



Planning Committee

Minutes

Meeting #: 68
Date: Thursday, August 25, 2022
Time: 9:30 am
Location: Electronic Participation

Present: Co-chair Glen Gower, Co-chair Scott Moffatt, Councillor Riley Brockington, Councillor Jean Cloutier, Councillor Cathy Curry, Councillor Laura Dudas, Councillor Allan Hubley, Councillor Catherine Kitts, Councillor Jeff Leiper, Councillor Shawn Menard, Councillor Tim Tierney

1. Notices and meeting information for meeting participants and the public

Notices and meeting information are attached to the agenda and minutes, including: availability of simultaneous interpretation and accessibility accommodations; *in camera* meeting procedures; information items not subject to discussion; personal information disclaimer for correspondents and public speakers; notices regarding minutes; and remote participation details.

Accessible formats and communication supports are available, upon request.

Except where otherwise indicated, reports requiring Council consideration will be presented to Council on August 31, 2022 in Planning Committee Report 66.

The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Wednesday, August 24, and the deadline to register to speak by email is 8:30 am on Thursday, August 25.

This draft Minutes document contains a summary of the disposition of items and actions taken at the meeting. This document does not include all of the text that will be included in the final Minutes, such as the record of written and oral submissions. Recorded votes and dissents contained in this draft Minutes document are draft until the Minutes of the meeting are

confirmed by the Committee. The final draft Minutes will be published with the agenda for the next regular Committee meeting and, once confirmed, will replace this document.

Councillor Eli El-Chantiry, ex officio member, was also in attendance.

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 4.1, 4.2, and 5.2 to 5.12 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 August 31, please email or call the Committee or Council Coordinator.

2. Declarations of Interest

No Declarations of Interest were filed.

3. Confirmation of Minutes

3.1 PC-CPSC Minutes 3 - Thursday, June 16, 2022

Carried

3.2 PLC Minutes 67 – Thursday, July 7, 2022

Carried

4. Postponements and Deferrals

4.1 Zoning By-law Amendment – 142, 144 and 148 Nepean Street; Demolition Control – 142 Nepean Street

File No. ACS2022-PIE-PS-0073 - Somerset (Ward 14)

Deferred from the Planning Committee meeting of July 7, 2022 in accordance with the following motion:

Motion No PLC 2022-67/8

Moved by Councillor S. Menard

THEREFORE BE IT RESOLVED THAT Planning Committee defer the item until the August 25, 2022, Planning Committee meeting and authorize that staff may submit a revised report to Committee, if required.

The Applicant/Owner as represented by Derek Howe, Taggart, provided an overview of the Application and responded to questions from Committee. He was accompanied by the following:

- Miguel Tremblay, Fotenn
- Tim Beed, Fotenn

The following staff were also present and responded to questions:

- Planning, Infrastructure and Economic Development: Andrew McCreight, Manager, Development Review - Central

The following speakers addressed the Committee to speak to the Application in opposition to demolishing affordable housing and removing residents in order to build parking lots:

- Bill Ewanick, Acorn touched on the affects the proposal would have on the climate and homelessness crisis in the city and asked the committee to reject the application.
- Natalie Appleyard, Acorn, echoes the previous speakers comments recognizing there is a housing emergency, and this application is in opposition of where the City needs to move in order to acknowledge the right to housing.
- Miranda Gray opposed to valuing car storage over homes and expressed concern with he permanent loss of affordable units for future residents looking four affordable housing.

