



Ottawa City Council

22 June 2022

Disposition of Items Approved by Committees under Delegated Authority

Planning Committee

For the information of Council, the following item was approved by the Planning Committee under Delegated Authority, at its Special meeting of June 3, 2022:

Site Plan Control - 325, 327, and 333 Montreal Road, 334 Montfort Street and 273 Ste. Anne Avenue

ACS2022-PIE-PS-0064

Rideau-Vanier (12)

Report recommendations

- 1. That Planning Committee endorse a Site Plan Control application for 325, 327, and 333 Montreal Road, 334 Montfort Street and 273 Ste. Anne Avenue to permit the development of a low-rise building containing Residential Care Facility uses and a Shelter, as detailed in Document 2.**
- 2. That Planning Committee return Delegated Authority to staff for further changes to the approved plans, conditions, reports, and for the Site Plan Control Agreement.**

Motion No PLC 2022-64/1

Moved by Co-chair S. Moffatt (on behalf of Councillor M. Fleury)

WHEREAS staff have the authority to issue site plan approval on submitted site plan applications when there is either Councillor concurrence or approval by Planning Committee;

WHEREAS, given the significant community interest with respect to site plan application D07-12-17-0077, staff have returned the matter before Planning Committee as report ACS2022-PIE-PS-0064;

WHEREAS minor changes to site plans are often necessary, and Council is not advised of these changes;

THEREFORE BE IT RESOLVED that with respect to report ACS2022-PIE-PS-0064, Planning Committee approve the following:

- 1) Deletion of the word “endorse” and replacement with the words “approve, subject to any minor revisions that the Director of Planning Services will have authority to approve” in Recommendation 1; and**
- 2) Direct the Director of Planning Services to communicate with the Ward Councillor on any changes to the site plan after staff approval and until a building permit is issued.**

CARRIED

Motion No PLC 2022-64/2

Moved by Co-chair S. Moffatt (on behalf of Councillor M. Fleury)

WHEREAS Staff Report ACS2022-PIE-PS-0064 details the site plan application with respect to 325, 327, and 333 Montreal Road, 334 Montfort Street and 273 St. Anne Avenue; and

WHEREAS the staff report includes a number of supporting documents, including those providing background information on the site plan application and comments from community organizations (Documents 1-12); an

WHEREAS on June 1, 2022, the General Manager of Planning Real Estate and Economic Development issued a Memo to Planning Committee

providing background information the Salvation Army Site Plan Review and Programming Advisory Committee and a copy of the Agenda and Minutes summary for each of the Advisory Committee's meetings; and

WHEREAS it would be appropriate for this information to be on the public record;

THEREFORE BE IT RESOLVED that, with respect to report ACS2022-PIE-PS-0064, the General Manager's Memo dated June 1, 2022 and associated appendices be added to the staff report as Document 13.

CARRIED

Motion No PLC 2022-64/3

Moved by Co-chair S. Moffatt (on behalf of Councillor M. Fleury)

WHEREAS; the Staff report ACS2022-PIE-PS-0064 contains conditions of Site Plan Approval in Document 4; and

WHEREAS, since the Staff report has been prepared there have been further negotiations between Staff, the Ward Councillor and the Salvation Army on additional conditions; and

WHEREAS, these additional conditions need to be added to the existing Document 4 for approval as conditions 27 through 31;

THEREFORE BE IT RESOLVED that, with respect to report ACS2022-PIE-PS-0064, that the existing Document 4 be replaced with the enclosed revised Document 4, to reflect the conditions of concurrence for the site plan control approval.

CARRIED

The following motion was moved by Co-Chair Moffatt (on behalf of Councillor Fleury) and then subsequently withdrawn by Co-Chair Moffatt:

Motion No PLC 2022-64/4

Moved by Co-chair S. Moffatt (on behalf of Councillor M. Fleury)

WHEREAS the Staff report ACS2022-PIE-PS-0064 contains background information regarding the changes to the site plan application made by the Salvation Army on page 13; and

WHEREAS the Salvation Army has through its documentation supporting the site plan application, submitted a letter from Fotenn, dated November 23, 2021, which provides a breakdown of the number of beds throughout the facility; and

WHEREAS the staff report only reflects the number of beds within the shelter as ninety-nine (99) beds and does not include the full number of beds in the facility, being two hundred and eleven (211);

WHEREAS clarification of the information provided to Planning Committee is desired and a fulsome report including all information should be presented;

THEREFORE BE IT RESOLVED THAT, on page 13 of the staff report, the first paragraph under the heading “site plan control proposal and evolution”, the following be added as a fifth bullet point:

- **Number of beds in addition to the emergency shelter**

Shelter beds: 99 beds

Special Care Unit: 60 beds

Transitional Independent Living: 90 beds

Supportive Housing: 32 beds

For a Total of 211 beds.

