



Planning and Housing Committee

Minutes

Meeting #: 43
Date: Wednesday, March 19, 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 Theresa Kavanagh, Councillor Clarke Kelly, Councillor Catherine Kitts, Councillor Ariel Troster

Absent: Councillor Laine Johnson, Councillor Wilson Lo, Councillor Tim Tierney

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, March 26, 2025, in Planning and Housing Committee Report 43.
The deadline to register by phone to speak or submit written comments or visual presentations is 4 pm on Tuesday, March 18, 2025, and the deadline to register by email to speak is 8:30 am on Wednesday, March 19, 2025.

This is a public meeting to consider the proposed Comprehensive Official Plan and Zoning By-law Amendments listed as Item(s) 4.1 - 4.4 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 Wednesday, March 26, 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 42 – February 19, 2025

Carried

4. Planning, Development and Building Services Department

4.1 Zoning By-law and Official Plan Amendment – 50 Bayswater Avenue and 1088 Somerset Street West

File No. ACS2025-PDB-PSX-0006 – Kitchissippi (15)

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

- Email dated March 17, 2025 from Linda Hoad

The Committee Carried the report recommendations as presented.

Report recommendation(s)

1. That Planning and Housing Committee recommend Council approve:
 - a. An amendment to the Official Plan, Volume 2A, Wellington Street West Secondary Plan, for 50 Bayswater Avenue and 1088 Somerset Street West, as shown in Document 1, to permit a mixed-use development consisting of a six-storey building fronting onto Somerset Street West and a 16-storey addition to an existing 17-storey high-rise building on Bayswater Avenue, as detailed in Document 2.
 - b. An amendment to Zoning By-law 2008-250, as amended, for 50 Bayswater Avenue and 1088 Somerset Street West, as shown in Document 1, to permit a mixed-use development consisting of a six storey building fronting onto Somerset Street West and a 16-storey addition to an existing 17-storey high-rise building on Bayswater Avenue, 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 March 26 2025, subject to submissions received between the publication of this report and the time of Council's decision.

Carried

Motion No. PHC 2025-43-01

Moved by G. Gower

WHEREAS Report ACS2025-PDB-PSX-0006 (the "Report") recommends amending the Zoning By-law (By-law No. 2008-250) to permit a mixed-use development fronting onto Somerset Street West and Bayswater Avenue;

WHEREAS an amendment to the Report is required to clarify the location of the setback requirement, and;

THEREFORE BE IT RESOLVED that Planning and Housing Committee amend Report ACS2025-PDB-PSX-0006 – Zoning By-law Amendment – 50 Bayswater Avenue and 1088 Somerset Street West by amending Document 3 – Details of Recommended Zoning:

1. **By replacing the text: “Despite any provisions to the contrary, a required 2.0 metre building setback more than the provided setback from the front lot line may be provided at the 13th and 15th storey.” with the text: “Despite any provisions to the contrary, at least one setback of 2.0 metres is required at or above the 6th storey, but no higher than the 15th storey.”**

and;

BE IT FURTHER RESOLVED that there be no further notice pursuant to Subsection 34(17) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

Carried

4.2 Zoning By-law Amendment – 1950 Scott Street, 312 and 314 Clifton Road

File No. ACS2025-PDB-PSX-0001 – Kitchissippi (15)

The Applicant/Owner as represented by Patrick Bisson, Hobin Architecture 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 March 18, 2025 from Willie Cornelio, Enbridge

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 1950 Scott Street, 312 and 314 Clifton Road, as shown in Document 1, to permit the construction of a 22-storey mixed-use building and remove the Holding Symbol, as detailed in Document 2.**

2. That Planning and Housing Committee recommend Council direct Legal staff to enter into a Section 37 Agreement on the terms outlined in Document 5.
3. That Planning and Housing Committee direct that the implementing Zoning By-law not proceed to Council until such time as the agreement under Section 37 of the Planning Act is executed by the Owner and registered on title at the properties known as 1950 Scott Street, 312 and 314 Clifton Road.
4. That Planning and Housing Committee direct that the implementing Zoning By-law not proceed to Council until such time as the agreement under Section 37 of the Planning Act is executed by the Owner and registered on title at the properties known as 314 and 318 Athlone Avenue, 2006, 2020, and 2026 Scott Street.
5. That Planning and Housing 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 March 26, 2025," subject to submissions received between the publication of this report and the time of Council's decision.

Carried

4.3 Official Plan Amendment and Zoning By-law Amendment – Part of 1104 Halton Terrace

File No. ACS2025-PDB-PSX-0002 – Kanata North (4)

The Applicant/Owner as represented by Christine McCuaig, Planner, Q9 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)

1. **That Planning and Housing Committee recommend Council approve:**
 - a. **An amendment to the Official Plan, Volume 2C and Annex 5, for Part of 1104 Halton Terrace, as shown in Document 1, to permit a five-storey residential apartment building, subject to the criteria of an area specific policy, as detailed in Document 2.**
 - b. **An amendment to Zoning By-law 2008-250, as amended, for Part of 1104 Halton Terrace, as shown in Document 3, to permit a five-storey residential apartment building, as detailed in Document 4.**
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 March 26, 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 – 785 Cope Drive and 130, 132, 134, 136, 138, 140, 142 Dagenham Street

File No. ACS2025-PDB-PSX-0024 – Stittsville (6)

The Applicant/Owner as represented by Simran 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 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 785 Cope Drive and 130, 132, 134, 136, 138, 140, 142 Dagenham**

Street, as shown in Document 1, to permit the reconfiguration of a park block in a residential subdivision to accommodate a neighbourhood park and townhouse dwellings, 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 March 26, 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 March 7, 2025

