



## Planning Committee

### Minutes 54

Monday, December 6, 2021

9:30

### Electronic Participation

This Meeting was held through electronic participation in accordance with Section 238 of the *Municipal Act, 2001* as amended by the *COVID-19 Economic Recovery Act, 2020*.

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- Notes:**
1. *Please note that these Minutes are to be considered DRAFT until confirmed by Committee.*
  2. *Underlining indicates a new or amended recommendation approved by Committee.*
  3. *Except where otherwise indicated, reports requiring Council consideration will be presented to Council on January 26, 2022 in Planning Committee Report 54A.*

**Present:** Co-Chairs: Councillor G. Gower and S. Moffatt  
Councillors: R. Brockington, J. Cloutier, L. Dudas, A. Hubley, C. Kitts, J. Leiper, S. Menard, T. Tierney

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 Items 3, 4, 5 and 6 on today's Agenda.

For the items 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 December 8, 2021 (for item 3) or January 26 (for items 4, 5, and 6), please email or call the Committee or Council Coordinator.

#### DECLARATIONS OF INTEREST

No declarations of interest were filed.

#### CONFIRMATION OF MINUTES

Minutes 53 – November 25, 2021

CONFIRMED

#### PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT

1. 2020 ANNUAL DEVELOPMENT REPORT

ACS2021-PIE-EDP-0043

CITY WIDE

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#### REPORT RECOMMENDATION

**That Planning Committee receive this report for information.**

Nathalie Pulcine, Planner II, Economic Development Services, Planning, Infrastructure and Economic Development Department (PIED), presented an overview of the application and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

Royce Fu, Planner III, Economic Development Services, and Stephen Willis, General Manager, PIED, were also present and responded to questions.

There were no written or oral submissions on this item.

Following discussion on this item, the Committee RECEIVED the report for information.

2. 15-MINUTE NEIGHBOURHOODS BASELINE REPORT

ACS2021-PIE-EDP-0044

CITY WIDE

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**REPORT RECOMMENDATION**

**That Planning Committee receive this report for information.**

Nathalie Pulcine, Planner II, Economic Development Services, Planning, Infrastructure and Economic Development Department (PIED), presented an overview of the application and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

Royce Fu, Planner III, Economic Development Services, and Steve Willis, General Manager, PIED, were also present and responded to questions.

There were no written or oral submissions on this item.

Following discussion on this item, the Committee RECEIVED the report for information.

3. ZONING BY-LAW AMENDMENT – OUTDOOR COMMERCIAL PATIOS

ACS2021-PIE-EDP-0042

CITY WIDE

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**REPORT RECOMMENDATIONS**

1. **That Agricultural and Rural Affairs Committee and Planning**

**Committee recommend Council approve an amendment to Section 85 of Zoning By-law 2008-250 as detailed in Document 1.**

- 2. That Planning Committee and Agricultural and Rural Affairs 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 8, 2021, subject to submissions received between the publication of this report and the time of Council's decision.**

David Wise, Program Manager, Zoning and Intensification Services, Planning, Infrastructure and Economic Development Department (PIED) presented an overview of the report and answered questions from the Committee.

Robert Sandercott, Planner II, Planning Services, and Mark Young, Program Manager, Public Realm & Urban Design, of PIED, were also present and responded to questions.

Cheryl Parrott (Hintonburg Community Association) addressed the Committee to share concerns on the report. Screening between patios and residential areas need to attenuate sound. She expressed concerns about the effectiveness of By-law Services at enforcing sound complaints, the carrying of alcohol between a business and any non-contiguous patio, and the public being able to identify who is operating a patio if they have complaints.

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

- Cheryl Parrott & Wayne Rodney (Hintonburg Community Association) letter dated December 5, with concerns

Following discussion on this item, the Committee CARRIED the report recommendations as amended by the following motion:

**Motion N° PLC 2021-54/01**

Moved by Councillor J. Leiper, on behalf of Councillor M. Fleury

**WHEREAS** there is a desire to ensure that outdoor patios operate as good neighbours particularly where located near residential uses,

**WHEREAS** the intent of the proposed regulations is to prohibit the use of amplified sound systems for patios located within 30 m of a residential zone, and it is necessary to account for amplified sound sources not directly located on an outdoor patio;

**AND WHEREAS** Staff recognize that there exist additional concerns with respect to the operation of outdoor commercial patios that may not be appropriately covered by zoning regulations;

**THEREFORE BE IT RESOLVED** that Planning Committee amend Document 1 by revising the first line of item (1)(b) so that it reads as follows:

**"Where an outdoor commercial patio is within 30 metres of a residential zone, it is not permitted to be served by an amplified system, directly or indirectly, for music or entertainment purposes."**

**BE IT FURTHER RESOLVED THAT** there be no further notice pursuant to Subsection 34 (17) of the *Planning Act*.

**BE IT FURTHER RESOLVED THAT** that Staff be directed to develop a "good neighbour" information document for outdoor commercial patios located in both the right-of-way and/or private lands, to cover issues related to the screening, noise, and other related operational matters for the 2022 patio season.

CARRIED

4. ZONING BY-LAW AMENDMENT – 299 (291) CARLING AVENUE

ACS2021-PIE-PS-0136

CAPITAL (17)

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**REPORT RECOMMENDATIONS**

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 299 Carling Avenue to permit an increase in the permitted heights for the subject lands, as

detailed in Document 3.

2. **That Planning 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 January 26, 2022," subject to submissions received between the publication of this report and the time of Council's decision.**

The Applicant, as represented by Anita Sott (WSP) and Katherine Constantine (Canada Lands Company), 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. A presentation slides were submitted by the Applicant and is on file with the City Clerk.

