



## Planning Committee

### Minutes 58

Thursday, March 10, 2022

9:30 AM

### 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 Wednesday, 23 March 2022 in Planning Committee Report 57.

**Present:** Co-Chairs: Councillor G. Gower and S. Moffatt  
Councillors: R. Brockington, J. Cloutier, C. Curry, 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, 7, 8, 9 and 10 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 March 23, 2022, please email or call the Committee or Council Coordinator.

#### Declarations of Interest

No declarations of interest were filed.

#### Confirmation of Minutes

Minutes 57 – February 24, 2022

CONFIRMED

#### Planning, Real Estate and Economic Development Department

1. City of Ottawa's Response to the Ontario Housing Affordability Task Force Report Recommendations

ACS2022-PIE-EDP-0008

City Wide

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#### Report recommendations

**That the Planning Committee recommend Council approve the following:**

1. **Receive this report and approve the City's response to the fifty-five Ontario Housing Affordability Task Force recommendations as shown in Document 1; and**
2. **Direct the General Manager, Planning, Real Estate and Economic**

**Development to submit the City's response to the Ministry of Municipal Affairs and Housing; and**

- 3. Request that Mayor Watson or his delegate, on behalf of Council, make representations as needed to the Minister of Municipal Affairs and Housing detailing the City's position.**

Stephen Willis, General Manager, Planning, Real Estate and Economic Development Department (PRED) 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.

The following speakers addressed the Committee to speak and where visual aids are referenced, they are on file with the City Clerk:

- Dean Tester, Make Housing Affordable spoke in favour of the recommendations from the Ontario Housing Affordability Task Force and his opposition to the staff report recommendations. He raised concerns regarding the housing crisis, housing prices doubling, lack of supply and the city planning process.
- John Dance, Old Ottawa East Community Association (slides on file) identified the need for the City to push back on the Task Force's premises and deficiencies, encourage community engagement in development process and addressing affordable housing for lower income families.
- Patrick Sylvain\* urged the Committee to support the Housing Affordability Task Force recommendations and reject the recommendations in the staff report, noting that the city needs to be a leader in housing affordability and suggests the City move to end single family zoning.
- Linda Hoad, Heritage Ottawa\* expressed concerns with the Task Force recommendations as it relates to heritage, noting the lack of understanding in the report about the purpose and impacts of heritage designations. Heritage Ottawa endorses staff responses specifically to recommendations 12, 16 and 17 from the Task Force and encouraged the Committee to support the staff report recommendations.
- Laura Urrechaga, Old Ottawa South Community Association\* expressed

concerns related to the Task Force recommendations, noting community involvement should not be reduced to the legal minimum or reduce the power of municipal councils or to adopt a one size fits all approach to municipalities across Ontario. There is a need for increased affordable housing, preserving heritage properties and notes the Province should work more collaboratively with the City.

- Patrick Morton spoke to concerns with the Province's lack of consideration in the report related to low income housing, climate change and taking power away from municipalities, stressing the importance of improving affordable housing, intensification and public consultation.
- Alex Cullen, Federation of Citizens' Association\* spoke to a number of concerns related to recommendations from the Ontario Task Force on Housing Affordability. The Province did not spend time on the demand side of the housing equation especially for low income families. The ability to access suitable housing is important to the social impacts on health, allowing people to participate fully in their communities.
- Alan Cliff spoke to concerns related to housing affordability and homelessness, noting the city's response to the Province could speak more to the housing shortage.

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

- Misha Sokolov email dated March 4, 2022, opposing
- Email dated March 4, 2022 from Etienne Rousseau, opposing
- Email dated March 8 from John Banker, opposing
- Email dated March 8 from Akeel, opposing
- Email dated March 8 from Guy Holmwood-Bramwell, opposing

- Email dated March 8 from Doug Thomson, opposing
- Email dated March 8 from Laura Urrechaga, Co-Chair, OSCA Planning and Zoning, with comments
- Email dated March 8 from Jason Burggraaf, Greater Ottawa Home Builders' Association, with comments
- Email dated March 8 from John Sankey, with comments
- Email dated March 8 from Sandy Nadugala, opposing
- Email dated March 8 from Kevin Ulug, opposing
- Email dated March 8 from Valerie Wright, Council on Aging Ottawa, with comments
- Email dated March 9 from Ian McConnachie, Crystal Beach Lakeview Community Association, with comments
- Email dated March 9 from Kyle DeCaluwe, opposing
- Email dated March 9 from Heather Pearl, Champlain Park Community Association, with comments

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

**Motion No PLC 2022-58/1**

Moved by Co-Chair G. Gower

**THEREFORE BE IT RESOLVED THAT Recommendation 3 be revised to:**

**“Request that Mayor Watson and the Co-Chairs of Planning Committee, on behalf of Council, make representations to the Minister of Municipal Affairs and Housing detailing the City’s position, with a focus on:**

- 1. Increasing provincial support for affordable housing and supportive housing.**
- 2. Ensuring that meaningful public participation and engagement in the**

planning process is maintained.

