



Planning and Housing Committee

Minutes

Meeting #:	60
Date:	Wednesday, February 18, 2026
Time:	9:30 am
Location:	Andrew S. Haydon Hall, 110 Laurier Avenue West, and by electronic participation
Present:	Chair: Councillor Jeff Leiper, Vice-chair: Councillor Glen Gower, Councillor Cathy Curry, Councillor Laura Dudas, Councillor Laine Johnson, Councillor Clarke Kelly, Councillor Catherine Kitts, Councillor Wilson Lo, Councillor Tim Tierney, Councillor Ariel Troster
Absent:	Councillor Riley Brockington, Councillor Theresa Kavanagh

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 February 25, 2026, in Planning and Housing Committee Report 60.
The deadline to register by phone to speak or submit written comments or visual presentations is 4 pm on Tuesday, February 17, 2026, and the deadline to register by email to speak is 8:30 am on Wednesday, February 18, 2026.

This is a public meeting to consider the proposed Comprehensive Official Plan and Zoning By-law Amendments listed as Item(s) 5.1 - 5.4 and 5.6 and 5.7 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 February 25, 2026, 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 59 – February 4, 2026

Carried

4. Postponements and Deferrals

4.1 PHC 2024-04 - Issuance of N5, N12, N13, and AGIs at the Landlord Tenant Board in Ottawa

This response was originally listed on the agenda for the meeting of February 4, 2026. It has been added to this agenda as a discussion item.

The Committee heard from the following delegations:

1. Dave Longchamps
2. Debbie Staples
3. Rosalinda Klempen

Kale Brown, Director, Housing, Community and Social Services Department was present and responded to questions.

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

- Email dated February 11, 2026 from Tony Miller

5. Planning, Development and Building Services Department

5.1 Official Plan Amendment – Leitrim East Urban Expansion Area

File Number: ACS2026-PDB-PSX-0009 - Riverside South-Findlay Creek (22)

Report Recommendation(s)

1. **That Planning and Housing Committee recommend Council refuse the Official Plan Amendment to amend Schedule B7 to add the subject lands to the urban boundary and to designate them as 'Neighbourhood' with a 'Future Neighbourhood Overlay' and direct staff to defend the City's position at the Ontario Land Tribunal.**
2. **That Planning and Housing Committee recommends that Council refuse the Official Plan Amendment to create a new area specific policy to allow for the evaluation of land within 500.0 metres of an active quarry for future consideration of urban expansion and direct staff to defend the City's position at the Ontario Land Tribunal.**
3. **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 February 25, 2026' subject to submissions received between the publication of this report and the time of Council's decision.**

Carried

5.2 Zoning By-law Amendment - 2510 and 2502 Saint-Laurent Boulevard, 1900 and 1920 Walkley Road, 2990 and 3000 Conroy Road, and 2425 Don Reid Drive

File Number: ACS2026-PDB-PS-0033 - Gloucester-Southgate (10)

The Applicant/Owner as represented by Robert Tran and Greg Winters, Novatech 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 presented.

Report Recommendation(s)

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2502 and 2510 Saint-Laurent Boulevard, 1900 and 1920 Walkley Road, 2990 and 3000 Conroy Road, and 2425 Don Reid Drive, as shown in Document 1, to facilitate a 160-unit townhouse development, park block, and block for future development, 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 February 25, 2026," subject to submissions received between the publication of this report and the time of Council's decision.**

Carried

5.3 Official Plan and Zoning By-law Amendments – 550 Wanaki Road

File Number: ACS2026-PDB-PSX-0026 - Rideau-Rockcliffe (13)

The Applicant/Owner as represented by Pamela Whyte, Parsons 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.

Luc Poulin, Director of Facilities Services and Iqbal Mohammed Kettani, Assistant Director, Conseil des écoles catholiques du Centre-Est (CECCE) registered to speak in support of the application.

The Committee Carried the report recommendations as amended by Motion No. PHC 2025-60-01.

Report Recommendation(s)

1. **That Planning and Housing Committee recommend Council:**
 - a. **Approve an Amendment to the Official Plan Volume 2A Wateridge Village Secondary Plan, Section 2: Land Designation and Key Urban Design Direction specific to a portion of 550 Wanaki Road, as detailed in Document 3, by adding a new site-specific policy to allow for a school, as detailed in Document 2.**
 - b. **Approve an Amendment to the Zoning By-law 2008-250 for a portion of 550 Wanaki Road, as shown in Document 3, to rezone the lands from Business Park Industrial, Subzone 14 (IP14 H(50)) to Business Park Industrial, Subzone 14, Urban Exception XXXX (IP14 [XXXX] H(50)) to permit a school, 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 25 February 2026 ," subject to submissions received between the publication of this report and the time of Council's decision.**