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

- Joseph Frederico email dated December 3, enclosing Carmen Sanchez (Dow's Lake Residents' Association) letters dated March 10 and May 1, 2021 with comments

Following discussion on this item, the Committee CARRIED the report recommendations as presented.

5. ZONING BY-LAW AMENDMENT – 200 BARIBEAU STREET

ACS2021-PIE-PS-0104

RIDEAU-VANIER (12)

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## REPORT RECOMMENDATIONS

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 200 Baribeau Street in order to accommodate the construction of an 85-unit Planned Unit**

**Development, as detailed in Document 2.**

- 2. That Planning 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 January 26, 2022," subject to submissions received between the publication of this report and the time of Council's decision.**

Ward Councillor M. Fleury was in attendance and participated in discussion on this item.

Jean-Charles Renaud, Planner II, Planning Services, Planning, Infrastructure and Economic Development Department (PIED), presented an overview of the application and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk. Douglas James, Manager, Development Review – Central (PIED) also responded to questions.

The Applicant as represented by Christine McCuaig (Q9 Planning & Design) provided an overview of the Application, opposed the deferral, and responded to questions from Committee. The Applicant slides are on file with the City Clerk. Kevin McMahon (Park River Properties) and Barry Hobin (Hobin Architecture) also attended on behalf of the Applicant and answered questions.

The following speakers addressed the Committee to speak to the Application:

- Chris Greenshields (Vanier Community Association) – slides on file with the City Clerk. Mr. Greenshields spoke to setbacks and reciprocal yard setbacks, public realm enhancement and street trees, adjacent property rights, and privacy.
- David Prichard spoke to the number of parking units, the need for accessible parking, the lane reduction, speeding traffic on Monfort Street, lack of traffic enforcement.
- Arthuro Macchi (Meilleur Private Residents Group) – slides on file with the City Clerk. Mr. Macchi spoke to Site perimeter setbacks, balcony

projections, the park extension area, landscaping and trees, outdoor space design and private backyards,

- Nicole Carss and Michael Armstrong stated that they supported the submissions by Arturo Macchi. They also objected to the balcony projections and rear yard setbacks, and the need for more greenspace.
- Dan Dorner (Meilleur Private Residents Group) spoke to residents' concerns about the park size and traffic. There is cut-through traffic on Meilleure Private. Mr. Dorner requested a traffic study post-development and for additional backyard space within the development.

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

- David Wise and Kelly-Anne Maddox letter dated November 26, with comments
- Frederic Brisco email received November 29, with comments
- Keith Lobo email dated November 30, with comments
- Vanier Community Association letter dated December 2, opposed
- Eugénie Cormier-Lassonde letter dated December 2, with comments
- Nicole Carss and Michael Armstrong letter dated December 3, with comments
- Dan Dorner (Meilleur Private Residents Group) letter dated December 2, with comments
- Josée Maillette letter received December 4, with comments

Following discussion on this item, the Committee CARRIED the report recommendations as amended by motion n° PLC 2021-54/03.

**Motion N° PLC 2021-54/02**

Moved by Co-Chair S. Moffatt, on behalf of Councillor M. Fleury

**WHEREAS Report ACS2021-PIE-PS-0104 seeks a zoning amendment to**



accommodate the construction of an 85-unit Planned Unit Development;  
and

WHEREAS the Ward Councillor has requested that the report be deferred to the next regular meeting of Planning Committee.

THEREFORE BE RESOLVED that Planning Committee defer report ACS2021-PIE-PS-0104 to the January 27, 2022 Meeting of Planning Committee;

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

WITHDRAWN

**Motion N° PLC 2021-54/03**

Moved by Co-Chair S. Moffatt

WHEREAS Report ACS2021-PIE-PS-0104 recommends approval of a Zoning By-law Amendment for 200 Baribeau Street to permit a planned unit development; and

WHEREAS inconsistencies between the zoning details in Document 1 – Location Map and Document 2 - Details of Recommended Zoning have been identified, specifically that Areas A and B to be rezoned are switched in Document 2;

THEREFORE BE IT RESOLVED that Planning Committee amend Document 2 – Details of Recommended Zoning by deleting sections 1 and 2 and replacing them with the following:

“1. Area A shown on Document 1 to be rezoned from I1A to R4UA[XXXX].

2. Area B shown on Document 1 to be rezoned from I1A to O1.”

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

CARRIED

6. ZONING BY-LAW AMENDMENT – 471 TERRY FOX DRIVE

ACS2021-PIE-PS-0097

KANATA NORTH (4)

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**REPORT RECOMMENDATIONS**

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 471 Terry Fox Drive to permit “animal care establishment” as an additional permitted use, as detailed in Document 2.
2. That Planning 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 January 26, 2022,” subject to submissions received between the publication of this report and the time of Council’s decision.

CARRIED

INQUIRIES

**Inquiry No. PC 05-21**

Councillor J. Leiper (on behalf of Councillor C. McKenney)

Radon is a naturally occurring gas which is low risk outdoors but can accumulate in buildings and elevated radon levels present an increased risk of lung cancer.

Building Code Services recently released guidance on voluntary radon mitigation measures for the construction industry, however, voluntary measures are not sufficient. Does the City of Ottawa have a plan to introduce a mandatory radon mitigation and testing policy or program, such as the Radon Gas Mitigation Program that’s been established in the City of Guelph? If not, why is the City of Ottawa not planning to implement a mandatory program addressing radon concerns in new builds?

ADJOURNMENT

The meeting was adjourned at 12:39 pm.

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**Committee Coordinator**

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**Chair**

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