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

- Email dated July 5, 2022 from Anna Meurot, in opposition

- Email dated July 5, 2022 from Michelle Hurtubise, in opposition
- Email dated July 6, 2022 from Lionel Njeukam, in opposition
- Email dated July 6, 2022 from Allison Norris, in opposition
- Email dated July 7, 2022 from Miranda Gray, in opposition
- Email dated July 16, 2021 and July 6, 2022 from Phillip Wong, with comments
- Email dated August 24, 2022 from Jared Kelly, with comments
- Letter dated August 22, 2022 from Pino, Rosangela and Marilena Guerra, in support

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

Report recommendations

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 142, 144 and 148 Nepean Street related to a surface parking lot as detailed in Document 2.**
2. **The Planning Committee recommend Council approve Demolition Control application D07-05-21-0004 concerning 142 Nepean Street as per the conditions provided in Document 3.**
3. **The Planning Committee recommend Council approve that the implementing Zoning By-law and approval for Demolition Control not proceed to Council until such time as the Memorandum of Understanding, detailed in Document 4, has been executed by the applicant and/or owner.**
4. **The Planning Committee recommend Council direct staff to execute the Memorandum of Understanding following the by-law being in full force and effect.**
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 August 31, 2022,” subject to submissions received**

between the publication of this report and the time of Council's decision.

For (9): Co-chair S. Moffatt, R. Brockington, J. Cloutier, C. Curry, L. Dudas, A. Hubley, C. Kitts, T. Tierney, and E. El-Chantiry

Against (3): Co-chair G. Gower, J. Leiper, and S. Menard

Carried (9 to 3)

With Councillor R. Brockington dissenting on recommendation 2.

Motion No. PLC 2022-67/9

Moved by Co-chair S. Moffatt

Deferred from the Planning Committee meeting of July 7, 2022.

Motion N° PLC 2022-67/9

Moved by Co-chair S. Moffatt

WHEREAS Report ACS2022-PIE-PS-0073 recommends approval for the demolition of 142 Nepean ; and

WHEREAS Document 4 provides a Memorandum of Understanding concerning the existing tenants; and

WHEREAS The report inadvertently omitted a recommendation to implement the MOU;

THEREFORE BE IT RESOLVED THAT with respect to report ACS2022-PIE-PS-0073, a new recommendation 4 be added to the report - "That Planning Committee recommend Council approval of Demolition Control be withheld until the Memorandum of Understanding, detailed in Document 4, has been executed by the owner/applicant".

Withdrawn

4.2 Zoning By-law Amendment – 100 Steacie Drive

File No. ACS2022-PIE-PS-0077 - Kanata North (Ward 4)

Deferred from the Planning Committee meeting of July 7, 2022.

Molly Smith, Planner II, 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 Marc Rivet, Brigil was present and responded to questions from Committee. He was accompanied by the following:

- Jean-Luc Rivard, Brigil
- Philip Thibert, Brigil
- Eric Forhan, J.L. Richards & Associates
- Austin Shih, Parsons

The following staff were also present and responded to questions:

Planning, Infrastructure and Economic Development:

- Andrew McCreight, Manager, Development Review – Central
- Derrick Moodie, Director, Planning Services
- Mike Giampa, Senior Engineer Infrastructure Applications
- Allison Hamlin, Manager, Development Review - West

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

- Robert McAulay, Kanata Beaverbrook Community Association expressed concerns with the application noting the application is premature, site is isolated, limited access to public transit, poorly lit area and parking. Slide presentation is held on file with the Office of the City Clerk.
- Ed Watts expressed concern with increased traffic congestion and inadequate infrastructure to support it as a result of the proposed application.
- Marianne Wilkinson expressed concerns with the proposed development noting the site is isolated, not close to public transit, safety concerns with traffic at intersections and drainage issues.

- Catherine Roberts spoke to a slide presentation which is held on file with the Office of the City Clerk that touched on traffic concerns and in adequate intersection infrastructure to support current traffic let alone the increase in traffic this application will create.
- Andrew Carran noted that there is in adequate infrastructure to support the increase in residents this application will bring and expressed concerns with water supply and drainage.
- Gail Currie expressed concerns with proximity to public transit, increase in intensification, site parking and further noted pedestrian safety concerns given lack of sidewalks and street lighting.
- Jayne Cody, Coady Construction expressed issues with how their company has been zoned, touched on drainage issues and hopes the application is not approved.

