



Planning and Housing Committee

Minutes

Meeting #: 62
Date: Wednesday, April 1, 2026
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 Wilson Lo, Councillor Tim Tierney, Councillor Ariel Troster

Absent: Councillor Catherine Kitts

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, April 8, 2026, in Planning and Housing Committee Report 62.
The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, March 31, 2026, and the deadline to register by email to speak is 8:30 am on Wednesday, April 1, 2026.

These “Summary Minutes” indicate the disposition of items and actions taken at the meeting. This document does not include all of the text that will be included in the full Minutes, such as the record of written and oral submissions. Recorded votes and dissents contained in the Summary Minutes are draft until the full Minutes of the meeting are confirmed by the Committee. The draft of the full Minutes (for confirmation) will be published with the agenda for the next regular Committee meeting and, once confirmed, will replace this document. The Chair read the following statement at the outset of the meeting pursuant to the *Planning Act*:

This is a public meeting to consider the proposed Comprehensive Official Plan and Zoning By-law Amendments listed as Item(s) 4.1 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 Wednesday, April 8, 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 61 – March 4, 2026

Carried

4. Planning, Development and Building Services Department

4.1 Official Plan Amendment and Zoning By-law Amendment - 951 Gladstone Avenue and 145 Loretta Avenue North

File No. ACS2026-PDB-PSX-0010 – Kitchissippi (15)

Eric Forhan, Planner II, Planning, Development and Building Services Department (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 following PDDBS staff were also present and responded to questions:

- Marcia Wallace, General Manager
- Derrick Moodie, Director, Planning Services
- Andrew McCreight, Manager, Development Review – Central

The Applicant/Owner as represented by Scott Alain 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.

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

- Email dated March 25, 2026 from Amy Tector
- Email dated March 25, 2026 from Evan Bell
- Email dated March 26, 2025 from Stephen Allen
- Email dated March 30, 2026 from Don and Stephanie Lalonde
- Email dated March 30, 2026 from Teresa Iacobelli

Following discussions and questions of staff and the Applicant, the Committee carried the report recommendations as amended by Motion No. PHC 2026-62-01.

Report Recommendation(s)

1. **That Planning and Housing Committee recommend Council:**
 - a. **Approve the Amendment to the West Downtown Core Secondary Plan in Volume 2A of the Official Plan, for 951 Gladstone Avenue and 145 Loretta Avenue North, as shown on Document 1, with regards to Schedule M - Maximum Building Height and Tower Location, to permit an increase in the maximum permitted buildings heights, from 30, 33 and 35 storeys to 34, 38 and 40 storeys respectively, as detailed in Document 2.**
 - b. **Approve the Amendment to Zoning By-law 2008-250 for 951 Gladstone Avenue and 145 Loretta Avenue North, as shown in Document 1, to permit an increase in the maximum permitted building heights, from 30, 33 and 35 storeys to**

- 34, 38 and 40 storeys, respectively, as detailed in Document 3.
- c. **Approve the Amendment to Zoning By-law 2026-50 for 951 Gladstone Avenue and 145 Loretta Avenue North, as shown in Document 1, to permit an increase in the maximum permitted building heights, from 30, 33 and 35 storeys to 34, 38 and 40-storeys, respectively, as detailed in document 5.**
 - d. **Approve an exemption from Community Benefit Charges for 951 Gladstone Avenue and 145 Loretta Avenue North, as shown on Document 1, in that the development contemplated on the subject lands or any substantially similar development on the subject lands, shall continue to be exempt from Community Benefits Charges provided the City benefits from an enforceable obligation, such as an Agreement registered on title, for the Owner or any subsequent Owners of the subject lands to provide the community benefits.**
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 April 8, 2026, subject to submissions received between the publication of this report and the time of Council's decision.**

Carried with Councillors J. Leiper and W. Lo dissenting on recommendation 1(d)

Carried as amended

Motion No. PHC 2026-62-01

Moved by G. Gower

WHEREAS the development proposed for 951 Gladstone Avenue and 145 Loretta Avenue North includes buildings that will be constructed in close proximity to the O-Train Line 2, Trillium Line; and

WHEREAS buildings that are situated close to the property line are subject to fire safety requirements regulated by the Ontario Building Code; and