3. **Maintaining local context considerations, including the importance of heritage protections.**
4. **Maintaining equitable OLT appeal rights for residents and community groups.”**

CARRIED

**Motion No PLC 2022-58/2**

Moved by Councillor J. Leiper (on behalf of Councillor M. Fleury)

**WHEREAS the Province of Ontario’s released 55 recommendations through its the Ontario Housing Affordability Task Force; and**

**WHEREAS Recommendations 26 through 31 seek to “weed out” or “prevent appeals” the task force believes is aimed at delaying projects,**

**WHEREAS the task force points to latest data from the Ontario Land Tribunal’s 2019-20 report states that there are more than 1,300 unresolved cases; and**

**WHEREAS the National Capital Region’s latest growth population statistics show that it is the fourth fastest growing urban area in the Country; and**

**WHEREAS Statistics Canada reports Ottawa’s 2021 population alone is now 1,488,307; and**

**WHEREAS recommendation number 26 states the province should require appellants to promptly seek permission (“leave to appeal”) of the Tribunal and demonstrate that an appeal has merit, relying on evidence and expert reports, before it is accepted; and**

**WHEREAS The City report states it has no concerns provided the province restore an office to advise community organizations or other stakeholders on the mechanics of filing a proper appeal; and**

**WHEREAS the City further states Resources would also need to be provided to the Ontario Land Tribunal so that an expeditious review of the**

material providing on the “leave” application could be done and not cause delay; and

**WHEREAS** recommendation 30 requests the province to provide funding to increase staffing (adjudicators and case managers), provide market-competitive salaries, outsource more matters to mediators, and set shorter time targets; and

**WHEREAS** The City supports this recommendation but to be successful, this recommendation should reflect the specific needs of the National Capital Region;

**THEREFORE BE IT RESOLVED** that Council request the Solicitor General to create an Eastern Ontario - Ontario Land Tribunal to address the backlog and allow for timely reviews in Ottawa.

**AND THEREFORE BE IT FURTHER RESOLVED** that following the City’s recommendation, this Eastern office include an office to advise community organizations or other stakeholders on the mechanics of filing a proper appeal.

CARRIED

**Motion No PLC 2022-58/3**

Moved by Councillor J. Leiper (on behalf of Councillor M. Fleury)

**WHEREAS** the City of Ottawa is proud to be Canada’s Capital; and

**WHEREAS** the City includes unique neighbourhood and villages; and

**WHERE AS** communities evolve and needs change, and at times school properties being unused for educational purpose due to change in neighbourhood demographic; and

**WHEREAS** many public lands are vacant and offer development opportunities; and

**WHEREAS** the City has not signified the City’s objective for the development of these Federal, Provincial, Crown agencies and City public lands; and

**WHEREAS these lands should be considered in a complete community lens ahead of development and redevelopment; and**

**WHEREAS the City has unique opportunity to ensure that publicly owned land meet the introducing a full range of affordability and increase the number of rental housing stock**

**WHEREAS the Ontario Housing Affordability Task Force mandate was to explore measures to address housing needs; and**

**WHEREAS government-owned land was outside the mandate, but many stakeholders noted the value of surplus or underused public land and land associated with major transit investments in finding housing solutions; and**

**WHEREAS several stakeholders on the task force raised issues that they believed to have merit in further consideration; and**

**WHEREAS in Ottawa there are a number of vacant lands to be considered as underused including but not limited to Federal vacant lands such as former Canada Post offices, MTO/417 lands no longer being used for transportation expansion, provincial vacant school lands; and**

**WHEREAS the task force did recommend to permit as of right conversion of underutilized or redundant commercial properties to residential or mixed residential and commercial use.**

**WHEREAS The City has no concerns with this proposal, provided there are appropriate checks and balances to address land use compatibility between sensitive land uses and industrial uses that may be adjacent.**

**THEREFORE BE IT RESOLVED that the City request the Province of Ontario, based on their Affordable Housing Task force recommendations include renewed policies to easily transfer provincially owned lands within Ottawa to unlock housing options on vacant provincial properties deemed surplus (including crown agencies, LCBO, MTO, school boards, etc).**

CARRIED



**Motion No PLC 2022-58/4**

Moved by Councillor J. Leiper (on behalf of Councillor M. Fleury)

**WHEREAS Ottawa is a city of neighbourhoods and Villages.**

**WHEREAS Each of these neighbourhoods and Villages are unique, but many elements of the City's neighbourhoods and Villages are similar and is what shapes our City**