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 30, 2022 from Patricia and Andrew Carran, in opposition
- Email dated July 3, 2022 from Gail Curry and Christopher Davis, in opposition
- Email dated July 5, 2022 from Edwin and Grace Watts, in opposition
- Email dated July 5, 2022 from Gary Coady, with comments
- Email dated July 6, 2022 from David Barron, with comments
- Email dated August 16, 2022 from Faith Blacquiere, in opposition
- Email dated August 23, 2022 from Marianne Wilkinson, in opposition

Following discussion on this item, the Committee REFUSED the report recommendations as per Motion No. PLC 2022-68/2 and amended by Motion No. PLC 2022-68/1.

Report recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 100 Steacie Drive to permit two four-storey apartment buildings and open space, as detailed in Documents 1, 2 and 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 August 31, 2022," subject to submissions received between the publication of this report and the time of Council's decision.

For (5): Co-chair G. Gower, Co-chair S. Moffatt, R. Brockington, J. Leiper, and S. Menard

Against (6): J. Cloutier, C. Curry, L. Dudas, A. Hubley, C. Kitts, and T. Tierney

Lost (5 to 6)

Amendment:

Motion No. PLC 2022-68/1

Moved by C. Curry

WHEREAS item 6.4, report ACS2022-PIE-PS-0077, of the City of Ottawa Planning Committee Agenda 67 was deferred on July 7th, 2022 to the August 25th, 2022 Planning Committee meeting at the City of Ottawa;

WHEREAS a community consultation was able to be held on 27 July 2022, as a result of the deferral;

WHEREAS the consultation produced additional important resident feedback on the application;

THEREFORE BE IT RESOLVED that the "COMMENTS BY THE WARD COUNCILLOR" section of report ACS2022-PIE-PS-0077 indicating

“The Councillor is aware of the application related to this report.” be amended as follows:

“Community members have significant concerns about the rezoning application. The area has been zoned Business Park Industrial for many years and reflects that zoning, given the neighbouring industrial and business locations adjacent. The community feels that allowing residential zoning in the middle of industrial zoning is poor planning. The community feels that this application is not thoughtful planning at all. The community feels that the traffic at the end of the road would only add to what is already considered a failed intersection, a highly congested school zone, and two dangerous traffic zones for residents given the addition of three new apartment towers nearby, on intersecting roads, also impacting the congested streets and failed intersection. Community members understand that the widening of March Road and promised BRT are assumptions that may be much further away than 2038 as we have been given as an estimate. The Community is supportive of increasing density as demonstrated by the 4000 plus units approved in Kanata North this past year, including those from today’s Planning Committee; however, overall planning and community design is not present here. The Community feels that this is an example of poor planning and ill fit. In addition, there are significant trees that will be destroyed, suggested pathways to March Road that requires trespassing on private property to get to. Finally, the neighbouring industrial businesses were not consulted and have significant concerns regarding their heavy construction vehicles and noisy business activities will have with residents living in the industrial strip.”

Carried

Motion No. PLC 2022-68/2

Moved by C. Curry

BE IT RESOLVED that the Zoning By-law Amendment for 100 Steacie Drive be refused.

For (6): J. Cloutier, C. Curry, L. Dudas, A. Hubleby, C. Kitts, and T. Tierney

Against (5): Co-chair G. Gower, Co-chair S. Moffatt, R. Brockington, J. Leiper, and S. Menard

Carried (6 to 5)

5. Planning, Real Estate and Economic Development Department

5.1 2021 Annual Development Report

File No. ACS2022-PIE-EDP-0028 - City-wide

Maddie Harreman-Fernandes, Planner, Planning, Real Estate and Economic Development was present and responded to questions.

Following questions of staff the Committee RECEIVED the recommendations as presented.

Report recommendation

That Planning Committee receive this report for information.

Received

5.2 Official Plan Amendment and Zoning By-law Amendment – 1330, 1344, 1346 Bank Street and 2211 Riverside Drive

File No. ACS2022-PIE-PS-0081 - Capital (Ward 17)

The Applicant, as represented by Mike Mehak, Cushman Wakefield, was present in support, and available to answer questions. The Applicant advised that they did not need to address the Committee if the item carried.

