



Planning and Housing Committee

Minutes

Meeting #: 56
Date: Wednesday, November 5, 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 Ariel Troster

Absent: 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, November 12, 2025 in Planning and Housing Committee Report 56.
The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, November 4, 2025, and the deadline to register by email to speak is 8:30 am on Wednesday, November 5, 2025.

This is a public meeting to consider the proposed Comprehensive Official Plan and Zoning By-law Amendments listed as Item(s) 4.1, 5.1 to 5.6 on today's Agenda.

For the item just mentioned, only those 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 November 12, 2025, please email or call the Committee or Council Coordinator.

2. Declarations of Interest

2.1 C. Curry - Official Plan Amendment - South March Urban Expansion Area

In accordance with Sections 5, 5.1, and 6 of the Municipal Conflict of Interest Act, R.S.O. 1990, as amended:

I, Cathy Curry, declare a potential, deemed direct pecuniary interest on the following item:

Official Plan Amendment to extend the Urban Boundary to include the South March Urban Expansion Area Boundary (File 01-01-24-0025), as I own property adjacent to the proposed expansion area.

3. Confirmation of Minutes

3.1 PHC Minutes 55 – October 15, 2025

4. Postponements and Deferrals

4.1 Zoning By-law Amendment – 3055 Richmond Road

File No. ACS2025-PDB-PS-0025 – Bay (7)

Deferred from the Planning and Housing Committee Meeting of September 17, 2025.

Amanda Davidson, Planner I, Planning, Real Estate and Economic Development Department (PRED) provided an overview of the report and answered questions from the Committee. Kersten Nitsche, Manager, Development Review – West 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 delegation:

- Ibrahim Saad
- moved into area because of greenspace. Construction will be noisy and distracting for people working from home. Lots of pollution and more traffic. Building will limit greenspace and put stress on infrastructure. Decrease property value. Invade our privacy and block the sun. decrease number of parking spots with no visitor parking and it's going to be a big problem.

The Applicant/Owner as represented by Nadia De Santi, WSP was present and responded to questions from 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 October 28, 2025 from Afeif Abood
- Email dated November 3, 2025 from Ibrahim Saad & Hoda Saad

Following discussions and questions to staff the Committee carried the report recommendations as amended by Motion No. PHC 2025-56-01.

Report Recommendation(s)

That Planning and Housing Committee:

1. **Recommend Council approve an amendment to Zoning By-law 2008-250 for 3055 Richmond Road as shown in Document 1, to permit a five-storey 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 September 24, 2025" subject to submissions received between the publication of this report and the time of Council's decision.**

Carried as amended

Amendment:

Motion No. PHC 2025-56-01

Moved by T. Kavanagh

WHEREAS the applicant has requested this matter be deferred until Q1 2026;

THEREFORE BE IT RESOLVED that the Planning and Housing Committee defer consideration of ACS2025-PDB-PSX-0051 Official Plan Amendment – South Marcg Urban Expansion Area until a future meeting in Q1 2026;

BE IT FURTHER RESOLVED THAT staff be permitted to include, if necessary, a revised staff report and/or supporting documentation for inclusion in the distribution of the meeting agenda with appropriate notice being provided.

Carried

5. Planning, Development and Building Services Department

5.1 Official Plan Amendment - 4497A and 4497B O'Keefe Court

File No. ACS2025-PDB-PSX-0065 – Barrhaven West (3)

The Committee received a combined presentation related to Item 5.1 - Official Plan Amendment - 4497A and 4497B O'Keefe Court and 5.2 - Official Plan Amendment - South March Urban Expansion Area.

Mélanie Gervais, Planner, Planner III, and Stream Shen, Planner III, Planning, Real Estate and Economic Development Department (PRED) provided an overview of the reports. 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:

- Geraldine Wildman, Manager, Development Review – South, PDBS
- Royce Fu, Manager, Policy Planning, PDBS
- Susan Johns, Director, Asset Management Services, Infrastructure and Water Services
- Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate, Legal Services

The Committee heard from the following delegation:

- Audrey Chapman, Vice President, Cedarhill Community Association

The Applicant/Owner as represented by Paul Black and Miguel Tremblay, Fotenn 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.