**WHEREAS the City's Official Plan sets objectives to continue to ensure these neighbourhoods and villages thrive**

**WHEREAS these objectives include intensification, 15-minute neighbourhoods, Climate Change-focused considerations and pedestrian and cycling friendly focused planning**

**WHEREAS the Official Plan intends to improve sophistication in urban and community design for good urbanism at all scales, from the largest to the very small.**

**WHEREAS the Province of Ontario's released 55 recommendations through its the Ontario Housing Affordability Task Force; and**

**WHEREAS recommendations 12 through 15 inappropriately define the review process for a planning applications as "NIMBYism" and can "delay the process" and extend the costs for building, remove the community consultation and local municipal councillor input and authority; and**

**WHEREAS in a City like Ottawa, in mature urban neighbourhoods a site plan requirement helps capture elements of design such as materials, lighting, parking, garbage storage, landscaping and privacy; and**

**WHEREAS The City does not agree with a complete override of these tools people value; and**

**WHEREAS the City's new residential zoning intensifications such as R4 has expanded to much of the inner urban core;**

**WHEREAS this zoning brings multi-residential buildings with significant**

increase in intensification within a residential neighbourhood;

**WHEREAS** The City has introduced several zoning tools, such as the Streetscape Character Analysis and the Mature Neighbourhoods Overlay, to ensure that new development of any size is compatible with the surrounding neighbourhood context.

**WHEREAS** part of this site plan process that includes to consult with residents and local representatives can alleviate future pressure within communities and costs to the city (such as bylaw infractions relating to safety, noise, garbage and parking); and

**THEREFORE BE IT RESOLVED** that committee direct staff to clarify in their report ahead of replying to the province the importance of site plan and its current review process in certain neighbourhoods and communities that have been rezoned or are zoned Residential Fourth Density and not exempt it from public consultations and input.

CARRIED

**Motion No PLC 2022-58/5**

Moved by Councillor J. Leiper (on behalf of Councillor M. Fleury)

**WHEREAS** The Province of Ontario released its 55 recommendations through its the Ontario Housing Affordability Task Force; and

**WHEREAS** the mandate of the Task Force was to explore measures to address housing affordability; and

**WHEREAS** the Housing Affordability Task Force recommends limiting exclusionary zoning in municipalities through binding provincial action including allowing as of right residential housing up to four units and up to four storeys on a single residential lot;

**WHEREAS** this recommendation aims to address how Ontario can quickly create more housing supply by allowing more housing in more locations “as of right” (without the need for municipal approval) and make better use of transportation investments.

**WHEREAS** this recommendation further aims to get more housing built in

**existing neighbourhoods more quickly than any other measure; and**

**WHEREAS the City of Ottawa has currently grown and intensified the focus remains on the inner core of the City; and**

**WHEREAS these intensification goals have pushed the limits of space, including green space**

**WHEREAS use of lands and extended the urban landscape further east, west and south for up to four units and up to four storeys on a single residential lot should be considered; and**

**WHEREAS this can be successfully achieved by extending the urban core intensification goals to align with the extension of the City's Light Rail Transit Confederation line and the current expansion to Trim Road to the East and Moodie Drive to the West;**

**WHEREAS The City's response supports the intent of the proposal and has taken up this challenge in adopting the new Official Plan; and**

**WHEREAS to properly meet the City's Official Plan intensification goals, the outer urban boundaries need to absorb greater intensification where appropriate; and**

**WHEREAS The City does not see the need for the province to impose a solution on municipalities, but further clarity in direction and the Provincial Policy Statement would be appropriate; and**

**THEREFORE BE IT RESOLVED THAT the City of Ottawa agrees that the Province needs to lead a discussion on ways to remove exclusionary zoning that inhibits allowing a variety of housing types in neighbourhoods in Ontario. The City encourages the Province to adapt the Provincial Policy Statement and issue best practices, but the City of Ottawa wants to retain the right to adapt any new standards to local conditions.**

CARRIED

2. High Performance Development Standard

ACS2022-PIE-EDP-0005

City Wide

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*This report will be submitted to Agriculture and Rural Affairs Committee on April 7, 2022.*

**Report recommendations**

**That the Planning Committee and the Agriculture and Rural Affairs Committee recommend Council approve the following:**

- 1. Approve the High Performance Development Standard Site Plan Metrics in Document 3, and as described in this report;**
- 2. Approve the High Performance Development Standard Plan of Subdivision Metrics in Document 4 and described in this report.**
- 3. Approve the Implementation Plan and standard delegated authority report conditions in Document 8 and described in this report and**
  - a. direct staff to update the development review process documents to reflect this plan.**
- 4. Direct staff to report back to the Joint Planning and Agriculture and Rural Affairs Committee with revised Site Plan Control By law provisions enabling the High Performance Development Standard to come into effect June 1, 2022, to be included as part of the Official Plan Implementation Report.**
- 5. Direct staff to report back to the following committees:**
  - a. The Standing Committee on Environmental Protection, Water and Waste Management by Q3 2023 with recommendations to update to the Corporate Green Building Policy to align with Tier 2 of the High Performance Development Standard;**
  - b. The Standing Committee on Environmental Protection, Water and Waste Management on key performance indicators**