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

- Email dated August 24, 2022 from Mike Little, with comments

The Committee CARRIED the report recommendations as amended by the following motion:

Report recommendations

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

- a. **An amendment to the Official Plan, Volume 2a, Bank Street Secondary Plan, for 1330, 1344, 1346 Bank Street and 2211**

- Riverside Drive, with site-specific policies to permit a 29-storey residential high-rise and a 27-storey mixed-use building, as detailed in Document 2a;
- b. An amendment to the New Official Plan, Volume 2A, Bank Street South Secondary Plan, as detailed in Document 2b, for 1330, 1344, 1346 Bank Street and 2211 Riverside Drive, with site-specific policies to permit a 29-storey residential high-rise and a 27-storey mixed-use building; and
 - c. An amendment to Zoning By-law 2008-250 for 1330, 1344, 1346 Bank Street and 2211 Riverside Drive to permit a 29-storey residential high-rise and a 27-storey mixed-use building, as detailed in Document 3.
2. That Planning Committee recommend Council direct staff to incorporate the Amendments to the Official Plan, Volume 2a, as detailed in Document 2b, into the new Official Plan and the Bank Street South Secondary Plan as part of the new Official Plan being considered for approval by the Ministry of Municipal Affairs and Housing.
 3. 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 August 31, 2022," subject to submissions received between the publication of this report and the time of Council's decision.

Carried as amended

Amendment:

Motion No. PLC 2022-68/3

Moved by S. Menard

WHEREAS report ACS2022-PIE-PS-0070 seeks Council's approval for an Official Plan amendment and Zoning By-law amendment to construct two residential towers on the subject site; and

WHEREAS the applicant has indicated support for introducing a Memorandum of Understanding; and

WHEREAS Council approval is required for the authorization for the execution of a Memorandum of Understanding.

THEREFORE BE IT RESOLVED THAT, with respect to report ACS2022-PIE-PS-0081, Planning Committee approve the following:

- 1. Add a new Document 8 to Report ACS2022-PIE-PS-0070, entitled “Document 8 – Memorandum of Understanding (MOU)” to be forwarded to Council along with the staff report;**
- 2. Recommend that Council approve the authorization of the execution of the Memorandum of Understanding between the City and the Applicant;**
- 3. That no payments be made by the City of any monies received pursuant to the Memorandum of Understanding unless such payments are ratified in a subsequent term of Council; and**
- 4. That the implementing amendment to the Official Plan/new Official Plan shall not proceed to Council until such time as the Memorandum of Understanding is executed;**

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

Carried

5.3 Official Plan Amendment and Zoning By-law Amendment for 525 Legget Drive and 359 Terry Fox Drive

File No. ACS2022-PIE-PS-0108 - Kanata North (Ward 4)

The Applicant, as represented by James Ireland, Novatech, 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.

Report recommendations

- 1. That Planning Committee recommend Council approve an amendment to the Official Plan, Volume 1, for 525 Legget Drive**

and 359 Terry Fox Drive, as shown in Document 1, to permit residential uses and a restaurant, as detailed in Document 2.

2. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 525 Legget Drive and 359 Terry Fox Drive, as shown in Document 1, to rezone the lands from 'Business Park Industrial Zone, Subzone 6' and 'Business Park Industrial, Subzone 6, Urban Exception 301' to 'Mixed-Use Centre, Exception XXXX, Maximum Height 115 metres'; as detailed in Document 3 and 4.
3. That Planning Committee recommend Council to direct staff to incorporate any required changes resulting from the amendment detailed in Document 2, into the new Official Plan being considered for approval by the Ministry of Municipal Affairs and Housing.
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 August 31th, 2022," subject to submissions received between the publication of this report and the time of Council's decision.

