



Planning Committee

Minutes

Meeting #: 67
Date: July 7, 2022
Time: 9:30 am
Location: Electronic Participation

Present: Co-Chair: Councillor G. Gower, Co-Chair: Councillor S. Moffatt, Councillor R. Brockington, Councillor J. Cloutier, Councillor C. Curry, Councillor L. Dudas, Councillor A. Hubley, Councillor J. Leiper, Councillor S. Menard, Councillor T. Tierney

Absent Councillor C. Kitts

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 65.
 The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on July 6, and the deadline to register to speak by email is 8:30 am on July 7.
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.

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 6.1 to 6.11 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, 2022, 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 PLC Minutes 66 – Thursday, June 23, 2022

Carried

4. Responses to Inquiries

4.1 PC 05-21 - Radon Inquiry

5. Postponements and Deferrals

5.1 Parkland Dedication By-law Replacement and Cash-in-lieu of Parkland Funds Policy Revision

File No. ACS2022-RCFS-GEN-0014 - City-wide

Deferred from the Planning Committee meeting of June 23, 2022.

** Items 5.1 and 5.2 were considered concurrently by the Committee.*

Kersten Nitsche, Planner 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 following were also present and responded to questions:

- Recreation, Cultural and Facilities Services (RCFS): Kevin Wherry, Manager;
- Innovative Client Services Department: Christine Enta, Legal Counsel-Planning, Development and Real Estate;
- Watson Associates, Consultants: Andrew Grunda and Tina Chitsinde

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

- Carolyn Mackenzie spoke to supporting greenspace and the challenges of adding parkland downtown.
- Lisa Dalla Rosa, Fotenn spoke on behalf of the Greater Ottawa Home Builders' Association (GOHBA) and as a planner, noting a balanced approach is required and requested the Committee not to endorse the report recommendations until all of the issues are addressed.
- Chris Greenshields, Vanier Community Association spoke about the population growth in Vanier and need for greenspace. He feels that more consideration regarding the by-law is required and expressed concern with the limited amount of parkland being considered.
- Robert Brocklebank* spoke in support for the need to adopt a new by-law, however feels the proposed by-law needs further improvement. Noted the Federation of Citizens' Association (FCA) working group questioned how parkland dedication implementation will respond to new developments and suggested considering broadening the subsequent review while retaining the reporting target of Q4 2023.

- Kevin Harper, Minto* spoke to land development costs, the impact of the proposed by-law and parkland considerations
- Neil Malhotra echoed comments from previous speakers, also touched on the effects this by-law will have on affordable units.
- Bria Aird, Fotenn (on behalf of Schlegel Villages) spoke to the importance of parkland for residents in long term care units and requested committee to consider reduced rates for these units.
- Angela Kellar Herzog, CAFES* spoke to a slide presentation which touched on consultation, intersection and targets, the need for small parks and provided some recommendations.
- Jason Burggraaf, Greater Ottawa Home Builders' Association reiterated previous comments made, but emphasized the costs to builders.
- Robert Brinker, Federation of Citizens' Association spoke to the need to lower the caps, as well as how contributions are made to parkland

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

- Email dated Juny 21, 2022 from Aaron Bruce, Chair, Arts, Culture, and Recreation Advisory Committee, in support
- Letter dated June 21, 2022 from Andrew Glass, Director, The Properties Group, with concerns
- Letter dated June 22, 2022 from Kevin Harper, Director, Minto Communities Inc, with concerns
- Letter dated June 23, 2022 from Bria Aird, Fotenn, on behalf of Schlegel Villages, opposed
- Email dated July 6, 2022 from Patrick Duffy, Stikeman Elliott, on behalf of Orleans Gardens Shopping Centre Inc., with concerns
- Email dated July 6, 2022 from Liz Bernstein, in support of the Parkland First Policy

- Letters dated January 14, 2022, June 16, 2022, and June 29, 2022 from the Ottawa-Carleton District School Board, with comments
- Emails dated June 22, 2022 and July 6, 2022 from Robert Brocklebank, in support
- Letter dated June 22, 2022 and July 6, 2022 from Jason Burgraaf, Executive Director, Greater Ottawa Home Builders' Association, with concerns

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

Report recommendations

- 1. That Planning Committee recommend that Council repeal By-law 2009-95, as amended, being the Parkland Dedication By-law, and adopt a new Parkland Dedication By-law as detailed in Document 1.**
- 2. That Planning Committee recommend that Council direct the 'Cash-in-lieu of Parkland Funds Policy' be revised as per Document 2.**
- 3. That Planning Committee recommend that Council direct Recreation, Cultural and Facilities Services, Parks and Facility Planning, to:**
 - a. further review the distribution of cash-in-lieu of parkland funds within the Parkland Dedication By-law and the Cash-in-lieu of Parkland Funds Policy;**
 - b. bring forward recommended revisions to the Parkland Dedication By-law and Cash-in-Lieu of Parkland Funds Policy including an approach to:**
 - i. reflect the transect needs found within the Parks and Recreation Facilities Master Plan; and**
 - ii. address how parkland can be provided for vulnerable communities;**
 - c. bring forward the recommended revisions to the Parkland Dedication By-law and Cash-in-Lieu of Parkland Funds Policy by Q4 of 2023.**

