



Planning and Housing Committee

Minutes

Meeting #: 63
Date: Wednesday, April 15, 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 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, April 22, 2026 in Planning and Housing Committee Report 63.
The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, April 14, 2026, and the deadline to register by email to speak is 8:30 am on Wednesday April 15, 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 and 4.3 on today's Agenda.

For the item just mentioned, only those who *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 April 22, 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 62 – April 1, 2026

Carried

4. Planning, Development and Building Services Department

4.1 Official Plan Amendment and Zoning By-law Amendment - 267 O'Connor Street

File No. ACS2026-PDB-PSX-0013 – Somerset (14)

The Committee considered this item concurrently with item 4.2 - Heritage Permit – 267 O'Connor Street on today's agenda.

Eric Forhan, Planner II, and Anne Fitzpatrick, Planner III, 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 PDBS staff were also present and responded to questions:

- Marcia Wallace, General Manager
- Andrew McCreight, Manager, Development Review – Central

The Committee heard from the following delegations:

1. Erwin Dreessen asked the Committee to reject the application, stating that the proposed development does not qualify as a landmark property nor demonstrate leadership. He also raised concerns about cyclist safety, noting potential blind spots for cyclists traveling north that may make them difficult for exiting drivers to see. He emphasized that staff and consultants must ensure these concerns are addressed in the development.
2. Martin Barclay of the Centretown Community Association stated that the project lacks environmental leadership, noting the absence of mitigation measures or commitments to sustainability and efficiency. He emphasized the importance of maintaining strong standards for landmark properties.
3. Liam O'Brien spoke in support of the proposed development, highlighting that future residents will be less car-dependent, more likely to use bike lanes and transit, support local businesses, and overall have a lower environmental impact.

The Applicant/Owner as represented by the following, provided an overview of the Application and responded to questions from Committee:

- Pauline Caubel, UnStudio
- Timothy Beed, Fotenn
- Kyle Kazda, Taggart

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 April 13, 2026 from Francesco Balassone
- Email dated April 14, 2026 from Richard Beattie

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

Report Recommendation(s)

1. **That Planning and Housing Committee recommend Council approve:**
 - a. **an Amendment to the Central and East Downtown Core Secondary Plan in Volume 2A of the Official Plan for 267 O'Connor Street, as shown on Document 1, to permit two Landmark Buildings up to a maximum building height of 27- and 25-storeys and a Privately-Owned-Public-Space, subject to a site-specific policy, as detailed in Document 2; and**
 - b. **an Amendment to Zoning By-law 2008-250 for 267 O'Connor Street to rezone the subject property from "Residential Fourth Density, Subzone UD, Exception 479 (R4UD[479])" to "Residential Fifth Density, Subzone B, Exception XXXX, Schedule YYY (R5B[XXXX] S(YYY))", as shown in Document 3, to permit two Landmark Buildings up to a maximum building height of 27- and 25-storeys, subject to site-specific zoning provisions, as detailed in Documents 4 and 5.**
 - c. **an Amendment to Zoning By-law 2026-50 for 267 O'Connor Street to rezone the subject property from "Neighbourhood 5, Subzone B, Urban Exception 479, maximum height of 23.0 metres [N5B(479) H(23)]" to "Neighbourhood 5, Subzone B, Urban Exception XXXX, Schedule YYY (N5B[XXXX] S(YYY))", as shown in Document 6, to permit two Landmark Buildings up to a maximum building height of 27- and 25-storeys, subject to site-specific zoning provisions, as detailed in Documents 7 and 8.**
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 Council 22 April 2026 subject to submissions received between the publication of this report and the time of Council's decision.

Carried

4.2 Heritage Permit – 267 O'Connor Street

File No. ACS2026-PDB-RHU-0005 - Somerset (14)

This Item will be considered by Built Heritage Committee on April 14, 2026.

The Committee considered this item concurrently with *item 4.1 - Official Plan Amendment and Zoning By-law Amendment - 267 O'Connor Street* on today's agenda.

Eric Forhan, Planner II, and Anne Fitzpatrick, Planner III, 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 PDBS staff were also present and responded to questions:

- Marcia Wallace, General Manager
- Andrew McCreight, Manager, Development Review – Central

The Committee heard from the following delegations:

1. Erwin Dreessen asked the Committee to reject the application, stating that the proposed development does not qualify as a landmark property nor demonstrate leadership. He also raised concerns about cyclist safety, noting potential blind spots for cyclists traveling north that may make them difficult for exiting drivers to see. He emphasized that staff and consultants must ensure these concerns are addressed in the development.
2. Martin Barclay of the Centretown Community Association stated that the project lacks environmental leadership, noting the absence of mitigation measures or commitments to sustainability and efficiency. He emphasized the importance of maintaining strong standards for landmark properties.
3. Liam O'Brien spoke in support of the proposed development, highlighting that future residents will be less car-dependent, more

likely to use bike lanes and transit, support local businesses, and overall have a lower environmental impact.

The Applicant/Owner as represented by the following, provided an overview of the Application and responded to questions from Committee:

- Pauline Caubel, UnStudio
- Timothy Beed, Fotenn
- Kyle Kazda, Taggart

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 April 13, 2026 from Francesco Balassone
- Email dated April 14, 2026 from Richard Beattie

Following discussions and questions of staff and the Applicant, the Committee carried the report recommendations as amended by Motion No. PHC 2026-04-02, as follows:

Report Recommendation(s)

That the Planning and Housing Committee recommend that Council:

- 1. Approve the application for new construction at 267 O'Connor Street in accordance with the plans submitted by UNS Unstudio dated December 1, 2025, subject to the conditions outlined in Document 9.**
- 2. Delegate authority for minor design changes to the Program Manager, Heritage Planning Branch, Planning, Development and Building Services Development.**
- 3. Approve the issuance of the heritage permit with a six-year expiry date.**

Carried

Motion No. PHC 2026-63-02

Moved by G. Gower

WHEREAS the report recommendation that approval be conditional upon “the applicant working with Heritage Planning staff to explore the feasibility of conserving the relief sculpture on the upper storey of the existing building,” and;

WHEREAS the relief sculpture is worthy of conservation as a heritage and cultural asset;

THEREFORE BE IT RESOLVED that the recommended condition c. be amended to read: “The applicant conserving the relief sculpture in a manner satisfactory to Heritage Planning staff.”

