



Planning and Housing Committee

Minutes

Meeting #: 36
Date: Wednesday, October 23, 2024
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 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 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 October 30, 2024, in Planning and Housing Committee Report 36.
The deadline to register by phone to speak or submit written comments or visual presentations is 4 pm on Tuesday October 22, 2024, and the deadline to register by email to speak is 8:30 am on Wednesday October 23, 2024.

This is a public meeting to consider the proposed Comprehensive Official Plan and Zoning By-law Amendments listed as Item(s) 6.1, 6.3 and 6.4 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 October 30, 2024, 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 35 – October 9, 2024

Carried

4. Responses to Inquiries

4.1 JT PHC-ECCC-2024-02 – Green Procurement

5. Councillors' Items

5.1 Ottawa Aboriginal Coalition on their Indigenous Housing and Homelessness Plan

Councillor J. Leiper

File No. ACS2024-OCC-CCS-0092 - Citywide

Report Recommendation(s)

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

Received

6. Planning, Development and Building Services Department

6.1 Zoning By-law Amendment - Part of 3636 Innes Road (3646 Innes Road)

File No. ACS2024-PDB-PSX-0026 – Orléans South-Navan (19)

Report Recommendation(s)

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 3636 Innes Road, as shown in Document 1, to permit a low-rise mixed-use building, 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 October 30, 2024," subject to submissions received between the publication of this report and the time of Council's decision.

Carried

6.2 Zoning By-law Amendment – 1280 Trim Road

File No. ACS2024-PDB-PSX-0027 – Orléans East-Cumberland (1)

Withdrawn

6.3 Minor Zoning By-law Amendment – 2128 Trim Road

File No. ACS2024-PDB-PSX-0035 – Orléans South-Navan (19)

Report Recommendation(s)

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2128 Trim Road, as shown in Document 1, to permit the development of single-detached dwellings on a reduced lot width as detailed in Document 2.
2. That the 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 October 30, 2024,” subject to submissions received between the publication of this report and the time of Council’s decision.

Carried

6.4 Zoning By-law Amendment - 1495 Heron Road

File No. ACS2024-PDB-PS-0095 – Alta Vista (18)

Report Recommendation(s)

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1495 Heron Road, as shown in Document 1, to permit a range of residential and non-residential uses in low and mid-rise buildings, as detailed in Document 2 and 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 October 30, 2024,” subject to submissions received between the publication of this report and the time of Council’s decision.

Carried as amended

Amendment:

Motion No. PHC 2024-36-01

Moved by G. Gower

WHEREAS Report ACS2024-PDB-PS-0095 (the “Report”) recommends amending the Zoning By-law (By-law No. 2008-250) to permit a range of residential and non-residential uses in low and mid-rise buildings at 1495 Heron Road; and

WHEREAS an amendment to the Report is required to clarify the location of the theatre that currently exists at the site and specifics of certain performance standards of the new zones;

THEREFORE BE IT RESOLVED that Planning and Housing Committee amend Report ACS2024-PDB-PS-0095 – Zoning By-law Amendment – 1495 Heron Road by: 1. Replacing Document 2 – Details of Recommended Zoning with the document titled “Attachment 1” to this Motion; and 2. Replacing Document 3 – Zoning Schedule – Maximum Building Heights with the document titled “Attachment 2” to this Motion; and

THEREFORE 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

6.5 2024 Development Charge Background Study Amendment Report and By-laws

File No. ACS2024-PDB-GEN-0007 – City-wide

Direction to Staff (S. Devine/C. Kitts)

That staff be directed to analyze the feasibility of applying indexing twice a year on April 1 and October 1 related to:

- Transit-related projects
- Roads and related services; and

that staff report back with their findings and recommendations prior to the DC By-law update when incorporating the Transportation Master Plan.

Report Recommendation(s)

That Planning and Housing Committee recommend Council approve:

1. **The 2024 Development Charge Amendment Background Study dated October 9, 2024, as detailed in Document 1.**
2. **The City-wide Development Charge By-law, 2024-218, be amended in accordance with Document 2.**
3. **That pursuant to the *Development Charges Act*, subsection 12(3), no further public meeting is necessary.**

Carried as amended

Amendment:

Motion No. PHC 2024-36-02

Moved by G. Gower

WHEREAS the amending Development Charge Background Study was provided on the City's website on August 30, 2024; and,

WHEREAS a link to the amending Development Charge Background Study was provided within the staff report on page 9 but by inadvertence the hyperlink at Document 1 did not link to the Background Study; and,

WHEREAS there are additional information and proposed by-law changes that will not change the development charge rates to be imposed pursuant to the amending by-law attached as Document 2.