Amendment:**Motion No. PLC 2022-67/1**

Moved by Co-Chair: Councillor S. Moffatt

WHEREAS staff recommendation 1 of Report ACS2022-RCFS-GEN-0014 recommends that Council adopt a new Parkland Dedication By-law as detailed in Document 1 – Details of Recommended New Parkland Dedication By-law;

AND WHEREAS staff would like to provide further clarity on the transition provisions as detailed within Section 14(3) of Document 1 – Details of Recommended New Parkland Dedication By-law;

AND WHEREAS staff have noted that Section 15(2) of Document 1 – Details of Recommended New Parkland Dedication By-law references the incorrect subsections;

THEREFORE BE IT RESOLVED that, with respect to report ACS2022-RCFS-GEN-0014, Sections 14(3) within Document 1 be deleted and replaced with the following:

- 3. An application for Official Plan Amendment, Plan of Subdivision, Part Lot Control, Plan of Condominium, Consent to Sever, or Site Plan Control that has satisfied the requirements for completeness under the *Planning Act* as of the date of the enactment of this By-law, or an application for Building Permit that was submitted as of the date of the enactment of this By-law, shall be required to comply with the provisions of this By-law as of the date that is one year from the enactment of this By-law, unless the application has been appealed to the Ontario Land Tribunal, or its successor, in which case the application shall be required to comply with the provisions of this By-law as of the date that is one year from the decision of the Ontario Land Tribunal or its successor.**

AND THEREFORE BE IT RESOLVED that, with respect to report ACS2022-RCFS-GEN-0014, Section 15(2) within Document 1 be

revised to delete the reference to Sections 15(2) and 15(3) and replace with reference to Sections 14(2) and 14(3).

Carried

Amendment:

Motion No. PLC 2022-67/2

Moved by Co-Chair: Councillor S. Moffatt

WHEREAS staff recommendation 1 of Report ACS2022-RCFS-GEN-0014 recommends that Council adopt a new Parkland Dedication By-law as detailed in Document 1 – Details of Recommended New Parkland Dedication By-law;

AND WHEREAS Section 1 of Document 1 includes a definition for ‘develop’;

AND WHEREAS staff have determined that further clarity is required for the definition of ‘develop’ to ensure consistency with the Planning Act as it pertains to portable classrooms on school sites;

THEREFORE BE IT RESOLVED that, with respect to report ACS2022-RCFS-GEN-0014, Section 1 within Document 1 be revised by deleting the definition for ‘develop’ and replacing it with the following:

“develop” means the construction, erection or placing of one or more buildings on land or the making of an addition or alteration to a building that has the effect of substantially increasing the size or usability thereof or creating dwelling units, or the layout and establishment of a commercial parking lot, but does not include a portable classroom on a school site of a district school board, and “development”, “redevelop” and “redevelopment” have their corresponding meanings

Carried

Amendment:

Motion No. PLC 2022-67/3

Moved by Co-Chair: Councillor S. Moffatt

WHEREAS staff recommendation 1 of Report ACS2022-RCFS-GEN-0014 recommends that Council adopt a new Parkland Dedication By-law as detailed in Document 1 – Details of Recommended New Parkland Dedication By-law;

AND WHEREAS Section 1 of Document 1 includes a definition for ‘dwelling unit’;

AND WHEREAS the definition of ‘dwelling unit’ in Section 1 of Document 1 reflects the definition as provided within the Ontario Planning Act, but differs from the definition within the current Parkland Dedication By-law, being By-law 2009-95, as amended;

AND WHEREAS staff have determined that further clarity is required to maintain the intent of the current Parkland Dedication By-law, being By-law 2009-95, as amended, with respect to the conveyance requirements for residential care facilities;

THEREFORE BE IT RESOLVED that, with respect to report ACS2022-RCFS-GEN-0014, Table 4, Section 4 within Document 1 be revised by adding “including ‘residential care facility as defined by the Zoning By-law,’ after ‘Other purposes’ and before ‘excluding residential purposes’.

