



Planning and Housing Committee

Minutes

Meeting #: 52
Date: Wednesday, September 3, 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 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 September 10, 2025 in Planning and Housing Committee Report 52.
The deadline to register by phone to speak or submit written comments or visual presentations is 4 pm on September 2, 2025, and the deadline to register by email to speak is 8:30 am on September 3, 2025.
This is a public meeting to consider the proposed Comprehensive Official Plan and Zoning By-law Amendments listed as Item(s) 4.1 to 4.4 on today's Agenda.

For the item 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 September 10, 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 51 – August 20, 2025

Carried

4. Planning, Development and Building Services Department

4.1 Zoning By-law Amendment - 1174 Carp Road

File No. ACS2025-PDB-PSX-0042 – Stittsville (6)

The Applicant/Owner as represented by Jacob Bolduc, 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.

Vice Chair Gower spoke in support of the proposed development, however noted the tremendous growth in the area and legitimate concerns from the community

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 1174 Carp Road, as shown in Document 1, to permit a 14-storey retirement home, as detailed in Documents 2 and 3.**
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 September 10, 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 – 484 Hazeldean Road

File No. ACS2025-PDB-PSX-0053 – Kanata South (23)

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

- Email dated August 30, 2025 from Ashley Jackson

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 484 Hazeldean Road, as shown in Document 1, to permit “amusement centre” and “bar” as additional land uses in the shopping centre, 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 September 10, 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 - 1657 Carling Avenue and 386 Tillbury Avenue

File No. ACS2025-PDB-PSX-0039 – Kitchissippi (15)

The Applicant/Owner as represented by Scott Alain, 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 1657 Carling Avenue and 386 Tillbury Avenue, as shown in Document 1, to permit a 28-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 September 10, 2025,” subject to submissions received between the publication of this report and the time of Council’s decision.**

4.4 Zoning By-law Amendment – 200 Baribeau Street

File No. ACS2025-PDB-PS-0063 – Rideau-Vanier (12)

Jean-Charles Renaud, Planner III, 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 following Staff were also present and responded to questions:

- Andrew McCreight, Manager, Development Review – Central, PDBS
- Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate

The Committee heard from the following delegations:

1. Rob South* spoke to the lack of availability for housing that meets the needs of families with children, more dense urban houses that have space for multiple room units and encouraged committee to send the application back to staff to allow for a transportation impact statement and additional community engagement.
2. Chris Greenshields, Vanier Community Association expressed concerns with amenity space, indoor facilities, removal of the community garden and transportation/parking concerns.
3. Mike Polowin, Parkriver Properties on behalf of the owner was present in support and available for to respond to questions if required.

[* 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.]

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

The Committee Carried the report recommendations as amended by Motion No. PHC 2025-52-01.

Report Recommendation(s)

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 200 Baribeau Street, as shown in Document 1, to permit a new residential Planned Unit Development consisting of up to nine (9) multi-unit residential buildings with a maximum total of up to 282 units, 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 on September 10, 2025,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried as amended

Motion No. PHC 2025-52-01

Moved by G. Gower

WHEREAS to permit a resolution of the site plan matter currently before the Ontario Land Tribunal, a modification to the Details of the Zoning for 200 Baribeau is supported by Planning staff;

THEREFORE BE IT RESOLVED that the Details of the Zoning contained within Document 2, section 1, clause b), to the report on 200 Baribeau be amended as follows:

1. **Under bullet one delete the text “subject to the following definition” and also delete item i) under the first bullet in clause 1b) being: i. A multi-use residential building is a residential building consisting of multiple dwelling units**

2. **Replace the text in bullet three in clause 1b), being “maximum residential parking spaces: 63 parking spaces”, with “minimum residential parking spaces after the first 12 spaces: 0.2 spaces per unit.”; and**

BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the Planning Act, no further notice be given.

Carried

4.5 Class 4 Noise Classification, 25 Pickering Place

File No. ACS2025-PDB-PS-0059 – Alta Vista (18)

Scott Penton, acoustical consultant, Colonnade BridgePort was present in support, and available to answer questions. Mr. Penton 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 recommend Council:

1. **Designate 25 Pickering Place, shown on the location plan attached as Document 1 to this report, as a Class 4 area within the meaning of Provincial Guideline NPC-300 and the City’s Environmental Noise Control Guidelines, and that the property be listed as a Class 4 area within Appendix A to the City’s Environmental Noise Control Guidelines.**
2. **Further amend the Noise By-law being By-law 2017-255 by adding the site specific provision set forth in Document 2 below.**

Carried

5. In Camera Items

There were no *in camera* items.

6. Information Previously Distributed

6.1 Q3 2025 – Status update on the new Zoning By-law - Final Draft

File No. ACS2025-PDB-PS-0054

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

There were no Notices of Motion.

8. Inquiries

There were no Inquiries.

9. Other Business

There was no other business.

10. Adjournment

Next Meeting

September 17, 2025.

The meeting adjourned at 10:17 am.

K. Crozier, Committee Coordinator

Councillor Jeff Leiper, Chair