File No. ACS2025-OCC-CCS-0038 - Citywide

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. Notices of Motions (For Consideration at Subsequent Meeting)

- 7.1 Official Plan Amendment to delete the Category 2 - Future Neighbourhood Overlay - New Tewin Community lands from the Official Plan

Motion No. PHC 2025-43-02

Moved by T. Kavanagh

WHEREAS the Mid-2023 Greenfield Residential Land Survey, received at the Planning and Housing Committee on February 5th, 2025, states: “Staff estimate that this provides for a 24-year supply, exceeding the 15-year supply requirement of the PPS, and is more than sufficient to meet any potential increases in greenfield demand until the next Official Plan update, particularly when less greenfield development occurred than projected in the past 5-years”, and;

WHEREAS according to the same report: “The intensification rate for this 5-year period represents 59 per cent whereas the Official Plan targeted a minimum of 42 per cent”, and;

WHEREAS the city has acknowledged that it is in a financial crisis, and;

WHEREAS the city has raised taxes and introduced service efficiencies as a result of this crisis, and;

WHEREAS the City currently has a \$3.8 billion deficit in maintenance and replacement of recreational and other buildings, and;

WHEREAS in September 2024, city council unanimously endorsed the “Fairness for Ottawa” campaign started by the mayor, aimed at getting more provincial and federal help to cope with financial pressures, and;

WHEREAS the Infrastructure Master Plan estimates the cost of providing water and wastewater services to the Tewin Community at approximately \$591 million, and;

WHEREAS these costs do not include other necessary capital expenditures, such as transportation infrastructure and other city services, and;

WHEREAS these costs also do not include associated maintenance, operational, and lifecycle costs that will be incurred over the lifetime of this infrastructure, and;

WHEREAS the Province unilaterally expanded Ottawa’s urban boundary in 2022, overriding the City’s Official Plan, and;

WHEREAS the Auditor General of Ontario and Integrity Commissioner raised concerns about improper developer influence in provincial land-use decisions, and;

WHEREAS public opposition and environmental concerns prompted the Province to reverse these expansions in 2023, restoring municipal planning authority, and;

WHEREAS staff noted in the New Official Plan – Growth Management Strategy Report (Document 3) that: "This vast area [the Tewin Community] is not contiguous to existing economic clusters, so it would not have immediate synergistic relationships with the existing economic base of the City", and;

WHEREAS staff advised in the same report that due to the presence of sensitive marine clays, the Tewin Community will likely face grade-raising restrictions, meaning that all housing would rely permanently on sump pumps for foundation drainage, and;

WHEREAS during the urban boundary expansion discussions, staff did not previously consider the Tewin lands due to their distance from existing and planned rapid transit lines, and therefore never evaluated the Tewin area using the criteria adopted by Council, including the "Five Big Moves", and;

WHEREAS the decision to add the Tewin Lands to Ottawa's urban boundary was a decision made by council via amending motion at committee, and;

WHEREAS this precluded a public consultation process, including consultation with relevant Indigenous groups, and;

WHEREAS the Provincial Policy Statement (PPS) 2020 provides guidelines for municipalities and planning authorities to consult all relevant Indigenous communities whose rights, interests, or territories might be affected by planning and development decisions, and;

WHEREAS the City of Ottawa requires consultation with Indigenous groups during the policy planning and development approval processes, and;

WHEREAS the Official Plan, Reconciliation Action Plan, and other municipal policies mandate that consultation is required when policies, plans, or developments may affect Indigenous rights, interests, or lands, and this applies to all relevant Indigenous communities, not just the Algonquins of Ontario, and;

WHEREAS the City of Ottawa did not engage in meaningful consultation regarding the urban boundary expansion with the Algonquin Anishinabeg Nation Tribal Council, and;

WHEREAS Grand Chief Savanna McGregor of the Algonquin Anishnabeg Nation Tribal Council has expressed opposition to the Tewn development, stating: "We want to make it abundantly clear that just because a landowner whose realty corporation is partly owned by one Algonquin First Nation and self-identified Algonquin people, does not qualify as an act of reconciliation with the Algonquin Anishinabe Nation";

THEREFORE BE IT RESOLVED that staff in the Policy Planning Branch of the Planning, Development and Building Department be directed to initiate an Official Plan Amendment to delete the Category 2 - Future Neighbourhood Overlay - New Tewn Community lands from Schedule C17 to the Official Plan of the City of Ottawa, and;

BE IT FURTHER RESOLVED that the Official Plan Amendment also contain the necessary provisions to delete provisions elsewhere in the Official Plan that reference the Tewn Community as Category 2 lands, and;

BE IT FURTHER RESOLVED that the Official Plan Amendment process initiated as a result of this motion include all the necessary process and public consultation to permit the amendment to be adopted by City Council, and;

BE IT FURTHER RESOLVED that Planning staff provide their recommendation through the amendment and accompanying report as to how the residential and non-residential development that will no longer be in the proposed Tewn development can be provided for in the Official Plan, and;

BE IT FURTHER RESOLVED that the public meeting for the consideration of the Official Plan Amendment be scheduled no later than the third quarter of 2025, and;

BE IT FURTHER RESOLVED that Planning staff be directed to explore how land use planning could contribute to meaningful reconciliation in consultation with the Algonquin Anishinabeg Nation Tribal Council.

8. Inquiries

There were no Inquiries.

9. Other Business

There was no other business.

10. Adjournment

Next Meeting

Wednesday, April 9, 2025.

The meeting adjourned at 9:50 am.

K. Crozier, Committee Coordinator

Councillor Jeff Leiper, Chair