



Planning and Housing Committee

Minutes

Meeting #: 51
Date: Wednesday, August 20, 2025
Time: 9:30 am
Location: Champlain Room, 110 Laurier Avenue West, and by electronic participation

Present: Vice-chair: Councillor Glen Gower, Councillor Riley Brockington, Councillor Cathy Curry, Councillor Laura Dudas, Councillor Laine Johnson, Councillor Theresa Kavanagh, Councillor Catherine Kitts, Councillor Wilson Lo, Councillor Tim Tierney, Councillor Ariel Troster

Absent: Chair: Councillor Jeff Leiper, Councillor Clarke Kelly

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, August 27, 2025 in Planning and Housing Committee Report 51.

The deadline to register by phone to speak or submit written comments or visual presentations is 4 pm on Tuesday, August 19, 2025, and the deadline to register by email to speak is 8:30 am on Wednesday, August 20, 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) 1 - 4 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 August 27, 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 50 – July 16, 2025

Carried

4. Planning, Development and Building Services Department

4.1 Official Plan Amendment and Zoning By-law Amendment – 400 Coventry Road

File No. ACS2025-PDB-PS-0050 – Rideau-Rockcliffe (13)

The Applicant/Owner as represented by Nico Church and Tamara Nahal, Fotenn were 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:
 - a. Approve an amendment to the Official Plan, Volume 2A, Inner East Lines 1 and 3 Stations Secondary Plan, for 400 Coventry Road, with regards to Schedule A, area A and B, to permit increased maximum building heights for the construction of six new high-rise mixed-use buildings, as detailed in Document 2.
 - b. Approve an amendment to Zoning By-law 2008-250 for 400 Coventry Road to permit site specific zoning provisions for the construction of six new high-rise mixed-use buildings, a new public park and a new public street, and holding symbol provisions for portions of the property, as detailed in Document 3.
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 August 27, 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 - 47 Beechwood Avenue, 12 Douglas Avenue, and 5 Springfield Road

File No. ACS2025-PDB-PSX-0009 – Rideau-Rockcliffe (13)

Jack Smith, Planner II, Planning, Development and Building Services (PDBS), provided an overview of the report and answered questions from the Committee. Andrew McCreight, Manager, Development Review – Central, PDBS was also present and responded to questions. A copy of the slide presentation is filed with the Office of the City Clerk.

The Committee heard from the following delegations:

1. Steve Barkhouse, Amsted spoke as a property owner on Springfield Road and raised concerns related to impacts on sunlight and lack of consultation.
2. Andrew Wisniowski, Lindenlea Community Association* noted while the LCA is supportive of the redevelopment of this node and the increased density that development would bring there are concerns related to the reduction of rear yard setbacks, traffic safety and lack of affordable larger units.
3. Ian Crain spoke as a resident of Douglas Avenue and outlined concerns related to the lack of space for taxis/ubers, deliveries or garbage pickup. There will be no space for protected bicycle lanes or trees along the street either. Further concerns were expressed with the massing of the development, as well as an outdated traffic study.

[* 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 Arjan Soor and Murray Chown, Novatech and Ryan Koolwine, Project1 Studios 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 written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated August 14, 2025 from Andrea Stewart
- Email dated August 15, 2025 from Dr. Nadia Kapitan
- Email dated August 15, 2025 from David Orfald
- Email dated August 16, 2025 from William and Ada Hallett
- Email dated August 18, 2025 from Mitchell Rowe and Alexandra Smith
- Email dated August 19, 2025 from Stephanie Meyer
- Email dated August 19, 2025 from Mike Wilson
- Email dated August 19, 2025 from Dr. Ian Crain

- Email dated August 19, 2025 from George Phemister
- Email dated August 19, 2025 from Heather Hurst
- Email dated August 19, 2025 from Sabrina Del-Bello
- Email dated August 19, 2025 from Kim Evelyn & Aaron Dornan
- Email dated August 19, 2025 from Jessee Dumoulin
- Email dated August 19, 2025 from Jen Bredin

Following discussion and questions of staff, 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 47 Beechwood Avenue, 12 Douglas Avenue, and 5 Springfield Road, as shown in Document 1, to establish a site-specific zoning exception with a schedule within the TM8 (Traditional Mainstreet, Subzone 8) subzone to permit an eight-storey mixed-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 August 27, 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 - 99 Parkdale Avenue

