



Planning and Housing Committee

Minutes

Meeting #: 58
Date: Wednesday, December 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 Wednesday, December 10, 2025 in Planning and Housing Committee Report 58.
The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, December 2, 2025, and the deadline to register by email to speak is 8:30 am on Wednesday, December 3.
This is a public meeting to consider the proposed Comprehensive Official Plan and Zoning By-law Amendments listed as Item(s) 4.1 - 4.3 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 December 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 57 – November 19, 2025

Carried

4. Planning, Development and Building Services Department

4.1 Official Plan and Zoning By-law Amendment – Part of 1900 and 2000 City Park Drive

File No. ACS2025-PDB-PS-0007 – Beacon Hill-Cyrville (11)

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

- Email dated December 1, 2025 from Dana Cross and Gary Choy

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 – Urban Secondary Plans, Inner East Lines 1 and 3 Stations Secondary Plan, for Part of 1900 and 2000 City Park Drive to reduce the maximum height at the front of the subject property from 20 storeys to 16 storeys, and to increase the maximum height at the rear of the subject property from 20 storeys to 30 storeys, as detailed in Document 2.**
 - b. **amendment to Zoning By-law 2008-250 for part of 1900 and 2000 City Park Drive, as shown in Document 1, to rezone the lands from transit oriented development to parks and open space, as well as transit oriented development with a site-specific exception, a schedule, and a holding provision, as detailed in Documents 3, 4, 5 to permit a high-rise development.**
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 December 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 - 258 Durocher Street

File No. ACS2025-PDB-PSX-0073 - Rideau-Vanier (12)

Eric Forhan, Planner II, Planning, Development and Building Services (PDBS), provided an overview of the report and answered questions from the Committee. Derrick Moodie, Director, Planning Services (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 delegation:

- Mona Kiame encouraged the committee to reconsider the proposed zoning to strengthen the connection between organizations and the arts community. Exploring zoning amendments to allow cultural activities, developments that incorporate land use planning and integrate cultural and connected programming in school board properties are most relevant.

The Applicant/Owner as represented by Mark Ouseley and Lisa Dalla Rosa, 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.

Following questions of staff, the Committee Carried the report recommendations as amended by Motion No. PHC 2025-58-02.

Report Recommendation(s)

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 258 Durocher Street, as shown in Document 1, to permit an animal hospital, animal care establishment, a retail store, a retail food store and a training centre within an existing 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 December 10, 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 2025-58-02

Moved by A. Troster

WHEREAS the Ottawa Humane Society, a non-profit organization, is proposing to develop and operate an animal welfare hub, consisting of an animal hospital, animal care establishment, a retail store, a retail food store and a training centre, within an existing building on the property municipally known as 258 Durocher Street; and

WHEREAS the Ottawa Humane Society’s proposal represents a change of use (from an institutional use to a commercial use) with an existing building which does not qualify for an exemption from the cash-in-lieu of conveyance of park-land requirements under Section 11 of By-law No. 2022-280, as amended, being the Parkland Dedication By-law; and

WHEREAS the Ottawa Humane Society is seeking an exemption by Council from the cash-in-lieu of conveyance of parkland requirements of By-law No. 2022-280, as amended, being Parkland Dedication By-law; and

WHEREAS the City of Ottawa Planning Services and Parks and Facilities Planning Department staff were consulted on the exemption proposal and are supportive of the proposal’s exemption since the Ottawa Humane Society is a non-profit organization and the proposal offers free-of-charge non-profit community-funded and publicly accessible services which otherwise aligns with the general intent of Section 11 of By-law No. 2022-280, as amended, being Parkland Dedication By-law; and

WHEREAS the exemption forgoes revenue to the City at 2% of the land’s valuation. The value of the land is not known at this time.

THEREFORE, BE IT RESOLVED THAT Planning and Housing Committee recommend Council approve an exemption from the cash-in-lieu of conveyance of park-land requirements of By-law No.

2022-280, as amended, being the Parkland Dedication By-law, for an animal welfare hub to be developed within an existing building on the property municipally known as 258 Durocher Street and operated by the Ottawa Humane Society; and

BE IT FURTHER RESOLVED that the applicable parkland or cash-in-lieu of conveyance of parkland requirement be waived in its entirety for the animal welfare hub to be developed within an existing building on the property municipally known as 258 Durocher Street and operated by the Ottawa Humane Society.

Carried

4.3 Official Plan Amendment and Zoning By-law Amendment – 829 Carling Avenue

File No. ACS2025-PDB-PS-0065 - Somerset (14)

The Applicant/Owner as represented Evan Saunders and Lisa Dalla Rosa, 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 amended by Motion No. PHC 2025-58-01.

Report Recommendation(s)

1. **That Planning and Housing Committee recommend Council:**
 - a. **Approve an amendment to the Official Plan, Volume 2A, West Downtown Core Secondary Plan, for 829 Carling Avenue, with regards to a site-specific policy, to permit a reduced tower separation distance for the construction of a 50-storey, mixed-use, high-rise building, as detailed in Document 2.**
 - b. **Approve an amendment to Zoning By-law 2008-250 for 829 Carling Avenue to permit an increase in height and an increase in the minimum number of bicycle parking spaces for the construction of a 50-storey, mixed-use, high-rise building, 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 December 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 2025-58-01

WHEREAS report 4.3 Official Plan Amendment and Zoning By-law Amendment – 829 Carling Avenue recommends an official plan amendment for tower separation for high-rise buildings; and

WHEREAS the proposed 50-storey tower was designed to include stepbacks above the 40th storey resulting in a 25 metre tower separation between high-rise 41+ towers; and

WHEREAS there is an existing 30-storey building along Sydney Street to the north of the proposed tower with a tower separation of 21 metres between the existing building and the proposed building; and

WHEREAS tower separation for high-rise buildings 40 storeys or less requires a minimum 20 metre tower separation; and

WHEREAS the recommended site-specific policy, as written, would require 25 metres which was intended to capture the tower separation with the property to the west.

THEREFORE BE IT RESOLVED that Document 2, Part B – The Amendment, 2.1 add “, except to the north where minimum separation distance of 21 metres applies” with the entirety of the clause reading as follows:

- 5) Notwithstanding 4.2.2 Policy 2), the tower portion of a high-rise 41+ building at 829 Carling Avenue will have a minimum separation distance of 21.0 metres between any tower portion of any high-rise building for the first 40 storeys, and a

minimum separation distance of 25.0 metres between any tower portion of any high-rise building for the portion above 40 storeys, except to the north where minimum separation distance of 21 metres applies.

Carried

5. Finance and Corporate Services Department

5.1 Treasurer's Report on 2024 Growth Related Revenues

File No. ACS2025-FCS-FIN-0012 – City-wide

Report Recommendation(s)

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

Received

6. Office of the City Clerk

6.1 Status Update – Planning and Housing Committee Inquiries and Motions for the period ending November 21, 2025

File No. ACS2025-OCC-CCS-0131 – City-wide

Report Recommendation(s)

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

Received

7. In Camera Items

There were no *in camera* items.

8. Information Previously Distributed

8.1 Cash-in-Lieu of Parkland

File No. ACS2025-FCS-FSP-0012

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

- Wednesday, January 21, 2026.
- Wednesday, December 17, 2025 (Joint Meeting with Agriculture and Rural Affairs Committee)

The meeting adjourned at 9:54 am.

K. Crozier, Committee Coordinator

Councillor Jeff Leiper, Chair