BE IT RESOLVED That Planning and Housing Committee recommend Council:

1. **Receive as the replacement Document 1, the 2024 Development Charge Amendment Background Study dated August 30, 2024, prepared by Hemson.**
2. **Receive as Document 3 the Hemson report dated October 10, 2024, amending the Background Study appended to this motion as Attachment 1.**
3. **Receive as Document 4 the Changes made to the Calculated Development Charge Rates since August 30, 2024, appended to this motion as Attachment 2.**
4. **Approve that the sentence on page 9 of the report:**

The 2024 Development Charges Amendment Background Study dated October 11, 2024, was made available on Ottawa.ca prior to the October 23, 2024, public meeting

Be revised to read:

The 2024 Development Charges Amendment Background Study dated August 30, 2024 was made available on Ottawa.ca on August 30, 2024, and the amending study dated October 10, 2024, was made available on Ottawa.ca on October 21, 2024.

BE IT FURTHER RESOLVED that the recommendations in the report be replaced with the following: That Planning and Housing Committee recommend Council approve:

1. The 2024 Development Charge Amendment Background Study set forth in Document 1 as amended by Document 3.
2. The City-wide Development Charge By-law, 2024-218, be amended in accordance with Document 2.
3. That pursuant to the Development Charges Act, subsection 12(3), no further public meeting is necessary.

BE IT FURTHER RESOLVED THAT Document 2 be amended to include the following as an amendment to By-law 2024-218:

19.1 The sub-total and total lines in this by-law provide information at the time of the enactment of this by-law or the subsequent amendments thereto but do not affect the determination of the development charges imposed by this by-law.

BE IT FURTHER RESOLVED THAT the Office of the City Clerk be directed to include the revised report and supporting documents in the report to Council.

Carried

Amendment:

Motion No. PHC 2024-36-03

Moved by G. Gower

WHEREAS the City of Ottawa does not charge for several Development Charge (DC) eligible service categories that the municipality is permitted to charge for under the Development Charges Act, 1997; and,

WHEREAS these service categories include important services in our city, such as public health, childcare, long term care, waste diversion services, emergency preparedness, and municipally administered court services; and,

WHEREAS from our new municipal administrative penalty system, to new childcare legislation, to a global pandemic, to a crisis in long term care, to unprecedented weather events, these categories

represent services that have all been recently and significantly impacted by changing environmental factors and legislative context; and,

WHEREAS this changing context warrants consideration of levels of service and how we fund these services; and,

WHEREAS the city is currently undergoing master plan renewal and a comprehensive development charge bylaw update; and,

WHEREAS the city and this council have expressed that our municipality is facing significant financial shortfalls, and has requested that higher orders of government provide financial relief; and,

WHEREAS reviewing what revenue streams we are not currently collecting but could be under existing provincial legislation is warranted in this context; and,

WHEREAS capital costs that are not funded through development charges are instead funded by taxpayers;

THEREFORE BE IT RESOLVED THAT staff, as part of the comprehensive DC bylaw update scheduled for next year, review the feasibility of implementing additional DC eligible service categories that are currently not charged for, including:

- **services related to public health; and,**
- **child care and early years programs and services under part VI of the Child Care and Early Years Act, 2014 and any related services; and,**
- **services related to proceedings under the Provincial Offences Act, including by-law enforcement services and municipally administered court services; and,**
- **services related to emergency preparedness; and**
- **services related to long-term care; and,**
- **waste diversion services.**

BE IT FURTHER RESOLVED THAT this review also include:

1. a consideration of the potential for reduced financial pressure on taxpayers of implementing additional DC eligible service categories; and,
2. a consideration of the potential advantages of establishing a level of service analysis where none currently exist; and,
3. a recommendation on whether or not council should implement additional DC service categories.

Carried

7. In Camera Items

There were no *in camera* items.

8. Information Previously Distributed

8.1 Rideau Valley Conservation Authority – Reserve Appointment

File No. ACS2024-OCC-CCS-0086 – City-wide

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

There were no Notices of Motion.

10. Inquiries

There were no Inquiries.

11. Other Business

There was no other business.

12. Adjournment

Next Meeting

Tuesday, November 5, 2024.

The meeting adjourned at 1:05 pm.