File No. ACS2025-PDB-PSX-0058 – Kitchissippi (15)

The Applicant/Owner as represented by Connor Joy, J.L. Richards 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 99 Parkdale Avenue to amend the site-specific exception within Section 239 to permit the use “Restaurant, Fast-Food or Full Service” on the ground floor of the existing 28-storey, high-rise apartment 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 August 27, 2025,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried

4.4 Zoning By-law Amendment – 2409 Carlsen Avenue

File No. ACS2025-PDB-PSX-0056 – Capital (17)

Jack Smith, Planner II, Planning, Development and Building Services (PDBS), provided an overview of the report and answered questions from the Committee. Andrew McCreight, Manager, Development Review – Central, PDBS was also present and responded to questions. A copy of the slide presentation is filed with the Office of the City Clerk.

1. Menard, Ward Councillor for the area, was present and participated in the discussion and questions of the delegations and Staff.

The Committee heard from the following delegations:

1. Martha Joslin spoke in opposition of the proposed development, noting issues related to lack of parking, pedestrian safety as well

suggested the proposal should be modified to address the concerns of the community.

2. Alycia Artyszuk* expressed concerns related to parking and loss of greenspace. As well, noted there is a hedge that is slated to be removed that is not on the subject property, but rather on theirs and expressly stated they do not want it removed.
3. Adil Mahmed reiterated concerns related to parking, inadequate bike spaces, loss of greenspace and privacy.

[* 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 Jillian Simpson and Scott Alain, Fotenn and Jeremy Silbert, Theberge Homes 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 written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated August 14, 2025 from Timothy Paupst and Mary Pootoogook

Following discussion and questions of staff, 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 2409 Carlsen Avenue, as shown in Document 1, from “Residential Third Density, Subzone A” (R3A) to “Residential Fourth Density, Subzone UD”, Urban Exception XXXX (R4UD[XXXX])” in order to facilitate the construction of three, low-rise apartment buildings containing eight units each, 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 August 27, 2025,” subject to submissions received between the publication of this report and the time of Council’s decision.

Carried

4.5 Front-Ending Report – Cost Increase on the March Road Sanitary Sewer, Kanata North Urban Expansion Area

File No. ACS2025-PDB-PS-0055 – Kanata North (4)

Report Recommendation(s)

That Planning and Housing Committee recommend Council:

- 1. Authorize the City and delegate authority to the General Manager, Planning, Development and Building Services, to enter into a modified Front-Ending Agreement with Kanata North Land Owners Group (KNLOG) in relation to the 600-millimetre diameter Sanitary Sewer on March Road and Shirley’s Brooke Drive, as outlined in this report, in accordance with the Front-Ending Agreement Principles and Policy set forth in Documents 1 and 2 and with the final form and content being to the satisfaction of the City Solicitor; and**
- 2. Authorize the financial disbursement to reimburse the design and construction costs incurred by Kanata North Land Owners Group (KNLOG) for an additional \$4,884,827 plus applicable taxes to a total upset limit of \$16,623,231 plus applicable taxes, 100 per cent funded by development charges in accordance with the reimbursement schedule set out in the Amending Front-Ending Agreement.**

Carried

5. Office of the City Clerk

5.1 Status Update – Planning and Housing Committee Inquiries and Motions for the period ending August 8, 2025

File No. ACS2025-OCC-CCS-0094 – City wide

Report recommendation(s)

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

Received

6. In Camera Items

There were no *in camera* items.

7. Information Previously Distributed

7.1 Delegate Report on the Canadian Institute of Planners/Ontario Professional Planners' Institute Annual Conference 2025 (Councillor Leiper)

File No. ACS2025-OCC-CCS-0094

7.2 Cash-in-Lieu of Parkland

File No. ACS2025-FCS-FSP-0008

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

There were no Notices of Motion.

9. Inquiries

Councillor A. Troster

What is the status of the appeal to the Ontario Land Tribunal of the Parkland Dedication Bylaw No. 2022-280 and why have cash-in-lieu funds not been made available?

10. Other Business

There was no other business.

11. Adjournment

Next Meeting

Wednesday, September 3, 2025.

The meeting adjourned at 11:09 am.

Original signed by K. Crozier,
Committee Coordinator

Original signed by Councillor Glen
Gower, Vice-chair