Carried

5.4 Official Plan and Zoning By-law Amendments – 570 and 600 March Road

File No. ACS2022-PIE-EDP-0022 - Kanata North (Ward 4)

The Applicant, as represented by Aaron Clodd, Director, Development Management, 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:

Report recommendations

1. That Planning Committee recommend Council approve an amendment to the Official Plan, Volume 1, for 570 and 600 March Road, to permit Major Office Development and residential uses, and to allow retail store and retail food store as ancillary uses, as detailed in Document 2.
2. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 570 and 600 March Road to rezone 5.26 hectares of land from 'Business Park Industrial Zone, Subzone 6, Maximum Building Height 44 metres' and 5.3 hectares of land from 'General Industrial Zone, Subzone 6,' to 'Mixed-Use Centre Zone, Exception xxx1, Holding Zone', as detailed in Documents 3 and 4.
3. That Planning Committee recommend Council direct staff to incorporate the Amendments to the Official Plan, Volumes 1, as detailed in Document 2, into Schedule B5 – Suburban (West) Transect of the new Official Plan as part of the new Official Plan being considered for approval by the Ministry of Municipal Affairs and Housing.
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 August 31, 2022," subject to submissions received between the publication of this report and the time of Council's decision.

Carried as amended

Amendment:

Motion No. PLC 2022-68/4

Moved by Co-chair S. Moffatt

WHEREAS the French translation of Recommendation 2 for report ACS2022-PIE-EDP-0022 did not match the English recommendation; and

WHEREAS it is the intent of the report that the English staff recommendations be presented to Committee.

THEREFORE BE IT RESOLVED THAT with respect to report ACS2022-PIE-EDP-0022, Planning Committee amend the French Recommendation 2 to be the following:

2. Que le Comité de l'urbanisme recommande au Conseil d'approuver la modification du Règlement de zonage (no 2008-250) visant les 570 et 600, chemin March afin de faire passer le zonage du terrain de 5,26 hectares de « Zone de parc d'affaires et industriel, sous-zone 6, hauteur maximale de bâtiment de 44 mètres » et celui du terrain de 5,3 hectares de « Zone d'industrie générale, sous-zone 6 » à « Zone de centres polyvalents, exception XXXX, zone d'aménagement différé », comme l'indiquent les documents 3 et 4.

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

Carried

5.5 Zoning By-law Amendment – 1050 Canadian Shield Avenue

File No. ACS2022-PIE-PS-0106 - Kanata North (Ward 4)

The Applicant, as represented by Kayla Blakely, Novatech, 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.

Report recommendations

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1050 Canadian Shield Avenue to permit a mid-rise mixed use building with underground parking 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 August 31, 2022 subject to submissions received between the publication of this report and the time of Council's decision.

Carried

5.6 Zoning By-law Amendment – 1053, 1075 and 1145 March Road

File No. ACS2022-PIE-PS-0110 - West Carleton-March (Ward 5)

The Applicant, as represented by Robert Tran, Novatech, 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.

Report recommendations

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1053, 1075 & 1145 March Road to permit a subdivision including lots for 261 single detached dwellings, blocks for 329 townhouse dwellings, a portion of a school site, institutional blocks for a municipal Park and Ride and a fire station, a neighbourhood park, a stormwater management pond, environmental protection lands and various open space blocks, as detailed in Documents 1 and 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 August 31, 2022 subject to submissions received between the publication of this report and the time of Council's decision.**

Carried

5.7 Application for demolition and new construction at 229, 231, 241, 245 and 247 Beechwood Avenue, a property designated under Part V of the Ontario Heritage Act

File No. ACS2022-PIE-RHU-0030 - Rideau-Rockcliffe (Ward 13)

The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on September 5, 2022.

The Applicant/Owner as represented by Kayla Blakely, Novatech, and John Stewart, Commonwealth provided an overview of the Application and responded to questions from Committee. He was accompanied by the following:

- Jeremy Silburt, Smart Living Properties
- Ryan Denyer, Smart Living Properties
- Bob Woodman, Woodman Architect
- Michael Polowin, Gowling WLG

MacKenzie Kimm, Planner III, Planning, Infrastructure and Economic Development was present and responded to questions from Committee.