WHEREAS a Limiting Distance Agreement (LDA) is a contractual arrangement between two property owners regarding the distance between buildings to ensure adequate spacing between structures by providing a greater portion of the required distance on an adjoining owner's land and thus respecting the requirements for fire safety; and

WHEREAS, while there are currently no plans for construction in the O-Train Line 2, Trillium Line, corridor, that would impact the development of 951 Gladstone Avenue and 145 Loretta Avenue North, an LDA is required to ensure that the necessary fire safety requirements are provided; and

WHEREAS an LDA with the City of Ottawa in relation to the O-Train Line 2, Trillium Line corridor would impact the potential use of 3.2 m of the rail corridor property which aligns with the planned Multi-use Pathway; and

WHEREAS the O-Train Line 2, Trillium Line access and egress will not be impacted by the development or LDA; and

WHEREAS Section 1.2 of the Real Property Disposal Policy requires any disposal to occur at fair market value; and

WHEREAS the estimated cost of the LDA at fair market value is approximately \$102,000; and

WHEREAS the applicant has committed to the following required community benefit contributions as part of the application for development, which are an estimated value of \$6.5 million in addition to other contributions occurring on site and these values exceed the current requirements of the Community Benefits Charge By-law which is estimated at \$614,424.00:

- **A relocation strategy for the existing artist tenants and confirmation of secured affordable rents for artist tenants**

within the Standard Bread Building for a period of 15 years, at approximately 40% below market (\$5M estimation);

- Construction of, or a cash contribution toward, a multi-use pathway along the east side of the site, north of Gladstone Avenue, to the northern extent of the property limits (\$1.5M contribution).

Additional on-site contribution outside of Community Benefits requirements:

- Provisions for a public access easement over areas intended to function as privately owned publicly accessible space; and
- Rehabilitation of the heritage Standard Bread building.

THEREFORE BE IT RESOLVED that Planning and Housing Committee recommend Council direct staff to enter into a limiting distance agreement with the applicant for 951 Gladstone Avenue and 154 Loretta Avenue North; and

BE IT FURTHER RESOLVED that the applicable section of the Real Property Disposal Policy be waived to enable the agreement to be completed at nominal cost.

Carried

4.2 Urban Design Review Panel Procedural and Reporting Updates

File No. ACS2026-PDB-RHU-0032 – City-wide

This Item will be considered by Agriculture and Rural Affairs Committee on April 2, 2026.

Mark Young, Program Manager, Public Realm and Urban Design, Planning, Development and Building Services Department (PDBS) was present and answered questions from the Committee.

The following PDBS staff were also present and responded to questions:

- Marcia Wallace, General Manager
- Derrick Moodie, Director, Planning Services

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

Report Recommendation(s)

That Planning and Housing Committee recommend Council direct staff to:

1. **Request the Ministry of Municipal Affairs and Housing to amend Official Plan Amendment 47 to remove the Urban Design Review Panel Report from the list of possible requirements for an application to be deemed complete; and**
2. **Exclude the Urban Design Review Panel Report from the Development Application Studies and Plans By-law.**

Carried

5. Strategic Initiatives Department

5.1 Inclusionary Zoning Policy and Regulatory Framework - Official Plan Amendment and Zoning Bylaw Amendments

File No. ACS2026-SI-CCR-0005 – City-wide

David Wise, Program Manager, Strategic Initiatives (SI) and Rory Baksh, Dillon Consulting Ltd. provided an overview of the report and answered questions from the Committee. Lily Xu, Director, Housing Solutions, Real Estate & Investment, SI 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 delegations:

1. Jason Burggraaf, GOHBA*
2. Charles Guilbault*

[* 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.]

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

Report Recommendation(s)

That Planning and Housing Committee recommend Council:

1. **Approve the Official Plan Amendment detailed in Document 1 and the Zoning By-law Amendment detailed in Documents 2, 3**

and 4 to establish and authorize the use of Inclusionary Zoning with a city-wide zero (0) per cent set-aside rate, pending future re-assessment for feasibility and need; and

2. **Direct Staff to initiate work to develop the Inclusionary Zoning Implementation Guidelines, administrative processes and triggers for assessment of future feasibility and housing need to support a change to required set-aside rates and report back to this Committee by Q2 2027; and**
3. **Direct Staff to initiate the housing market assessment and peer review as required by O.Reg. 232/18 in conjunction with an updated housing needs analysis and report back to Committee on future adjustments to required set-aside rates by no later than Q2 2028; and**
4. **Direct Staff to assess and develop further financial and/or regulatory incentives including leveraging of housing funds from senior levels of government to provide the basis and support for a voluntary inclusionary zoning supplement to encourage provision of increased depth of affordability and/or increased proportion of inclusionary units above the minimum baseline requirements.**

Carried with Councillor W. Lo dissenting.

