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Official Plan Amendment and Zoning By-law Amendment - 1452, 1460, 1470  
Hunt Club Road and 1525, 1531 and 1545 Sieveright Avenue

ACS2022-PIE-PS-0070

Gloucester-Southgate (10)

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### **Report recommendations**

- 1. That Planning Committee recommend Council:**
  - a. Approve an amendment to the Official Plan, Volume 2a, South Keys to Blossom Park, Bank Street Secondary Plan to remove the subject lands from the Sieveright Avenue Future Land Use Study area as detailed in Document 2;**
  - b. Direct staff to incorporate the Amendments to the Official Plan, Volume 2a, as detailed in Document 2, into Policy 38.1, Volume 2C – Area-Specific Policies of the new Official Plan.**
  - c. Approve an amendment to Zoning By-law 2008-250 to permit a six-storey residential care facility and to permit residential uses along Sieveright Avenue, as detailed in Document 4.**
- 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 July 6, 2022, subject to submissions received between the publication of this report and the time of Council's decision.**

Melanie Gervais, Planning III, Planning Services, 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 Applicant/Owner as represented by Jacob Bolduc, Fotenn Planning + Design, provided an overview of the Application and responded to questions from Committee. He was accompanied by the following representatives:

- Michael Boucher, VP Land Development, DCR Phoenix
- Bill McCurdy, Principal, Creva Group
- Megan Torza, Partner, DTAH Architecture
- David Hook, Associate, IBI Group

The following staff were also present and responded to questions:

- PRED: Stephen Willis, General Manager; Vivi Chi, Associate General Manager; Derrick Moodie, Director, Planning Services; Lily Xu, Manager, Planning Services; Manager, etc...
- Innovative Client Services Department: Tim Marc, Senior Legal Counsel-Planning, Development and Real Estate

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

- Janice Lobo
- Sylvie Lee, President, Upper Hunt Club Community Association
- Fara Amini
- Duncan Wrighte
- Behnam Behnia
- Susan Bubb
- Janine Flood
- Julie Hauser

- Laura Oleson
- Mariette Fyfe-Fortin
- Luc Fortin
- Nancy Abi-Khattar
- Angus MacKay
- Mohammad Tayyaran
- Richard Gebara
- Geoff Boole
- Francois Malric
- Michael Zaborski

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

- Email dated June 13, 2022 from Kyle Melanson, in support
- Email dated June 13, 2022 from Sylvie Lee, President, Upper Hunt Club Community Association, opposed
- Email dated June 14, 2022 from Solera Working Group, opposed
- Email dated June 14, 2022 from Étienne Rousseau, in support
- Email dated June 14, 2022 from Matthew Pinder, in support
- Email dated June 15, 2022 from David Langner, with concerns
- Email dated June 20, 2022 from Mark Margo, opposed
- Email dated June 21, 2022 from Nancy Abi-Khattar, opposed
- Email dated June 21, 2022 from Dean Tester, in support
- Email dated June 21, 2022 from Grant Dingwall, in support
- Email dated June 21, 2022 from Janet Bufton, in support
- Email dated June 21, 2022 from Allen Cramm, opposed
- Email dated June 21, 2022 from Susan Harrison, opposed
- Email dated June 22, 2022 from Reem El Sherif, in support
- Email dated June 22, 2022 from Simona Ogbalidet, with concerns

- Email dated June 22, 2022 from Mike Zaborski, with concerns
- Email dated June 22, 2022 from Smita LeBlanc, with concerns

The Committee considered the following motions:

**Motion No. PLC 2022-66/4**

Moved by Councillor S. Menard (on behalf of Councillor D. Deans)

**WHEREAS the City of Ottawa's Planning, Infrastructure and Economic Development Department has received an application for an Official Plan Amendment and Zoning Bylaw Amendment for 1452, 1460, 1470 Hunt Club Road and 1525, 1531 and 1545 Sieveright Ave to construct a six-storey residential care facility; and**

**WHEREAS an Official Plan Amendment was required in order for the applicant to undertake a Future Land Use Study for the subject properties on the north side of Sieveright Road as outlined in the South Keys to Blossom Park, Bank Street Community Design Plan; and**

**WHEREAS the CDP stated that the "Future Land Use Study for this area must include public participation in addition to any required public process to implement the studies through secondary plan or Zoning By-law amendments and will:**

- Determine locations that may be appropriate for higher or lower buildings compared to the existing zoned maximum permitted building height and in consideration of lot depth and proximity to and the existing character of adjacent residential areas and Bank Street.**
- Determine the appropriate land use and zoning for the area and if light industrial uses should continue to be permitted.**
- Determine appropriate first storey finishes (windows and doors) for building walls to create a human-scale along the roadway and to prevent blank facades facing residential areas.**
- Determine if parkland should be dedicated as land or cash-in-lieu in consideration of permitted uses of land.**

- e. Consider potential transportation impacts related to increased density and measures to mitigate such impacts, and
- f. Implement any required changes to the CDP, to the Secondary Plan and to the Zoning By-law arising from the study”.