WITHDRAWN

Motion No PLC 2022-64/5

Moved by Co-chair S. Moffatt (on behalf of Councillor M. Fleury)

WHEREAS; the Staff report ACS2022-PIE-PS-0064 contains conditions of Site Plan Approval in Document 4: and

WHEREAS, since the Staff report has been prepared there have been further negotiations between Staff, the Ward Councillor and the Salvation Army with respect to driveway access to Montfort Street, additional buffering and sidewalk conditions; and

WHEREAS, these additional matters are to be reflected on the final Site Plan and Landscaping Plan.

THEREFORE BE IT RESOLVED that, the final Site Plan and Landscaping Plans submitted by the Applicant shall include the following:

- 1. Driveway access from Montfort: The gate closest to the street, to 6 metres from the property line, restricting the queuing to one car;**
- 2. A “green-friendly” buffer will be placed between the fence of a residential property to provide additional landscaping, so long as there is no interference with underground services along the western fence of the property at 333 Montreal Road.**
- 3. Provision of a segregated sidewalk at the front of the property, being along the Montreal Road frontage, with a minimum width of 2 metres and wider sidewalks throughout the site, at a minimum of 1.5 metres.**

CARRIED

Motion No PLC 2022-64/6

Moved by Co-chair S. Moffatt (on behalf of Councillor M. Fleury)

WHEREAS the Staff report ACS2022-PIE-PS-0064 contains conditions of Site Plan Approval in Document 4; and

WHEREAS it is desirable to have the parking lot at the rear of the property, which is in close proximity to the Montfort Street residential community, to be restricted to employees and service providers only;

THEREFORE BE IT RESOLVED that the notes to the Site Plan contain the following:

- 1. The rear parking area, in closest proximity to Montfort Street, shown as having 27 spaces on the Site Plan, is intended to be restricted to use by employees and service providers only, with the Owner providing signage noting same.**

CARRIED

The following motion was moved by Co-Chair Moffatt (on behalf of Councillor Fleury) and was ruled out of order by Co-chair G. Gower.

Motion No PLC 2022-64/7

Moved by Co-chair S. Moffatt (on behalf of Councillor M. Fleury)

WHEREAS the Staff report ACS2022-PIE-PS-0064 contains conditions of Site Plan Approval in Document 4; and

AND WHEREAS all other shelter uses within the City of Ottawa have Neighbourhood Patrols and Outreach Programming;

AND WHEREAS the Salvation Army has advised that they will be implementing such programming in the form of a “Proactive Patrol” which will be run by the Salvation Army to provide support to this facility and its clients, as well as to respond to community safety and well-being concerns;

THEREFORE BE IT RESOLVED that the conditions of concurrence for the Site Plan Approval contain the following condition:

- 1. That the Owner shall implement a Proactive Patrol Program, patrolling the neighbourhood, to clients and to prevent community safety and well-being issues.**

The following motion was introduced and subsequently replaced by the below-noted Direction to Staff from Councillor R. Brockington:

Motion No PLC 2022-64/8

Moved by Co-chair S. Moffatt (on behalf of Councillor M. Fleury)

WHEREAS the Salvation Army has expressed its intent to the Rideau-Vanier Councillor to ensure there is no loss of levy as a result of the change in use at this location; and

WHEREAS the Salvation Army has expressed its intent to the Rideau-Vanier Councillor to create a fund for a capital account to support the Vanier Business Improvement Area with its members for the management of beautification, remediation and maintenance of Montreal Road and neighbourhood streets;

THEREFORE BE IT RESOLVED THAT, if the Salvation Army chooses to proceed with their project at 333 Montreal, an agreement between the

Salvation Army and the Vanier BIA be advanced to the reflect the intent mentioned above.

WITHDRAWN

Motion No PLC 2022-64/9

Moved by Co-chair S. Moffatt

THEREFORE BE IT RESOLVED that recommendation 1 be amended to make replace “Document 2” with “Documents 2 and 3.”