Following discussions and questions of staff the Committee carried the report recommendations as presented.

Report Recommendation(s)

1. **That Planning and Housing Committee recommend Council refuse the Official Plan Amendment to bring the subject lands into the urban boundary and designate them as**

‘Neighbourhood’ and direct staff to defend the City’s position at the Ontario Land Tribunal.

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 November 12, 2025,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried

5.2 Official Plan Amendment - South March Urban Expansion Area

File No. ACS2025-PDB-PSX-0051 – West Carleton March (5)

This report will be considered by the Agriculture and Rural Affairs Committee on November 6, 2025

C. Curry declared a conflict on this item. (In accordance with Sections 5, 5.1, and 6 of the Municipal Conflict of Interest Act, R.S.O. 1990, as amended: I, Cathy Curry, declare a potential, deemed direct pecuniary interest on the following item:

Official Plan Amendment to extend the Urban Boundary to include the South March Urban Expansion Area Boundary (File 01-01-24-0025), as I own property adjacent to the proposed expansion area.)

Prior to receiving a presentation from staff, Vice-Chair Gower introduced the following deferral motion:

WHEREAS the applicant has requested this matter be deferred until Q1 2026;

THEREFORE BE IT RESOLVED that Planning and Housing Committee defer consideration of ACS2025-pdb-psx-0051 Official Plan Amendment – South March Urban Expansion Area until a future meeting in Q1 2026;

BE IT FURTHER RESOLVED THAT staff be permitted to include, if necessary, a revised staff report and/or supporting documentation for inclusion in the distribution of the meeting agenda with appropriate notice provided.

The Committee heard from the following delegation on deferral:

- Randall Palmer spoke against deferral supporting refusal

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated October 31, 2025 from James Wilson
- Email dated November 2, 2025 from Patrick Tan
- Letter dated November 4, 2025 from Stephen Willis, Stantec
- Letter dated November 4, 2025 from Ursula K. Melinz, Soloway Wright
- Letter dated November 4, 2025 from Novatech

Marcia Wallace, General Manager and Royce Fu, Manager, Policy Planning, Planning, Development and Building and Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate, Legal Services were present and responded to questions on deferral.

Following questions of staff, the Committee deferred the report recommendations per Motion No. PHC 2025-56-02 on a division of 9 years and 1 nay:

Report Recommendation(s)

1. **That Planning and Housing Committee recommend Council refuse the Official Plan Amendment to include the subject lands within the urban boundary and to designate them as 'Neighbourhood' with a 'Future Neighbourhood Overlay' under the Suburban Transect, and direct staff to defend the City's position at the Ontario Land Tribunal.**
2. **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 November 12, 2025,” subject to submissions received between the publication of this report and the time of Council’s decision.

Motion No. PHC 2025-56-02

Moved by G. Gower

WHEREAS the applicant has requested this matter be deferred until Q1 2026;

THEREFORE BE IT RESOLVED that Planning and Housing Committee defer consideration of ACS2025-pdb-psx-0051 Official Plan Amendment – South March Urban Expansion Area until a future meeting in Q1 2026;

BE IT FURTHER RESOLVED THAT staff be permitted to include, if necessary, a revised staff report and/or supporting documentation for inclusion in the distribution of the meeting agenda with appropriate notice provided.

For (9): J. Leiper, G. Gower, R. Brockington, L. Dudas, L. Johnson, T. Kavanagh, C. Kitts, W. Lo, and A. Troster

Against (1): C. Kelly

Conflict (1): C. Curry

Carried (9 to 1)

5.3 Official Plan Amendment and Zoning By-law Amendment – 1440 Blair Towers Place

File No. ACS2025-PDB-PSX-0060 – Beacon Hill-Cyrville (11)

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.

The Committee Carried the report recommendations as presented.