**WHEREAS the CDP states that the “Future Land Use Study will be undertaken and implemented by the City or by a landowner in cooperation with and at the discretion of the City” (emphasis added); and**

**WHEREAS an applicant led process primarily serves the interests of the landowner and not the future interest on the community despite its long-term impacts on future development in the area including allocations of parkland, height allowances, land use and zoning, as well as transportation impacts; and**

**WHEREAS The recommendations in the Future Land Use Study prepared by the applicant have not been subject to sufficient public consultation and there was no opportunity for the community to provide meaningful input into the development of these plans; and**

**WHEREAS the community has requested that a separate consultation, led by the City, be undertaken on the Future Land Use Study for the subject lands on the north side of Sieveright Road, prior to Planning Committee’s consideration of the application for an Official Plan Amendment and Zoning Bylaw Amendment for 1452, 1460, 1470 Hunt Club Road and 1525, 1531 and 1545 Sieveright Ave; and**

**WHEREAS, the policy as set out in the CDP provides staff with the discretion to undertake a City led process for the Future Land Use Study.**

**THEREFORE BE IT RESOLVED THAT, with respect to report ACS2022-PIE-PS-0070, the application for an Official Plan Amendment and Zoning Bylaw Amendment for 1452, 1460, 1470 Hunt Club Road and 1525, 1531 and 1545 Sieveright Avenue be deferred until such time as consultation on the Future Land Use Study, led by the City, occurs.**

LOST on a division of 1 yea and 10 nays, as follows:

YEAS (1): Councillor R. Brockington

NAYS (10): Councillors C. Cloutier, C. Curry, A. Hubley, C. Kitts, J. Leiper, S. Menard, T. Tierney, E. El-Chantiry (*ex officio*), Co-chair S. Moffatt, and Co-chair G. Gower

**Motion No. PLC 2022-66/5**

Moved by Councillor S. Menard (on behalf of Councillor D. Deans)

**WHEREAS staff recommend approval of a Zoning By-law amendment (ZBA) and Official Plan amendment (OPA) for 1452, 1460, 1470 Hunt Club Road and 1525, 1531 and 1545 Sieveright Avenue;**

**WHEREAS a Future Land Use Study (FLUS) was required as per the South Keys to Blossom Park, Bank Street Secondary Plan;**

**WHEREAS a FLUS was prepared by the applicant;**

**WHEREAS some members of the community have expressed concerns that the public participation in the FLUS was limited;**

**WHEREAS the OPA only redesignates 1470 Hunt Club Road and 1525 and 1531 Sieveright Avenue;**

**WHEREAS the remaining properties within the Future Land Use Study designation (1501, 1517, 1521 Sieveright Avenue) are still subject to proceeding with a FLUS;**

**THEREFORE IT BE RESOLVED THAT, with respect to report ACS2022-PIE-PS-0070, Planning Committee recommend that Council direct staff to lead the FLUS for the three remaining property and adding it to their work plan, instead of permitting the landowner(s) to lead their own study;**

**THEREFORE BE IT FURTHER RESOLVED THAT a HOLD Zone, be placed on the three remaining properties, until such time as a City-led FLUS has been completed.**

WITHDRAWN

**Motion No. PLC 2022-66/6**

Moved by Councillor S. Menard (on behalf of Councillor D. Deans)

**WHEREAS staff recommend approval of a Zoning By-law amendment (ZBA) and Official Plan amendment (OPA) for 1452, 1460, 1470 Hunt Club Road and 1525, 1531 and 1545 Sieveright Avenue;**

**WHEREAS members of the community have expressed concerns of cut through traffic through the Upper Hunt Club Community;**

**WHEREAS a future site plan control application will review accesses;**

**THEREFORE IT BE RESOLVED THAT, with respect to report ACS2022-PIE-PS-0070, Planning Committee recommend that Council direct staff to prepare a before and after traffic count within the community to assess whether the proposed development increases cut-through traffic within the community. The first traffic count shall occur prior to start of construction and the second traffic count shall occur 3 years after occupancy of the residential care facility.**

CARRIED

**Motion No. PLC 2022-66/7**

Moved by Councillor S. Menard (on behalf of Councillor D. Deans)

**WHEREAS staff recommend approval of a Zoning By-law amendment (ZBA) and Official Plan amendment (OPA) for 1452, 1460, 1470 Hunt Club Road and 1525, 1531 and 1545 Sieveright Avenue;**

**WHEREAS warrants to require existing intersection of Sieveright Avenue and Bank Street to be signalized are not met;**

**WHEREAS Ward Councillor has expressed safety concerns with the existing intersection of Sieveright Avenue and Bank Street;**