CARRIED

The report recommendations, as amended by motions no PLC 2022-64/1, PLC 2022-64/2, PLC 2022-64/3, PLC 2022-64/5, PLC 2022-64/6 and PLC 2022-64/9, CARRIED on a division of 9 yeas and 1 nay, as follows:

YEAS (9): Councillors R. Brockington, C. Cloutier, C. Curry, L. Dudas, A. Hubley, C. Kitts, J. Leiper, Co-chair S. Moffatt, and Co-chair G. Gower

NAYS (1): Councillor S. Menard

The Committee also accepted the following Directions to staff:

Councillor R. Brockington

DIRECTION TO STAFF

WHEREAS the Salvation Army has expressed its intent to the Rideau-Vanier Councillor to ensure there is no loss of levy as a result of the change in use at this location; and

WHEREAS the Salvation Army has expressed its intent to the Rideau-Vanier Councillor to create a fund for a capital account to support the Vanier Business Improvement Area with its members for the management of beautification, remediation and maintenance of Montreal Road and neighbourhood streets;

That the General Manager of Planning, Real Estate and Economic Development be directed to write a letter to the Salvation Army to request that, if the Salvation Army chooses to proceed with their project at 333 Montreal, an agreement

between the Salvation Army and the Vanier BIA be advanced to reflect the intent mentioned above.

Councillor M. Fleury

DIRECTION TO STAFF

That the General Manager of Planning, Real Estate and Economic Development be directed to write to the Salvation Army to request that they supplement their future work on safety and security measures and practices with an Indigenous lens.

DIRECTION TO STAFF

- 1) That Housing staff be directed, in the event of a future funding agreement request for emergency and transitional supportive housing services between the City of Ottawa and the Salvation Army at 333 Montreal Road, to negotiate a contract with the Salvation Army that pursues the following best practices related to community safety and wellbeing:
 - a) the provision of programming that allows for safe consumption practices in consultation with community health agencies to ensure all best practices and health guidelines are followed and form part of such an agreement;
 - b) the provision of 24/7 on site security and an active neighbourhood patrol to provide supports and response within a two-block radius of the facility; and
 - c) the emergency shelter component as defined by Housing Services to have no more than 99 shelter beds.

- 2) That Housing staff be directed, in the event of a future funding agreement request for supportive housing between the City of Ottawa and the Salvation Army at 333 Montreal Road, to negotiate a contract with the Salvation Army that pursues the following best practices for supportive housing, including:
 - a) self-contained dwelling units;
 - b) independent access to and from the building; and
 - c) private internal programming and amenity space for supportive housing residents.

The following was originally proposed by as a direction by Councillor Fleury, and was not accepted as a direction by the Committee.

Councillor S. Menard, as Member of the Planning Committee moved the direction as a Motion (on behalf of Councillor Fleury), and then Councillor Menard withdrew it.

Motion No PLC 2022-64/10

Moved by Councillor S. Menard (on behalf of Councillor Fleury)

WHEREAS the Staff report ACS2022-PIE-PS-0064 contains a document representing the public consultation, comments and staff responses to such comments: and

WHEREAS there was a comment included at page 66 of the staff report at bullet 6 as follows:

Given the diversity of residents, it will be important for the site to feature native art. The area previously labelled as a chapel needs to be neutral and confessional in nature, without solely Christian symbology. Francophone art must also be represented.

AND WHEREAS the staff report provides the following response, at page 67, to the above comment:

While the functioning of the chapel is not an issue for site plan control, the applicant has committed to providing indigenous and francophone art as part of the development. The Salvation Army will be working with members of the indigenous community to commission artwork for both exterior and interior spaces and will be working with members of the francophone community to commission artwork for interior spaces as well as make every effort to restore existing artwork currently displayed on the outside walls of the Thrift Store.

AND WHEREAS we have heard comments from members of the Francophone and Indigenous communities today regarding such intent from the Salvation Army, and that such intent is offensive to these communities who do not wish to be associated with this development;

I WOULD LIKE TO PROVIDE A DIRECTION TO STAFF: That the site plan conditions not include any reference or requirement for public art representing or reflecting the Indigenous or Francophone Community with respect to this development.

Planning Committee

For the information of Council, the following item was approved by the Planning Committee under Delegated Authority, at its meeting of June 9, 2022:

2. Site Plan Control – 2020 Walkley Road and 2935 Conroy Road
ACS2022-PIE-PS-0058 Gloucester-Southgate (10)
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Report recommendations

1. That Planning Committee endorse a Site Plan Control application for 2020 Walkley Road and 2935 Conroy Road, to permit the development of three one-storey warehouses with 49 loading docks and with 265 surface parking spaces, as detailed in Document 2.
2. That Planning Committee return Delegated Authority to staff for approval, and for preparation and entering into the Site Plan Control Agreement.

CARRIED, as amended by motion no PLC 2022-65/3.