Carried as amended

Motion No. PHC 2025-60-01

Moved by C. Kitts

(on behalf of Councillor King)

WHEREAS Wateridge Village is one of Ottawa's fastest-growing neighbourhoods and, at full build-out, is expected to be home to more than 10,000 residents, underscoring the importance of timely and well-planned community infrastructure, including schools; and

WHEREAS there is broad community support for the establishment of a new elementary school in Wateridge Village as a critical investment in children, families, and the long-term vitality of the community; and

WHEREAS the rapid growth of the neighbourhood requires careful and coordinated planning, particularly for a school site where vehicular traffic, transit operations, pedestrians, and cyclists will converge daily; and

WHEREAS the Conseil des écoles catholiques du Centre-Est has brought forward a proposal for a new French Catholic elementary school in Wateridge Village at 550 Wanaki Road, as part of its long-term planning to address enrolment pressures and service needs in the east end of Ottawa; and

WHEREAS Wanaki Road functions as a primary corridor and one of only two access routes serving Wateridge Village, and the introduction of a school at this location will increase traffic volumes, particularly during peak drop-off and pick-up periods; and

WHEREAS concerns raised by the Councillor's Office and the Wateridge Village Community Association regarding traffic capacity, access, queuing, and pedestrian safety are substantive and must be addressed; and

WHEREAS the proposed pick-up, drop-off, and bus lay-by arrangements require further refinement to avoid conflicts with active transportation users, transit operations, and through-traffic, and to ensure sidewalks, cycle tracks, and travel lanes remain unobstructed; and

WHEREAS the current site plan is not yet fully developed and does not, in its current form, sufficiently address the provision of on-site parent and school bus lay-by facilities; and

WHEREAS there is a shared commitment among the City, the School Board, Canada Lands Company, and the Councillor's Office to work collaboratively through the RMA and site plan process to ensure that pick-up and drop-off functions are accommodated on-site and not within the public road network; and

WHEREAS given Wanaki Road's critical role in the community, these matters require careful consideration and resolution through the proposed amendments and the site plan approval process.

THEREFORE BE IT RESOLVED that Council affirm the importance of continued collaboration between the City and the Conseil des écoles catholiques du Centre-Est, including engagement with the community, transit services, Canada Lands Company, and the Councillor's Office, through the RMA and site plan approval process;

BE IT FURTHER RESOLVED that this collaboration be undertaken with a view to appropriately addressing traffic operations, access, and safety considerations associated with the proposed school site, including bus lay-by and pick-up and drop-off operations, with particular attention to minimizing impacts on Wanaki Road.

Carried

5.4 Official Plan Amendment and Zoning By-law Amendment – 110 and 116 York Street and Part of 137 George Street

File Number: ACS2026-PDB-PSX-0014 - Rideau-Vanier (12)

The Applicant/Owner as represented by Genessa Bates and Jaime Posen, 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 presented.

Report Recommendation(s)

1. That Planning and Housing Committee recommend Council:
 - a. Approve an amendment to the Official Plan, Volume 2C, for 110 and 116 York Street and Part of 137 George Street, as shown in Document 1, for increased building heights as detailed in Document 2.
 - b. Approve an amendment to Zoning By-law 2008-250 for 110 and 116 York Street and Part of 137 George Street, as shown in Document 1, to permit a 17-storey hotel addition, as detailed in Documents 3 and 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 February 25, 2026," subject to submissions received between the publication of this report and the time of Council's decision.

Carried

5.5 Heritage Permit for Alterations at 110-116 York Street

File Number: ACS2026-PDB-RHU-0009 - Rideau-Vanier (12)

This Item will be considered by Built Heritage Committee on February 10, 2026.

The Committee received a slide presentation overview of the report from Ms Lesley Collins, Program Manager, Heritage Planning, Planning, Development and Building Services Department. A copy of this presentation is held on file with the Office of the City Clerk.

The following delegations, as noted, were registered in the event that Committee had questions of the proponents. They did not address the Committee:

1. Sonia Joanis, Neuf Architects

2. Jamie Posen, Fotenn
3. Genessa Bates, Fotenn
4. Lucien Haddad, Neuf Architects
5. Jim Burghout, Claridge Homes

Correspondence was also received from Ms Linda Hoad, Heritage Advocacy Committee, Heritage Ottawa, and is also held on file with the Office of the City Clerk.

Following questions to staff, and at the conclusion of discussions, the report recommendations were put before Committee and were 'Carried', with Member B. Bourns dissenting.