**relating to the implementation and results of the High Performance Development Standard as part of the Climate Change Master Plan Annual Status Update;**

- c. Planning Committee with proposed incentive program, and funding options to support higher tier performance (Tier 2) in Q2 2023; and**
  - d. Planning Committee with a review and update of the High Performance Development Standard every four years with first recommended update for approval in 2025.**
  - e. Joint Planning and Agriculture and Rural Affairs Committee in the Official Plan Implementation Report with a recommendation of any HPDS criteria to be used for applications with reduced submission requirements as provided for under Official Plan Policy 11.1, 2 (a)**
- 6. That the Mayor, behalf of Council, request that the Government of Ontario:**
- a. Amend the energy requirements in the Ontario Building Code to align with climate change mitigation goals and improve adaptation measures for the changing climate or if the Government of Ontario does not agree to implement these changes;**
  - b. Provide provisions within the Ontario Building Code for increased resiliency and net zero emissions and give the authority for municipalities to implement these measures.**

**Motion No PLC 2022-58/6**

Moved by Co-Chair S. Moffatt

**WHEREAS the High Performance Development Standards respond to the policy direction in the New Official Plan;**

**WHEREAS the High Performance Development Standards support Council-direction through the development and implementation of design**

metrics; and

**WHEREAS** City owned infrastructure would be affected by the proposed metrics; and

**WHEREAS** City Staff will review the wider implications of the proposed standards to existing and future City builds.

**THEREFORE BE IT RESOLVED THAT** the Asset Management Implications section of Report ACS2022-PIE-EDP-0005 be deleted in its entirety and replaced with the following:

The recommendations documented in this report are consistent with the City's [Comprehensive Asset Management \(CAM\) Program objectives](#). The implementation of the Comprehensive Asset Management program enables the City to effectively manage existing and new infrastructure to maximize benefits, reduce risk, and provide safe and reliable levels of service to community users. This is done in a socially, culturally, environmentally, and economically conscious manner.

The recommendations documented in this report further the City's climate change goals by improving energy performance in new builds. This may, however, come at an increased capital cost when the City/City partners build new buildings or expand existing ones, subject to applicability of Site Plan Control criteria. Staff will need to work together to assess the project-specific impacts and potential cost increases of the these standards on planned projects.

CARRIED

**Motion No PLC 2022-58/7**

Moved by Councillor S. Menard

**WHEREAS** The HPDS is a collection of voluntary and required metrics that define high performance of new building projects to advance sustainable and resilient design.

**WHEREAS** The Site Plan Building Energy metric in the report excluded buildings under 2,000m<sup>2</sup> and the Site Plan Control bylaw applies to

**buildings 600m<sup>2</sup> and greater.**

**WHEREAS Planning applications are ongoing and consideration should be made for pre-applications made between Council Approval of the High Performance Development Standard and effective date**

**WHEREAS Projects with ongoing applications are not subject to new requirements but, clarity is needed for resubmissions.**

**WHEREAS Additional measures have been identified for review to be included in Tier 2 of the High Performance Development Standard.**

**THEREFORE BE IT RESOLVED THAT with respect to ACS2022-PIE-EDP-0005 the Planning Committee recommend Council approve the following:**

- 1) Revise the report and supporting documentation, to make all complex site plan control applications subject to energy modeling report requirements, which will lower the energy modeling report size threshold:**
  - a. On page 7 of the report, second to last bullet point, by deleting the words “over 2,000 square metres gross floor area” immediately following the words “The HPDS Site Plan energy modeling reporting will be required for building” and substituting with “requiring a complex site plan control application;**
  - b. On page 25 of the report, second bullet point under the heading “HPDS Metrics” by deleting the words “buildings over 2,000 square metres gross floor area” immediately following the words “Energy modeling reports are required for” and substituting with “all complex site plan control applications;**
  - c. On page 27 of the report, footnote 1 of Table 2 by deleting the words “buildings over 2,000m<sup>2</sup> gross floor area” and substituting with “all complex site plan control applications”**
  - d. On page 4 of Document 3 by deleting the words “Site Plan Applications over 2,000 m<sup>2</sup> gross floor area” following**