Motion No PLC 2022-65/2

Moved by Councillor J. Cloutier (on behalf of Councillor D. Deans)

WHEREAS Report ACS2022-PIE-PS-0058 recommends endorsement of a Site Plan Control application for the lands known municipally as 2020 Walkley Road and 2935 Conroy Road;

AND WHEREAS Conroy Road is a spine route and part of a Cross-Town Bikeway Route #4 which is a well-used north-south cycling route for cyclists connecting from the south end into the City centre;

AND WHEREAS Conroy Road is the only north-south cycling route within a 5km stretch between Bank Street and Russel Road;

AND WHEREAS two entrances are being proposed to this site off Conroy Road. One of which will be newly constructed as part of this development;

AND WHEREAS this additional entrance will increase the potential for conflicts between trucks accessing the site and cyclists;

AND WHEREAS a cycle track is the current standard on a road of this class;

AND WHEREAS the addition of a fully segregated cycle track along the Conroy frontage of the site, would provide a much-needed safety barrier between cyclists and other road traffic;

AND WHEREAS the Applicant and Councillor's office have communicated that they have not been able to reach an agreement on the inclusion of a cycling facility along Conroy Road in the proposed Site Plan Control Application;

THEREFORE BE IT RESOLVED THAT, with respect to report ACS2022-PIE-PS-0058, the Planning Committee amend Document 3 – Conditions of Site Plan Approval to add a new requirement to read: "Prior to registration the Owner acknowledges and agrees to enter into a Roadway Modification Agreement for the design and construction, at the sole cost of the Owner, a fully segregated cycling facility along the Conroy Road frontage (from Walkley Road to St. Laurent Boulevard for a distance of approximately 300 metres), all to the satisfaction of the General Manager, Planning, Real Estate & Economic Development Department".

LOST on a division of 1 yea and 9 nays, as follows:

YEAS (1): Councillor S. Menard

NAYS (9): Councillors C. Cloutier, C. Curry, L. Dudas, A. Hubley, C. Kitts, J. Leiper, T. Tierney, Co-chair S. Moffatt, and Co-chair G. Gower

Motion No PLC 2022-65/3

Moved by Councillor J. Cloutier (on behalf of Councillor D. Deans)

WHEREAS Report ACS2022-PIE-PS-0058 recommends endorsement of a Site Plan Control application for the lands known municipally as 2020 Walkley Road and 2935 Conroy Road;

AND WHEREAS Conroy Road is a spine route and part of a Cross-Town Bikeway Route #4 which is a well-used north-south cycling route for cyclists connecting from the south end into the City centre;

AND WHEREAS Conroy Road is the only north-south cycling route within a 5km stretch between Bank Street and Russel Road;

AND WHEREAS two entrances are being proposed to this site off Conroy Road. One of which will be newly constructed as part of this development;

AND WHEREAS this additional entrance will increase the potential for conflicts between trucks accessing the site and cyclists;

AND WHEREAS the Applicant and Councillor's office have communicated that they have not been able to reach an agreement on the inclusion of a cycling facility along Conroy Road in the proposed Site Plan Control Application;

THEREFORE BE IT RESOLVED that, with respect to report ACS2022-PIE-PS-0058, the Planning Committee amend Document 3 – Conditions of Site Plan Approval to add a new requirement to read: "Prior to registration the Owner acknowledges and agrees to enter into a Roadway Modification Agreement for the design and construction, at the sole cost of the Owner, of cycling ride-overs at both Conroy Road site plan entrances, with flex posts and thermoplastic markings, all to the satisfaction of the General Manager, Planning, Real Estate & Economic Development Department".

CARRIED, with Councillor C. Curry dissenting.

Motion No PLC 2022-65/4

Moved by Councillor J. Cloutier (on behalf of Councillor D. Deans)

WHEREAS Report ACS2022-PIE-PS-0058 recommends endorsement of a Site Plan Control application for the lands known municipally as 2020 Walkley Road and 2935 Conroy Road;

AND WHEREAS Conroy Road is a spine route and part of a Cross-Town Bikeway Route #4 which is a well-used north-south cycling route for cyclists connecting from the south end into the City centre;

AND WHEREAS Conroy Road is the only north-south cycling route within a 5km stretch between Bank Street and Russel Road;

AND WHEREAS two entrances are being proposed to this site off Conroy Road. One of which will be newly constructed as part of this development;

AND WHEREAS this additional entrance will increase the potential for conflicts between trucks accessing the site and cyclists;

AND WHEREAS the Applicant and Councillor's office have communicated that they have not been able to reach an agreement on the inclusion of a cycling facility along Conroy Road in the proposed Site Plan Control Application;

THEREFORE BE IT RESOLVED THAT, with respect to report ACS2022-PIE-PS-0058, Planning Committee direct staff to work with the Applicant to remove one of the proposed entrances from Conroy Road onto the subject property prior to approval, all to the satisfaction of the General Manager, Planning, Real Estate & Economic Development Department.

WITHDRAWN