Carried

4.3 Zoning By-law Amendment – 67 Kempster Avenue

File No. ACS2026-PDB-PSX-0037 - Baie (7)

The Applicant/Owner as represented by Christine McCuaig, Q9 Planning & Design 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 submission was received by, and is filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated April 13, 2026 from Judy Dudley

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 67 Kempster Avenue as shown in Document 1, to permit a retail store within an addition to a detached dwelling, as detailed in Document 2.**
2. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2026-050 for 67 Kempster Avenue as shown in Document 3, to permit a retail**

store within an addition to a detached dwelling, as detailed in Document 4.

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 April 22, 2026," subject to submissions received between the publication of this report and the time of Council's decision.

Carried

5. Strategic Initiatives Department

5.1 Zoning By-law Amendment – 2505 and 2707 Solandt Road

File No. ACS2026-SI-ED-0003 - Kanata North (4)

The Applicant/Owner as represented by Greg Winters and Miranda Virginillo, 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 and Zoning By-law 2026-050 for 2505 and 2707 Solandt Road, as shown in Document 1 and Document 2, to permit the development of a three-storey personal service facility on the subject site to support a destination wellness facility that includes a spa, accessory outdoor amenity areas, accessory personal service buildings and an ancillary restaurant, as detailed in Document 3 and 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 April 22, 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. Information Previously Distributed

7.1 Kanata Lakes Golf Course Redevelopment Update

File No. ACS2026-PDB-PS-0038

Motion No. PHC 2026-63-01

Moved by G. Gower

BE IT RESOLVED THAT the Planning and Housing Committee allow discussion of this item for consideration by the Committee at today’s meeting, pursuant to subsection 89(4) of the Procedure By-law (being by-law no. 2025-100) to allow for questions to staff.

Carried

8. Motions of Which Notice has been Previously Given

8.1 Motion – Councillor L. Dudas – Ottawa Community Housing Corporation - Alternative Processes to Requests for Proposals

File No. ACS2026-OCC-CCS-0037 - City-wide

The following staff were present and responded to questions:

- Debbie Stewart, General Manager
- Lily Xu, Director, Housing Solutions, Real Estate & Investments
- Marcia Wallace, General Manager

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

Motion

That Planning and Housing Committee recommend Council approve that staff be directed 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

- 1. 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 prequalification mechanism for established sector partnerships and other alternatives to RFP processes; and**
- 2. 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**
- 3. 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**
- 4. 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**
- 5. That a report detailing the outcomes of this motion rise to Council through the Planning and Housing Committee as soon as feasible.**

Carried

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

9.1 Riverside South Library and Community Centre Height

Submitted by: Vice-Chair G. Gower (on behalf of Councillor S. Desroches)

WHEREAS the Riverside South Community Centre and Library is currently in the design phase and is proposed to be constructed at 250 Town Square Place; and

WHEREAS the Riverside South Secondary Plan and the Zoning By-Law require a minimum building height of “7.0m for any part of a building located within 20.0m of the main street” and a maximum 3m front yard setback for buildings which front onto the main street; and

WHEREAS the current design of the community centre and library has a proposed minimum building height of approximately 5.0m and a proposed maximum building setback of approximately 3.15m; and

WHEREAS the public realm adjacent to Town Square Place can be enhanced by increasing the maximum 3m front yard setback for the Community Centre and Library from the main street.

THEREFORE BE IT RESOLVED that staff be directed to bring forward an Official Plan Amendment and Zoning By-Law Amendment to reduce the minimum building height within 20.0m of the main street and to increase the maximum front yard setback to permit the proposed design of the Riverside South Community Centre and Library to proceed as designed, or as modified, at the earliest opportunity.

9.2 Digital Façade Permit at IKEA

Submitted by: Councillor L. Johnson

WHEREAS IKEA is proposing to upgrade their existing wall sign at 2685 Iris Street and install a digital wall sign in its place; and

WHEREAS IKEA is a major economic driver in the City, providing economic and social benefits to the community; and

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

WHEREAS IKEA 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 \$2,487.00.

THEREFORE BE IT RESOLVED THAT committee recommends that Council approve exemptions to the Permanent Signs on Private Property By-law (2016-326), as amended, to allow:

1. The installation of a digital message centre in an MC zone for a commercial use, while the By-law limits this type of sign to a theatre or cinema (Table 3B, Endnote 4);
2. The maximum area of a wall sign to equal 37% of the wall area, while the By-law limits the size to 25% of the wall area (Table 3A);
3. To allow a wall sign to straddle over 3 storeys, while the By-law requires a wall sign to be located on the first or second storey (Subclause 131(1)(b)); and

BE IT FURTHER RESOLVED that the fees for minor sign variance totalling \$2,487.00 be waived.

10. Inquiries

There were no Inquiries.

11. Other Business

There was no other business.

12. Adjournment

Next Meeting

May 6, 2026

The meeting adjourned at 11:04 am.

Original signed by K. Crozier,
Committee Coordinator

Original signed by Councillor Jeff
Leiper, Chair