**“Application” and substituting with “Complex Site Plan Application”; and**

- e. On page 6 of Document 6 by deleting the words “under 2,000 m<sup>2</sup>” immediately following the word “Buildings which don’t have energy requirements under the Ontario Building Code do not have to demonstrate energy performance under this standard. Buildings” and substituting with “not subject to a complex site plan application”**

**2) Amend recommendation 5(e) to as follows:**

- a. Joint Planning and Agriculture and Rural Affairs Committee in the Official Plan Implementation Report with a recommendation of any HPDS criteria to be used for applications with reduced submission requirements as provided for under Official Plan Policy 11.1, 2 (a) and considerations for simplified energy requirements for site plan applications that are not required to submit energy modeling reports;**

**3) Amend Recommendation 4 to as follows:**

**“4. Direct staff to report back to the Joint Planning and Agriculture and Rural Affairs Committee with revised Site Plan Control By law provisions enabling the High Performance Development Standard to come into effect June 1, 2022, to be included as part of the Official Plan Implementation Report, and further that:**

- a) all site plan approvals in the Urban area and all Complex site plan applications in the Rural area submitted after June 1, 2022 must meet the HPDS, unless a pre-application consultation has been completed prior to April 13th 2022;**
- b) applications for draft approval for plans of subdivision submitted after June 1, 2022 must meet the HPDS, unless a pre-application consultation has been completed prior to April 13th 2022; and**
- c) Extension or Revision to subdivision draft approval for plans of subdivision submitted after June 1, 2023 must meet the**



**HPDS.**

- 4) **Direct staff to report back in Q2 2023 to include in the incentives consideration of additional metrics in Tier 2, concerning:**
  - a. **Mandatory Embodied Carbon reporting including methodology;**
  - b. **Construction Waste management diversion target;**
  - c. **Sourcing raw materials**
  - d. **Indoor water efficiency**
- 5) **Approve the adoption of a definition for complex site plan control applications as:**

**Residential developments containing fourteen or more units, five or more floors and/or having a gross floor area of 1,200 square metres or more; all planned unit developments; mixed-use buildings containing fourteen or more units, five or more floors and/or with a gross floor area of 1,400 square metres or more; non-residential development of five or more floors and/or with a gross floor area of 1,860 square metres or more; and drive-through facilities in the Site Plan Control Inner Area or abutting residential zones.**

Rebecca Hagen, Manager, Environmental Program Project, Planning, Real Estate and Economic Development Department (PRED) 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.

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

- Nick Stow, Prg Mgr, Natural Systems & Rural Affairs
- Martha Copestake, Planner III
- Don Herwyer, Director, Economic Development & Long Range Planning

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

- Angela Keller-Herzog, CAFES (slides on file) spoke to the differences

between Toronto and Ottawa's Green Standards and that the cost of building better, including higher efficiency low carbon buildings at the outset, is substantially lower than retrofitting buildings after construction.

- Marion Siekierski, CAFES \* (slides on file) identified comparisons between Toronto's advancement in green standards and Ottawa's standards related to electronic vehicle infrastructure, trees and cool paving, green house gas emissions construction materials
- Daniel Buckles, Greenspace Alliance and Tree Caucus, CAFES\* expressed the importance of trees and the canopy they create. As well, the plant biodiversity standard (species section) can be increased to a minimum 100% native species by broadening the definition of native to include species native to eastern North America.
- John Dance, Old Ottawa East Community Association\* (slides on file) noted the tree provisions identified are inadequate and should be more specific as well as suggested the need to ensure canopy trees are planted and maintained and the number of new and protected trees is proportional to lot size.
- Raymond Leury, President, Electric Vehicle Council of Ottawa (slides on file) noted the current production of electric vehicles (EV) and the expected increase in the coming years. Ottawa needs to be ambitious given the current climate emergency and encourages mandating pre-wired EV connections at every residential parking space (except visitor parking) for all new developments.
- Joan Freeman, CAFES (slides on file) touched on climate change and livability solutions, reducing green house gases, climate resilience and how the High Performance Development Standards could go further as it relates to filling gaps and setting future expectations.
- Marty Carr, President, Alta Vista Community Association acknowledged the High Performance Development Standards is a step in the right direction towards addressing the climate emergency. However raised concerns with some components of the application in terms of the scope of the developments they will cover as well that the standards will only

apply to new applications, not pending ones.

- Feliks Welfeld echoed the comments of previous speakers noting the standards need to be more ambitious given the climate emergency.
- Jason Burggraaf, Greater Ottawa Home Builders' Association\* touched on affordability, achievability, cost factors and energy efficiency requirements above code.

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

- Email dated March 9 from Alex Cullen, Federation of Citizens' Association, with comments
- Email dated March 9 from Emma Brown, with concerns

The Committee TABLED Motion No PLC 2022-58/7 and referred it to the Ottawa City Council meeting of April 13, 2022 in order to allow staff time to review and prepare a memo in response to the proposed changes.