Report Recommendation(s)

1. That the Planning and Housing Committee recommend Council approve:
2. An amendment to the Official Plan, Volume 2A, 8 – Inner East Lines 1 and 3 Stations Secondary Plan, to permit a high-rise building at a maximum height of 22-storeys for the property municipally known as 1440 Blair Towers Place, as detailed in Document 2.
3. An amendment to the Zoning By-law 2008-250 for 1440 Blair Towers Place from TD2[2085] to TD2[2085]H(64.5), as shown in Document 1. The amendment will replace the existing exception [2085] as detailed in Document 3 to permit a 22-storey building, make site-specific exceptions, and permit a retirement home with no rooming units on the subject property.
4. 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 November 12, 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 – 6615 and 6635 Renaud Road, 191 Rappel Circle

File No. ACS2025-PDB-PS-0050 – 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 6615 and 6635 Renaud Road / 191 Rappel Circle, as shown in Document 1, to permit low-rise residential 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 12 November, 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 – 708, 720 and 750 River Road

File No. ACS2025-PDB-PS-0066 – Riverside South-Findlay Creek (22)

The Applicant/Owner as represented by Vincent Denomme, Urbandale 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 708, 720 and 750 River Road, as shown in Document 1, to permit single detached, townhouse, and apartment dwelling units to facilitate the development of 246 residential units, 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 November 12, 2025,” subject to**

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

Carried

5.6 Zoning Omnibus Amendments – Q4 2025

File No. ACS2025-PDB-PS-0068 – City-wide

This report will be considered by the Agriculture and Rural Affairs Committee on November 6, 2025

The following written submissions was received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated November 4, 2025 from Faith Blacquiere

Report Recommendation(s)

1. **That Planning and Housing Committee recommend Council approve amendments to Zoning By-law No. 2008-250, as shown in Document 1, and detailed in Document 2.**
2. **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 November 12, 2025" subject to submissions received between the publication of this report and the time of Council's decision.**

Carried

6. In Camera Items

7. Information Previously Distributed

7.1 Housing Approvals Dashboard – Q1 & Q2 2025

File No. ACS2025-PDB-PS-0029

7.2 Provincial Proposed Updates to the Projection Methodology Guidelines to support the implementation of the Provincial Planning Statement, 2024

File No. ACS2025-PDB-PS-0069

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

There were no Notices of Motion.

9. Inquiries

There were no Inquiries.

10. Other Business

10.1 Stittsville Lion's Club Identification Signage with Message Centre

Motion No. PHC 2025-56-03

Moved by G. Gower

That the following motion be added for consideration as an additional item at the November 5, 2025 meeting of Planning and Housing Committee, pursuant to Subsection 89 (3) of the Procedure By-law.

WHEREAS Stittsville Lion's Club is proposing the installation of a replacement ground sign, with electronic message centre at 1339 Stittsville Main Street; and

WHEREAS Stittsville District Lions Club has been a cornerstone of the Stittsville community for over 70 years, providing a wide range of initiatives to support the community including fundraising for local organizations, providing financial assistance to families in need, supporting youth programs and initiatives; and

WHEREAS the ground sign previously installed at the location in 1990 was installed with a manual message centre; and

WHEREAS the Lion's Club wishes to upgrade the existing sign and install an electronic message centre; and

WHEREAS the proposed signage does not comply with the Permanent Signs on Private Property By-law; and

WHEREAS it is recommended to allow this request beyond the general application process for minor variances found in the delegation of authority provisions By-law 2016-326; and

WHEREAS fees associated with a Sign Minor Variance could impact the non-profit organization negatively; and

WHEREAS Stittsville Lion's Club will be required to obtain a permit, and be responsible for the associated fee; and

WHEREAS the approval of a motion for sign variance allows for the delegated authority process fees to be waived for the sign minor variance totaling \$2,330.00;

THEREFORE BE IT RESOLVED THAT Planning and Housing Committee recommend Council approve exemptions to Table 1A of the Permanent Signs on Private Property By-law (2016-326), as amended, to allow:

- 1. The installation of a digital message centre in a TM zone;**
- 2. The maximum height of a ground sign in a TM zone to be 5.18 metres;**
- 3. The minimum side yard setback for a ground sign to be equal to 0.75 metres;**

BE IT FURTHER RESOLVED that the fees for minor sign variance totaling \$2,330.00 be waived

Carried

11. Adjournment

Next Meeting

Wednesday, November 19, 2025.

The meeting adjourned at 11:05 am.

K. Crozier, Committee Coordinator

Councillor Jeff Leiper, Chair