is filed with the Office of the City Clerk.

Following discussion and questions of staff, the Committee received the recommendations as presented.

Report Recommendation(s)

That Planning and Housing Committee receive this report for information.

Received

5.11 2023 Annual Development Report

File No. ACS2025-PDB-PS-0039 – City-wide

Report Recommendation(s)

That Planning and Housing Committee receive this report for information.

Received

6. In Camera Items

There were no *in camera* items.

7. Motions of Which Notice has been Previously Given

7.1 Motion – Councillor A. Troster - Perley and Rideau Veterans' Health Centre Development Charges Exemption

File No. ACS2025-OCC-CCS-0075 - Orléans South-Navan

Withdrawn

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

There were no Notices of Motion.

9. Inquiries

There were no Inquiries.

10. Other Business

There was no other business.

11. Adjournment

Next Meeting

Wednesday, July 16, 2025.

The meeting adjourned at 1:11 pm.

Original signed by K. Crozier,
Committee Coordinator

Original signed by Councillor Jeff
Leiper, Chair