The report recommendations, as amended by motion no PLC 2022-58/6, CARRIED on a division of 8 yeas and 1 nays, as follows:

YEAS (8): Councillors L. Dudas, C. Curry, T. Tierney, J. Leiper, C. Kitts, S. Menard, Co-Chair G. Gower, and Co-Chair S. Moffatt

NAYS (1): Councillor A. Hubley (dissent)

#### Direction to Staff

#### **Councillor C. McKenney**

That staff be directed to consult with the non-profit housing sector and relevant City Departments on the feasibility of applying Tier 2 requirements to all new publicly funded affordable housing developments. Further, staff are directed to report back on the energy metrics prior to the April 13, 2022 Council meeting and

on all 22 metrics to Planning Committee with the proposed incentive program in Q2 2023.

It should be noted that several new affordable housing projects are on the forefront of energy efficient development with the construction of multi-residential passive house and net-zero buildings, including OCH's 6-storey apartment at 811 Gladstone that has been built to passive house standard.

**Councillor M. Fleury**

1. That staff be directed to prepare, ahead of Council on April 13, 2022, a side-by-side analysis/ comparison with the Toronto Green Standard; and
  2. That staff be directed to prepare further information ahead of Council with respect to energy labelling.
  3. Official Plan Amendment – Manor Park North and Manor Park South (Multiple Addresses)  
  
ACS2022-PIE-PS-0021 Rideau-Rockcliffe (13)
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**Report recommendations**

1. **That Planning Committee recommend Council:**
  - a. **Approve an amendment to the Official Plan to create a new Secondary Plan in Volume 2a for Manor Park North and Manor Park South, as detailed in Document 2;**
  - b. **Approve that the implementing By-law not proceed to Council until such time as the Memorandum of Understanding, as detailed in Document 5, is executed by Owner;**
  - c. **Direct staff to execute the Memorandum of Understanding following the by-law being in full force and effect; and**
  - d. **Authorize the adoption of an amendment to the new Official Plan, as detailed in Document 2, into Volume 2A – Urban**

**Secondary Plans, upon the repeal of the current Official Plan.**

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 March 30, 2022," subject to submissions received between the publication of this report and the time of Council's decision.

**Motion No PLC 2022-58/8**

Moved by Co-Chair S. Moffatt

**THEREFORE BE IT RESOLVED THAT** That the Official Plan Amendment – Manor Park North and Manor Park South (Multiple Addresses) be deferred for consideration at a Special Meeting to be called for Thursday, March 24, 2022 at 9:30 am.

DEFERRAL CARRIED

4. Official Plan Amendment and Zoning By-law Amendment - 112 Montreal Road and 314 Gardner Street

ACS2022-PIE-PS-0016

Rideau-Vanier (12)

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**Report recommendations**

1. That Planning Committee recommend Council approve an amendment to the current Official Plan, Volume 2a, Secondary Plans, Montreal Road District Secondary Plan for 112 Montreal Road and 314 Gardner Street to permit three residential buildings of 37, 28, and 16 stories, and one eight-storey mixed-use building, as detailed in Document 2.

2. That Planning Committee recommend Council approve an amendment to the new Official Plan, Volume 2A, Urban Secondary Plans, Montreal Road District Secondary Plan for 112 Montreal Road and 314 Gardner Street to permit three residential buildings of 37, 28, and 16 stories, and one eight-storey mixed-use building, as detailed in Document 2.
3. That Planning Committee recommend Council approve an amendment to the Zoning By-law 2008-250 for 112 Montreal Road and 314 Gardner Street to permit three residential buildings of 37, 28, and 16 stories, and one eight storey mixed-use building, as detailed in Documents 3 and 4.
4. That Planning Committee recommend Council that the implementing Zoning By-law does not proceed to Council until such time as an agreement under Section 37 of the *Planning Act* is executed.
5. 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 March 30, 2022," subject to submissions received between the publication of this report and the time of Council's decision

The Applicant/Owner as represented by Miguel Tremblay, Fotenn, and Roderick Lahey, Roderick Lahey Architect, provided an overview of the Application and responded to questions from Committee. The Applicant slides are on file with the Office of the City Clerk.

Steve Gauthier, Planner II, Planning, Real Estate and Economic Development was present and responded to questions.

Chris Greenshields, Vanier Community Association, addressed the Committee to speak against the staff report noting concerns with height of the building (including shadowing), access entry to the property and nonconformity with the

secondary plan.

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

**Motion No PLC 2022-58/9**

Moved by Co-Chair S. Moffatt

**WHEREAS** Report ACS2022-PIE-PS-0016 includes a height schedule in Document 4; and

**WHEREAS** the applicant is requesting to amend the northern setbacks of Tower B1 and its podium from 9.9 metres to 9.0 metres and from 7.9 metres to 7 metres, respectfully, to allow room for adjustment of the building envelope at the detail design stage;

**THEREFORE BE IT RESOLVED** that the height schedule shown in Document 4 be replaced with the attached revised schedule.