The following staff were also present and responded to questions:

- Tim Marc, Senior Legal Counsel, Planning, Development and Real Estate, Innovative Client Services

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

Report recommendation

That Planning Committee recommend that Council refuse the applications for demolition and new construction at 229, 231, 241, 245 and 247 Beechwood Avenue, according to plans prepared by Woodman Architect and Associates Ltd., received on April 1, 2022 and attached as Documents 5, 6 and 7.

For (10): Co-chair G. Gower, Co-chair S. Moffatt, J. Cloutier, C. Curry, L. Dudas, A. Hubley, C. Kitts, J. Leiper, S. Menard, and E. El-Chantiry

Carried (10 to 0)

5.8 Zoning By-law Amendment – 212 and 214 Donald Street

File No. ACS2022-PIE-PS-0111 - Rideau-Rockcliffe (Ward 13)

The Applicant, as represented by Rosaline Hill, RJH, was present in support, and available to answer questions. The Applicant advised that they did not need to address the Committee if the item carried.

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

- Email dated August 23, 2022 from Nora Benamra, Overbrook Community Association, with comments

The Committee CARRIED the report recommendations as presented.

Report recommendations

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 212 and 214 Donald Street, as shown in Document 1, to permit a three-storey low-rise apartment dwelling, 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 August 31, 2022,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried

5.9 Zoning By-law Amendment - 280 Laurier Avenue East

File No. ACS2022-PIE-PS-0093 - Rideau-Vanier (Ward 12)

The Applicant/Owner as represented by Lisa Della Rosa, Fotenn, provided an overview of the Application and responded to questions from Committee. She was accompanied by the following:

- Jeremy Silburt, Smart living properties
- Jules Lauzon, Smart living properties

The following staff were also present and responded to questions:

- Tim Marc, Senior Legal Counsel, Planning, Development and Real Estate, Innovative Client Services

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

- Email dated August 21, 2022 from Suneeta Millington, in support
- Email dated August 24, 2022 from Cheryl Stevenson, in opposition

The Committee CARRIED the report recommendations as amended by the following motion:

Report recommendations

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 280 Laurier Avenue East for performance standards related to permitting a three-storey addition on the existing mid-rise apartment 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 August 31, 2022,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried as amended

Amendment:

Motion No. PLC 2022-68/5

Moved by Co-chair S. Moffatt

WHEREAS the Sandy Hill has seen 9 different zoning reports since 2010 to ensure the protection of character of the neighbourhood which includes 8 heritage conservation districts.

WHEREAS Laurier East is part of the Prime Minister's ROW initiative.

WHEREAS Ward 12 has the most calls for services to Bylaw, with more than 2,600 calls in Q1 of 2022, representing the highest number of calls in the City with the city-wide average at 1,211 calls; and

WHEREAS each Bylaw and Regulatory Services visit to a property costs tax payers \$300;

WHEREAS one of the areas driving the increase in City of Ottawa Bylaw and regulatory services calls relates to garbage management and storage, with more than 1,100 calls to Bylaw for Ward 12 in Q2 2022; and

WHEREAS the current Sandy Hill Special Site Plan Control Area requires new units of more than 4 units to include waste storage inside the main building, providing enclosures for the storage of garbage and other waste material indoors By-law 2019-39; and

WHEREAS 280 Laurier East building historically mismanaged garbage outdoors and there's an opportunity to provide storage within apartment the complex; and constant debris and an increase in the rat population at this property has had negative impacts;

WHEREAS this proposed side yard waste storage which would face Sweetland Avenue, a designated Heritage Conservation Area and will negatively impact the HCD and its immediate neighbour, 17 Sweetland, which is a heritage designated building with heritage characteristics including, windows, porch, and front yard and quality of life for this neighbouring property; and

WHEREAS the concerns raised by the community and reflected in statistical evidence will be entirely mitigated through waste storage indoors in the principal building which improves neighbourhood quality of life and reduces cost onto the City of Ottawa;