**THEREFORE BE IT RESOLVED THAT the Planning Committee recommend that Council direct staff to consider this intersection for inclusion in the Intersection Control Modifications Program during the next update to the Development Charges By-law.**

CARRIED

**Motion No. PLC 2022-66/8**

Moved by Councillor S. Menard (on behalf of Councillor D. Deans)

**WHEREAS staff recommend approval of a Zoning By-law amendment (ZBA) and Official Plan amendment (OPA) for 1452, 1460, 1470 Hunt Club Road and 1525, 1531 and 1545 Sieveright Avenue;**

**WHEREAS members of the community have expressed concerns about additional traffic through Seiveright and the surrounding residential streets;**

**WHEREAS a future site plan control application will review accesses;**

**THEREFORE IT BE RESOLVED THAT, with respect to report ACS2022-PIE-PS-0070, Planning Committee recommend that Council direct staff through the site plan control process to consider measures to minimize traffic through Seiveright and the surrounding residential streets by potentially including an exit only access onto Sieveright, a key fob/card access and/or one way traffic flow into the site and/or relocating the access further west onto Sieveright Avenue.**

CARRIED

**Motion No. PLC 2022-66/9**

Moved by Councillor S. Menard (on behalf of Councillor D. Deans)

**WHEREAS staff recommend approval of a Zoning By-law amendment (ZBA) and Official Plan amendment (OPA) for 1452, 1460, 1470 Hunt Club Road and 1525, 1531 and 1545 Sieveright Avenue;**

**WHEREAS members of the community have expressed concerns about the height of the mechanical penthouse;**

**WHEREAS a future site plan control application will review the mechanical penthouse;**

**THEREFORE IT BE RESOLVED THAT, with respect to report ACS2022-PIE-PS-0070, Planning Committee recommend that Council direct staff through the site plan control process to work with the applicant to reduce the height of the mechanical penthouse.**



CARRIED

**Motion No. PLC 2022-66/10**

Moved by Councillor S. Menard (on behalf of Councillor D. Deans)

**WHEREAS staff recommend approval of a Zoning By-law amendment (ZBA) and Official Plan amendment (OPA) for 1452, 1460, 1470 Hunt Club Road and 1525, 1531 and 1545 Sieveright Avenue;**

**WHEREAS members of the community have expressed concerns about the height of the building;**

**WHEREAS the Councillor would like the maximum height of the area currently zoned IL2 H(14) to remain at 14m;**

**THEREFORE IT BE RESOLVED THAT report ACS2022-PIE-PS-0070 be amended as follows:**

1. **Area B in Document 3 - Zoning Location Map be modified from “Area B to be rezoned from IL2 H(14) to GM16[XXXX]” to “Area B to be rezoned from IL2 H(14) to GM16 H(14)[ZZZZ]”**
2. **The following wording be added to Document 4:**
  - “4. Add a new exception, ZZZZ, to Section 239 – Urban Exceptions with provision similar in effect to the following:**
    - a. **In Column II, add the text “GM16 H(14)[ZZZZ]”**
    - b. **In Column V, add the text:**
      - **Despite Table 187(d) the minimum interior side yard setback for the principal building from an R1 zone is 27 m”**

LOST on a division of 0 yea and 10 nays, as follows:

YEAS (0): (none)

NAYS (10): Councillors C. Cloutier, C. Curry, A. Hubley, C. Kitts, J. Leiper, S. Menard, T. Tierney, E. El-Chantiry (*ex officio*), Co-chair S. Moffatt, and Co-chair G. Gower

**Motion No. PLC 2022-66/11**

Moved by Councillor S. Menard (on behalf of Councillor D. Deans)

**WHEREAS staff recommend approval of a Zoning By-law amendment (ZBA) and Official Plan amendment (OPA) for 1452, 1460, 1470 Hunt Club Road and 1525, 1531 and 1545 Sieveright Avenue;**

**WHEREAS members of the community have expressed concerns of cut through traffic through the Solera community;**

**WHEREAS a future site plan control application will review accesses;**

**THEREFORE IT BE RESOLVED THAT Planning Committee recommend that Council direct staff to prepare a before and after traffic count within the Solera community (Cahill Dr, Solera Circule and Dunston Terrace) to assess whether the proposed development increases cut-through traffic within the community. The first traffic count shall occur prior to start of construction and the second traffic count shall occur 3 years after occupancy of the residential care facility.**

CARRIED

The report recommendations, as amended by motions no PLC 2022-66/6, PLC 2022-66/7, PLC 2022-66/8, PLC 2022-66/9 and PLC 2022-66/11, CARRIED on a division of 10 yeas and 0 nays, as follows:

YEAS (10): Councillors C. Cloutier, C. Curry, A. Hubley, C. Kitts, J. Leiper, S. Menard, T. Tierney, E. El-Chantiry (*ex officio*), Co-chair S. Moffatt, and Co-chair G. Gower

NAYS (0): (none)