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

CARRIED

The Committee considered the following Procedural motion:

Moved by Co-Chair S. Moffatt

**Motion No PLC 2022-58/10**

**BE IT RESOLVED** that the meeting time be extended past 7:00 p.m. pursuant to Subsection 8(1)(c) of *Procedure By-law* (By-law No. 2021-24).

CARRIED

5. Official Plan Amendment and Zoning By-law Amendment – 50 The Driveway  
ACS2022-PIE-PS-0019 Somerset (14)
- 

*\* Items 5 and 6 on the agenda were considered concurrently by the Committee.*

### **Report recommendations**

#### **That Planning Committee recommend Council:**

- 1. Approve an amendment to the Official Plan, Volume 2a, Centretown Secondary Plan, for 50 The Driveway, with site-specific policies, a change in land use designation for increased building height, as detailed in Document 2a; and,**
- 2. Approve an amendment to the New Official Plan, Volume 1, as detailed in Document 2b, for 50 The Driveway, to add a site-specific policy allowing a nine-storey building within The Rideau Canal Special District.**
- 3. Approve an amendment to the Zoning By-law 2008-250 for 50 The Driveway to permit a nine-storey apartment building, as detailed in Document 3.**
- 4. 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 March 30, 2022," subject to submissions received between the publication of this report and the time of Council's decision.**

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

- Marcus Sterzer, President, Cornerstone Owners' Association\* spoke to concerns related to the height and mass of the building, possible structure



damage to neighbouring homes due to digging for the parking lot and removal of mature trees to be replaced with smaller trees.

- Adrian Cloete and Michelle Wakefield echoed the previous speakers concerns related to size, height and density this building would create which would have major impacts to the neighbourhood, especially Lewis Street given it's narrowness.

The Applicant/Owner as represented by Barry Hobin, Hobin Architecture, provided an overview of the Application and responded to questions from Committee. The Applicant slides are on file with the Office of the City Clerk. Donna Dewar, Candian Nurses Association, Tim Chadder, J.L. Richards & Associates Limited, Carl Bray, Bray Heritage, David Anderson, Hobin Architecture and Eric Forhan, J.L. Richards and Associates Limited also attended on behalf of the Applicant.

The following PRED staff were also present and available to respond to questions:

- Andrew McCreight, Planner III
- Leslie Collins, Program Manager, Heritage Planning
- Doug James, Manager, Development Review - Central

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

- Hunter McGill, Heritage Ottawa, email dated March 9, with comments

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

6. Heritage Approach – 50 The Driveway

ACS2022-PIE-RHU-0008

Somerset (14)

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**Report recommendations**

**That Planning Committee recommend that Council:**

1. **Authorize the entering into of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owner of the property at 50 The Driveway, as a requirement of the site-specific zoning amendment (D02-02-21-0072). Such agreement shall address the proposed alterations and development, in the context of conserving the property's cultural heritage value and interest.**
2. **Approve the addition of 50 The Driveway to the City of Ottawa's Heritage Register, in accordance with Section 27 of the *Ontario Heritage Act*, effective as of the date that the applicant withdraws the demolition permit application A20-005202, received July 30, 2020.**

CARRIED

7. Zoning By-law Amendment - 5957 and 5969 Fernbank Road

ACS2022-PIE-PS-0018

Stittsville (6)

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**Report recommendations**

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 5957 and 5969 Fernbank Road to permit a residential subdivision, including one park block, one school block and stormwater management blocks, 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 March 30, 2022,” subject to submissions received between the publication of this report and the time of Council’s decision.**

The Applicant, as represented by Don Schultz, Cavanagh Developments, 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 Committee CARRIED the report recommendations as presented.

8. Zoning By-law Amendment – 4623 Spratt Road  
ACS2022-PIE-PS-0022 Gloucester-South Nepean (22)
- 

#### **Report recommendations**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 4623 Spratt Road to rezone from Development Reserve to Residential Third Density, Urban Exception 2625, to permit low rise residential 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 March 30, 2022,” subject to submissions received between the publication of this report and the time of**

**Council's decision.**

CARRIED

9. Zoning By-law Amendment – 879 River Road

ACS2022-PIE-PS-0023

Gloucester-South Nepean (22)

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**Report recommendations**

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 879 River Road from Development Reserve (DR) to Residential Fourth Density, Subzone Z (R4Z), to permit low-rise residential 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 March 30, 2022," subject to submissions received between the publication of this report and the time of Council's decision.