Carried

6. Office of the City Clerk

6.1 Status Update – Planning and Housing Committee Inquiries and Motions for the period ending March 20, 2026

File No. ACS2026-OCC-CCS-0030 – 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 Urban Design Brief Terms of Reference and Urban Design Guidelines Updates

File No. ACS2026-PDB-RHU-0033 – City-wide

8.2 Cash-in-Lieu of Parkland - Q4 2025

File No. ACS2026-FCS-FSP-0002 – City-wide

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

9.1 Motion - Councillor L. Dudas

WHEREAS Action Ottawa is a program of the City of Ottawa designed to increase the supply of affordable housing in the community by providing financial support, incentives, and other assistance to non-profit and private housing developers to help provide affordable and supportive housing; and

WHEREAS Action Ottawa functions as the City's primary initiative for facilitating and expanding the development of affordable housing across Ottawa; and

WHEREAS the City's Affordable Housing Capital Strategy outlines funding allocation, progress on affordable housing developments, and key initiatives advancing affordable and supportive housing; and

WHEREAS a key objective of the Housing Acceleration Plan is to support a diversified and sustainable not-for-profit housing industry to strengthen development capacity, reduce risk and costs, and improve housing delivery outcomes; and

WHEREAS the Housing Acceleration Plan outlines complementary actions to accelerate affordable housing delivery on municipal lands, including introducing flexibilities in calls for proposals, simplifying regulatory environment, developing a 10-year road map for utilizing municipal lands, advancing City-led development preparation such as pre-zoning and environmental remediation, and exploring long-term land leases to preserve value for taxpayers; and

WHEREAS Ottawa Community Housing Corporation (OCHC), as the City of Ottawa's wholly owned municipal housing corporation, is accountable to Council for the development, ownership, and long-term sustainability,

operations and leveraging of existing and future community housing assets; and

WHEREAS the City currently uses Requests for Proposals (RFPs) as a tool to allocate City owned land; and

WHEREAS the non-market housing industry continues to evolve through sector-led, partnership-based, models (such as the Bumblebee Initiative developed collaboratively by OCHC, Options Housing, Ottawa Salus and Gignul Non-Profit Housing) that leverage collaboration among non-profit organizations, social service providers, and the private sector to foster innovation, share risk, and improve efficiency.

THEREFORE BE IT RESOLVED that Planning and Housing Committee recommend Council direct staff to review current processes and policies respecting the allocation of municipal land and resources for affordable housing with the goal of streamlining the City's approach while maintaining transparency, fairness, and accountability; and

BE IT FURTHER RESOLVED that, as part of this review, staff consider a range of different models to more efficiently move projects forward, including but not limited to leveraging OCHC as the City's municipal housing corporation and considering a pre-qualification mechanism for established sector partnerships and other alternatives to RFP processes; and

BE IT FURTHER RESOLVED that staff consider how to best recognize the varying scale and capacities of organizations, encourage partnerships, and explore strategic uses of long-term land leases and transfers to balance affordability goals with long-term value for taxpayers; and

BE IT FURTHER RESOLVED that staff be directed to ensure the proposed updates to the processes align with the City's Procurement By-law, Real Property Disposal Policy, Action Ottawa Guidelines, and applicable legal requirements, and includes recommendations on transparency, fairness, and reporting; and

BE IT FURTHER RESOLVED that staff work with OCHC to explore ways to more effectively streamline future developments and improve the speed and affordability at which wholly municipally-owned non-market housing is delivered in Ottawa; and

BE IT FURTHER RESOLVED that a report detailing the outcomes of this motion rise to Council through the Planning and Housing Committee as soon as feasible.

10. Inquiries

There were no Inquiries.

11. Other Business

There was no other business.

12. Adjournment

Next Meeting

April 15, 2026

The meeting adjourned at 11:29 am.

Original signed by K. Crozier,
Committee Coordinator

Original signed by Councillor Jeff
Leiper, Chair