Carried

Amendment:

Motion No. PLC 2022-67/4

Moved by Co-Chair: Councillor S. Moffatt

WHEREAS staff recommendation 1 of Report ACS2022-RCFS-GEN-0014 recommends that Council adopt a new Parkland Dedication By-law as detailed in Document 1 – Details of Recommended New Parkland Dedication By-law;

AND WHEREAS Section 4 of Document 1 includes Table 1: Conveyance Requirement per Use;

AND WHEREAS staff have determined that Table 1 of Document 1 is missing ‘townhouse dwelling’ after ‘three-unit dwelling’ within the ‘Type of Development or Use’ column;

THEREFORE BE IT RESOLVED that, with respect to report ACS2022-RCFS-GEN-0014, Revise Table 1, Section 4 of Document 1 to add

‘townhouse dwelling’ after ‘three-unit dwelling’ within the ‘Type of Development or Use’ column.

Carried

Amendment:

Motion No. PLC 2022-67/5

Moved by Co-Chair: Councillor G. Gower

WHEREAS as a result of provincial legislative changes, the City is required to replace its existing Parkland Dedication by-law by September 18, 2022 providing an opportunity to revise the 13-year-old by-law and ensure Ottawa can continue using the alternative rate in their Cash-in-lieu of Parkland Funds Policy;

WHEREAS the current by-law does not yield enough parkland to meet the City’s target of two hectares of parkland per 1,000 residents within all transects, except the Rural transect; and,

WHEREAS the deficit is highest in the densest transects: Downtown Core, Inner Urban, and Outer Urban; and,

WHEREAS some stakeholders noted concerns that the provision of cash-in-lieu of parkland in areas where development is encouraged is high, and impacts the affordability of housing; and

WHEREAS the city is currently working on a new Zoning By-law for Ottawa to implement the new Official Plan; and

WHEREAS new provincial legislation under Bill 109, the *More Homes for Everyone Act*, will result in a number of changes to the community benefits authority under the *Planning Act* to help growth pay for growth; and

WHEREAS the Development Charge rate by-law will be reviewed in 2023 for replacement in 2024; and,

WHEREAS Council has adopted the High Performance Development Standards report that may have an impact on housing affordability; and,

WHEREAS staff is working on drafting Official Plan policies and Zoning provisions to implement Inclusionary Zoning (IZ) in Ottawa

and create a new mechanism to encourage or require affordable housing to be developed in major transit areas;

WHEREAS there is no restriction on Council's ability to amend the Parkland Dedication By-law subsequent to September 18, 2022

THEREFORE BE IT RESOLVED that staff be directed to review the accumulated impact of these major legislative and policy changes, which are anticipated to have an impact on land prices and market conditions, and report back to committee and council on the accumulated impacts within three years and put forward recommendations to mitigate the impact on affordability if required.

Carried

5.2 Parkland First Policy

File No. ACS2022-RCF-GEN-0003 - City-wide

Deferred from the Planning Committee meeting of June 23, 2022.

** Items 5.1 and 5.2 were considered concurrently by the Committee.*

Direction to Staff

Councillor S. Menard

The Park Development Manual (the Manual) last updated in 2017 is required to be updated again to accommodate changes required by the Parks and Recreation Facilities Master Plan (PRFMP) and Official Plan (OP). Revisions to the Manual are anticipated early in the next term of Council pending Provincial approval of the OP. Given this represents an opportunity to review minimum requirements for parkland dedication, staff are directed to include urban parkettes/plazas as a new park classification for park spaces which are smaller than 400m² in the classification of park spaces for transect areas which do not meet the active parkland target of 2ha/1000 people. In addition, staff be directed to review the feasibility of accepting parkland before cash in lieu funding (Parkland First Policy) for these small park spaces in transect areas not meeting the active parkland targets as described in PRFMP.

Report recommendation

That Planning Committee recommend Council approve the Parkland First Policy detailed in Document 1.

Carried

6. Planning, Real Estate and Economic Development Department

6.1 Zoning By-law Amendment - 3776 and 3780 Albion Road

File No. ACS2022-PIE-PS-0084 - Gloucester-Southgate (Ward 10)

The Applicant, as represented by Brian Casagrande, 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 written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Letter dated July 2, 2022 from Fotenn, on behalf of Albion Apartments Ltd., in support
- Email dated July 5, 2022 from Mr. R. Mungall, opposed
- Email dated July 6, 2022 from Daryl Smith, opposed
- Email dated July 6, 2022 from Christine Lowe, opposed

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 3776 and 3780 Albion Road to permit eight townhouse dwellings with site specific zoning provisions, 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

Amendment:**Motion No. PLC 2022-67/6**

Moved by Councillor L. Dudas

WHEREAS report ACS2022-PIE-PS-0084 recommends amending the City of Ottawa Zoning By-law to permit back-to-back townhouse dwellings; and

WHEREAS inconsistencies were identified between Document 4 – Draft Site Plan and Document 2 – Details of Recommended Zoning;