The Applicant, as represented by Ms. Fairouz Wahab, Richcraft, and Eric Bays, Stantec, 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 Committee CARRIED the report recommendations as amended by the following motion:

**Motion No PLC 2022-58/11**

Moved by Co-Chair S. Moffatt

**WHEREAS Report ACS2022-PIE-PS-0023 recommends zoning changes to the lands known municipally as 879 River Road;**

**AND WHEREAS through discussions with the applicant, it has been deemed advisable to make certain changes to the zoning provisions as it has been determined that the back-to-back townhouse units proposed in the draft approved subdivision are not able to conform to the zoning standards of the R4Z zone;**

**AND WHEREAS separate zoning provisions are required to ensure that back-to-backs townhouses can be constructed as planned;**

**THEREFORE BE IT RESOLVED that the following changes be made to the Report:**

**1. Replace Recommendation 1 with the following:**

**That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 879 River Road from Development Reserve (DR) to Residential Fourth Density (R4Z) and Residential Third Density, Subzone Z, Exception [2059] (R3Z [2059]), to permit low-rise residential development, as detailed in Document 2.**

**2. Replace Document 1 with the attached map<sup>1</sup>.**

**3. Replace Document 2 with the following:**

**DETAILS OF RECOMMENDED ZONING  
DOCUMENT 2**

**Proposed Changes to the Comprehensive Zoning By-law**

**1. The Zoning Map of City of Ottawa Zoning By-law 2008-250 is**

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<sup>1</sup> The location map is held on file with the Office of the City Clerk and will be included with the report on Ottawa.ca.

amended by changing the zoning of the lands known municipally as 879 River Road from Development Reserve (DR) to Residential Fourth Density, Subzone Z, (R4Z) and Residential Third Density, Subzone Z, Exception [2059] (R3Z [2059])

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

CARRIED

10. Zoning By-law Amendment - 170 Lees Avenue

ACS2022-PIE-PS-0025

Capital (17)

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**Report recommendations**

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 170 Lees Avenue to permit 'a parking garage, limited to the long-term storage of vehicles', on the P3 underground parking level of the existing building, 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 March 30, 2022," subject to submissions received between the publication of this report and the time of Council's decision.

The Applicant, as represented by Barrett L. Wagar, Stantec, and Doug Maclean on behalf of the property owner, Hama Investments Limited, 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 Committee CARRIED the report recommendations as presented.

11. 2021 Annual Report Pursuant to the *Building Code Act*

ACS2022-PIE-BCS-0001

City Wide

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**Report recommendation**

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

RECEIVED

**Information Previously Distributed**

A Cash-In-Lieu of Parkland

ACS2022-FSD-FSP-0002

City Wide

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Notices of Motions (For Consideration at a Subsequent Meeting)

**Motion No PLC 2022-58/12**

Moved by Co-Chair G. Gower

**WHEREAS recent amendments to the *Development Charges Act* requires municipalities to defer payment of development charges for uses including rental housing, institutional developments and not-for profit housing, pursuant to Section 26.1 of the Act; and**

**WHEREAS Section 26.2 allows for Development Charge rates to be frozen at the time of site plan or rezoning application. In both cases, interest may be applied to offset the cost associated with the delay in collection of development charges to account for the funding gap between when services are required and the timing of the collection of revenues to fund growth-related infrastructure;**

**WHEREAS the legislation allows municipalities to apply interest on the deferred installments and frozen (locked-in) payments which is reviewed annually;**

**WHEREAS the applied interest rate is at the discretion of Council;**

**WHEREAS Council approved the 2020 report entitled “Implementation of Interest Rate on Development Charge Deferrals Required Pursuant to Bill 108” that Council adopt an appropriate interest rate policy based on the higher of 1) the rate of indexing applied to the various development charge rates on an annual basis or 2) the actual interest rate that was applied to the debt used as a source of financing of eligible growth-related capital projects;**

**WHEREAS the 2021 Construction price Index for Ottawa is 17.2 per cent, which represents the largest increase of the Index since its inception in 1981;**

**WHEREAS a 17.2 per cent is a significantly greater interest rate charged by the City.**

**THEREFORE IT BE RESOLVED that Planning Committee recommend that Council approve that the 2022 Development Charge deferral rate be an average of 2020 and 2021, inclusive, representing a rate of 5.83 %, plus the standard 0.5% administrative adjustment, for a total rate of 6.33%**

**AND FURTHER BE IT RESOLVED that this rate be effective beginning on April 01, 2022 though to March 31, 2023, inclusive;**

**FURTHER BE IT RESOLVED THAT these rates be applied for the duration of the deferral installments, over five or twenty years, and any locked in Development Charge rates over this time frame.**



### Adjournment

The meeting was adjourned at 7:14 PM.

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**Committee Coordinator**

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**Chair**

DRAFT