THEREFORE BE IT RESOLVED that, for report ACS2022-PIE-PS-0093, Planning Committee recommend the zoning details in Document 2 be replaced with the revised Document 2 for Council approval,

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

For (6): Co-chair G. Gower, J. Cloutier, C. Curry, L. Dudas, A. Hublely, and E. El-Chantiry

Against (2): C. Kitts, and J. Leiper

Carried (6 to 2)

5.10 Zoning By-law Amendment for 360 Friel Street

File No. ACS2022-PIE-PS-0107 - Rideau-Vanier (Ward 12)

The Applicant, as represented by Haris Khan, Fotenn, was present in support, and available to answer questions. The Applicant advised that they did not need to address the Committee if the item carried.

The following staff were also present and responded to questions:

- Tim Marc, Senior Legal Counsel, Planning, Development and Real Estate, Innovative Client Services

The Committee CARRIED the report recommendations as presented with the following direction to staff:

Direction to staff

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

To ensure this development at 360 Friel integrates into the neighbourhood correctly, specific site plan elements should be considered. Planning committee request the Director of Planning Services to consider in the further discussions on 360 Friel's Site plan, these elements below:

- Fencing and gates (to protect future tenant privacy and security)
- Exterior Materials (to align with neighbourhood character)
- Permanent at-grade amenity space (to provide one permanent barbecue and picnic table for all tenants to use)
- Car-sharing

Report recommendations

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 360 Friel Street to permit a 7-unit addition to the existing 10-unit 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 August 31, 2022,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried

5.11 Zoning By-law Amendment – 3 Bassano Street

File No. ACS2022-PIE-PS-0091 - College (Ward 8)

The Applicant, as represented by Peter Hume, HP Urban Inc, was present in support, and available to answer questions. The Applicant advised that they did not need to address the Committee if the item carried.

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

- Email dated August 8 and 22, 2022 from Maria Szadziuk, in opposition
- Email dated August 22, 2022 from Robert Zinck, in opposition
- Email dated August 22, 2022 from Waldemar and Alicja Durczak, in opposition

The Committee CARRIED the report recommendations as presented.

Report recommendations

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3 Bassano Street, as shown in Document 1, to rezone the property from R1FF[632] to R2F[632], to permit a single semi detached dwelling with secondary units, 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 August 31, 2022,” subject to submissions received between the publication of this report and the time of Council’s decision.

Carried

5.12 Zoning By-law Amendment - 1058, 1062, and 1066 Silver Street

File No. ACS2022-PIE-PS-0097 - River (Ward 16)

The Applicant, as represented by Ryan Poulton, Novatech, 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.

Report recommendations

1. **That Planning Committee recommend Council approve a minor amendment to Zoning By-law 2008-250 for 1058, 1062, and 1066 Silver Street for several performance standards for a permitted low-rise apartment 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 August 31, 2022,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried

5.13 Community Benefits Charge Strategy and By-law

File No. ACS2022-PIE-GEN-0004 - City-wide

The following speakers addressed the Committee:

- Jason Burggraaf, Ottawa Home Builders' Association outlined concerns with the draft Community Benefits Charge (CBC) bylaw touching on specific clauses, affordable housing and deintensifying intensification.
- Miranda Gray suggests the City needs to take more time to get the strategy and bylaw right.

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

- Email dated August 24, 2022 from Jason Burggraaf, GHOPA, in opposition
- Email dated August 24, 2022 from Laura Mueller, NCC, in support

The following staff were also present and responded to questions:

Planning, Infrastructure and Economic Development:

- Charmaine Forgie, Manager, Business and Technical Support Services
- David Wise, Manager, Policy Planning

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

Report recommendations

That Planning Committee recommend Council:

- 1. Approve the Community Benefits Charge Strategy Report (Document 2), including the prioritization of the capital program list within the report.**
- 2. Adopt the Community Benefits Charge By-law (Document 3).**

3. **Approve the Community Benefits Charge policy, as contained in Document 4.**

Carried as amended

Amendment:

Motion No. PLC 2022-68/6

Moved by Co-chair G. Gower

WHEREAS report ACS2022-PIE-GEN-0004 proposes implementing a Community Benefit Charge to ensure that growth pays for growth; and

WHEREAS the provincial legislation requires that a list of City projects be identified as examples of potential qualifying recipients of the funds collected from the CBC; and

WHEREAS the Capital Program List in Table 7 of the CBC Strategy is an illustrative example of potential projects and is subject to further refinement; and

WHEREAS the Capital Program List is currently comprised of projects that had cost estimating previously completed; and

WHEREAS a list of priority projects that was requested by staff and submitted by Ward 12 were not fully costed, and therefore the desired projects did not make it into the Capital Program List; and

THEREFORE BE IT RESOLVED THAT, with respect to report ACS2022-PIE-GEN-0004, that Planning Committee recommends Council direct staff to work with the Ward 12 Councillor to review and provide cost estimates for Ward 12's list of projects for inclusion on the Community Benefit Charge Capital Project List as part of the next Capital Program List review prior to the next budget cycle.

Carried

5.14 Development Charge Complaint - 1354, 1376 Carling Avenue

File No. ACS2022-PIE-BCS-0002 - River (Ward 16)

Report recommendation

That Planning Committee recommend that Council dismiss the development charge complaint in respect of 1354, 1376 Carling Avenue.

Motion No. PLC 2022-68/7

Moved by Co-chair S. Moffatt

THEREFORE BE IT RESOLVED THAT the item 5.14 of Planning Committee's agenda 68 be deferred to the September 8th Planning Committee meeting.

Carried

6. Office of the City Clerk

6.1 Status Update – Planning Committee Inquiries and Motions for the period ending August 19, 2022

File No. ACS2022-OCC-PLC-0008 - City-wide

Report recommendation

That Planning Committee receive this report for information.

Received

7. In Camera Items

There were no *in camera* items.

8. Information Previously Distributed

8.1 Cash-in-Lieu of Parkland

File No. ACS2022-FSD-FSP-0011

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

9.1 Councillor L. Dudas - Stepbacks within the Innes Road Zoning Review Area

WHEREAS in 2014, changes to the Zoning By-law were approved by Council to implement Official Plan Amendment 150, resulting in properties along key corridors, including Innes Road (Blackburn Hamlet), being rezoned (Innes Road Zoning Review Area – Document 1); and,

WHEREAS these changes introduced Arterial Mainstreet (AM11 Subzone) zoning on properties located along and adjacent to Innes Road, permitting building heights of up to 30-metres and a variety of land uses; and,

WHEREAS earlier this year, a Site Plan Control application to permit a 9-storey building was received for a property within the Innes Road Zoning Review Area that does not front on to Innes Road, therefore its side yard, rather than rear yard, abuts a low-rise residential zone; and,

WHEREAS the zoning provisions that establish building step backs in the AM11 Subzone are more permissive for side yards, allowing for greater height nearer to adjacent low-rise residential zones; and,

WHEREAS this application of step backs within the Innes Road Zoning Review Area creates inconsistencies in the way that buildings are massed and scaled in relation to low-rise residential areas, which can result in undesirable impacts on the surrounding community;

THEREFORE BE IT RESOLVED that staff be directed to investigate amending the Zoning By-law in the next Omnibus Amendment so that setbacks within the Innes Road Zoning Review Area (Document 1) are applied to both the rear and side yards where development abuts low-rise residential zones (properties subject to an active planning application will be exempt from these changes);

BE IT FURTHER RESOLVED that staff be directed to re-examine the appropriateness of the AM11 Subzone within the Innes Road Zoning Review Area as part of the New Zoning By-law Project, as concerns related to building height and compatibility with the surrounding community remain.

10. Inquiries

There were no Inquiries.

11. Other Business

There was no other business.

12. Adjournment

Next Meeting

Thursday, September 8, 2022.

The meeting adjourned at 3:59 pm.

Original signed by K. Crozier,
Committee Coordinator

Original signed by Councillors G.
Gower, Chair and S. Moffatt, Chair