Report Recommendation(s)

That Planning and Housing Committee recommend that Council:

1. **Approve the application to alter the property at 110-116 York Street to facilitate an expansion to the existing hotel on the site, according to plans by Neuf Architects dated November 11, 2025, and received on November 17, 2025, conditional upon the applicant:**
 - a. **Revising the colour of the brick for the tower to be more compatible with the HCD to the satisfaction of heritage staff, prior to the issuance of a building permit;**
 - b. **Providing samples of exterior cladding materials, including the proposed decorative ventilation screen at the northwest entrance for heritage staff's approval, prior to the issuance of a building permit;**
 - c. **Providing a copy of the building permit plans to heritage staff at the time of the submission of the building permit application. The submission shall clearly identify any changes from the approved herit-age permit and include a list and explanation of proposed changes;**
 - d. **Continuing to work with heritage and urban design staff, in consultation with the Lowertown Community Association**

to finalize details of the proposed art installation on the east elevation of the building, to the satisfaction of the Program Manager of Heritage Planning;

- e. **Ensuring that the proposed fixtures will be oriented to minimize light pollution as far as possible; final details of lighting and associated signage to be provided to heritage staff for approval prior to the issuance of a building permit.**
2. **Delegate authority for minor design changes to the Program Manager, Heritage Planning Branch, Planning, Development, and Building Services Department.**
3. **Approve the issuance of the heritage permit with a two-year expiry date from the issuance unless otherwise extended by Council.**

Carried

5.6 Zoning By-law Amendment - 1146 Snow Street

File Number: ACS2026-PDB-PSX-0012 - Beacon Hill-Cyrville (11)

The Applicant/Owner as represented by Evan Saunders and Jon Blakely, 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.

Derrick Moodie, Director, Planning Services, was present and responded to questions from members.

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

- Email dated February 12, 2026 from Kelsey Brennan
- Email dated February 15, 2026 from Maria Silva
- Email dated February 17, 2026 from Margarida Pires
- Email dated February 17, 2026 from Julie Di Nuzzo

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 1146 Snow Street as shown in Document 1, to permit a low-rise apartment dwelling with accompanying site-specific zoning exceptions, 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 February 25, 2026," subject to submissions received between the publication of this report and the time of Council's decision.

Carried

5.7 Zoning By-law Amendment – 1670 Tenth Line Road

File Number: ACS2026-PDB-PSX-0020 - Orléans East-Cumberland (1)

Lucy Ramirez, Planner II, Planning, Development and Building Services (PDBS), provided an overview of the report and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The Committee heard from the following delegations:

1. Deborah Baldwin raised concerns related to the proposed parking lot, stating it does not complement the community, and that planned foliage will not adequately conceal it, requesting a privacy fence be installed instead. Concerns were also expressed related to increased traffic, potential overflow parking on nearby streets, and pedestrian safety.
2. Linda Denis* noted that the community has only one point of entry, with narrow streets and limited parking. While supportive of the

development, she emphasized that growth should not come at the expense of safety.

3. Stefany Kawka echoed previous delegations' comments supporting the installation of a safety/privacy fence, and expressed concerns related to increased traffic, parking pressures, and overall safety. While supportive of the development and viewing it as positive growth for the community, it needs to be implemented in a way that remains cohesive with the neighbourhood.
4. Catherine Forsyth expressed concerns related to children's safety due to increased traffic and additional on street parking.

[* 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.]

The Applicant/Owner as represented by Jamie Rathwell, Arcadis was present to respond to questions if necessary.

Matthew Luloff, 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 presented.

Report Recommendation(s)

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1670 Tenth Line, as shown in Document 1, to permit a low-rise apartment 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 February 25, 2026," subject to submissions received between the publication of this report and the time of Council's decision.**

Carried

6. In Camera Items

There were no *in camera* items.

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

There were no Notices of Motion.

8. Inquiries

There were no Inquiries.

9. Other Business

9.1 Minor Corrections to the New Zoning Bylaw**Motion No. PHC 2025-60-02**

Moved by G. Gower

WHEREAS the third reading of the draft Zoning By-law will be considered by Council on March 11, 2026; and

WHEREAS minor corrections are required prior to the third reading.

THEREFORE BE IT RESOLVED that the rules of procedure be waived to consider the following motion at this Committee meeting, rising to Council on February 25, 2026.

WHEREAS a small number of consolidation errors have been identified where zoning by-law amendments to Zoning By-law 2008-250 were not carried forward into the draft Zoning By-Law; and

WHEREAS staff are seeking authority to make these corrections prior to third reading of the Zoning By-law to alleviate the need to correct these errors in a separate report after enactment of the new Zoning By-law.

THEREFORE BE IT RESOLVED that Council direct staff to include in the new Zoning By-law 2026-50, prior to third reading, all zoning by-law amendments to Zoning By-law 2008-250 approved by Council after July 6, 2022 (the date of the commencement of the new Zoning By-law project) which were inadvertently omitted through consolidation errors in the new Zoning By-law 2026-50.

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

10. Adjournment

Next Meeting

March 4, 2026.

The meeting adjourned at 11:02 am.

K. Crozier, Committee Coordinator

Councillor Jeff Leiper, Chair