THEREFORE BE IT RESOLVED that with respect to ACS2022-PIE-PS-0084, Planning Committee Recommend Council approve the following:

1. **Document 2 be amended by adding the following to item 2(b):**
 - Despite Table 160A, the minimum interior side yard setback for a townhouse dwelling in a Planned Unit Development on the north side of the parcel is 1.48m.
2. **Document 2 be amended to add a new bullet point under item 2(b)**
 - maximum building height – 9 metres

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

Carried

6.2 Zoning By-law Amendment – 108 Nepean Street, part of 257 Lisgar Street

File No. ACS2022-PIE-PS-0072 - Somerset (Ward 14)

** Items 6.2 and 6.3 were considered concurrently by the Committee.*

Andrew McCreight, Manager, 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 Miguel Tremblay, Fotenn, provided an overview of the Application and responded to questions from Committee. He was accompanied by the following:

- Fotenn: Tim Beed
- Taggart: Braden Walker, Derek Howe, Michelle Taggart, Keith Taggart
- Glenview: Mark Shabinsky, Jillian Normand
- Architect: Kevin Reid
- Landscape Architect: Sarah McIntosh

The following staff were also present and responded to questions:

- Innovative Client Services Department: Christine Enta, Legal Counsel-Planning, Development and Real Estate.

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

- Joel Harden, MPP, Ottawa Central spoke to the inadequate amount of affordable housing and was surprised to know that no parking is being allocated as part of the new building.
- Lionel Njeukam, ACORN as a resident of 142 Nepean, the delegation spoke in opposition to the report recommendation and urged the committee to reject demolition of this building, expressing concern with being able to attain affordable housing.
- Edward Roue echoed the previous speakers' comments noting opposition for demolition of this building.
- Miranda Gray empathized with the possibility of losing ones home and doesn't feel that parking should not be a reason to demolish this building.

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 16, 2021 and July 6, 2022 from Phillip Wong, with questions and comments
- Letter dated July 2, 2022 from Fotenn, on behalf of Taggart Realty and Glenview Homes, in support
- Email dated July 5, 2022 from Anna Meurot, opposed to demolition
- Email dated July 6, 2022 from Lionel Njeukam, opposed to demolition
- Email dated July 6, 2022 from Allison Norris, opposed to demolition

Following discussion on this item, 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 108 Nepean Street and part of 257 Lisgar Street to permit a 27-storey mixed-use 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

Amendment:

Motion No. PLC 2022-67/7

Moved by Co-Chair: Councillor S. Moffatt

WHEREAS report ACS2022-PIE-PS-0072 was published with the meeting agenda on June 27, 2022;

WHEREAS the Document 2 – Details of Recommended Zoning, inadvertently contained incorrect provisions;

WHEREAS the remainder of the report is accurate and the correct zoning details were provided within the body of the report.

THEREFORE BE IT RESOLVED THAT, with respect to report ACS2022-PIE-PS-0072, the Planning Committee receive and replace Document 2 with the revised Document 2, on file with the Office of the City Clerk, prior to the item being submitted to Council.

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

Carried

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

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

Direction to Staff

Co-chair G. Gower

Direct staff to amend the MOU prior to execution to reflect the applicant's verbal commitments to increase the protected rental rate for a period of 5 years, and provide tenants first right of refusal on the new units.

Report recommendations

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 142, 144 and 148 Nepean Street performance standards related to an accessory 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. **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.

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.

Carried

Motion No. PLC 2022-67/9

Moved by Co-Chair: Councillor 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”.

Motion No. PLC 2022-67/10

Moved by Councillor J. Leiper

THEREFORE BE IT RESOLVED THAT Planning Committee defer motion no PLC 2022-67/9 until the August 25, 2022, Planning Committee meeting.

Carried

6.4 Zoning By-law Amendment – 100 Steacie Drive

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

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, opposed
- Email dated July 3, 2022 from Gail Curry and Christopher Davis, opposed
- Email dated July 5, 2022 from Edwin and Grace Watts, opposed
- Email dated July 5, 2022 from Gary Coady, with comments
- Email dated July 6, 2022 from David Barron, with comments

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.**

Motion No. PLC 2022-67/11

Moved by Councillor C. Curry

WHEREAS the public meeting with respect to the application related to 100 Steacie Drive was held on February 4, 2021

WHEREAS during the seventeen months that have passed since the original consultation was held, there has been a change in Councillor and multiple planners on this application;

WHEREAS the community has noted that there is currently no sign in front of 100 Steacie Drive and many thought the application was no longer active;

WHEREAS there has been no communication between the current Ward Councillor and the developer and the recent briefing with staff did not convey the level of community concern,

WHEREAS there is now considerable and significant community concern being expressed from the Kanata Beaverbrook Community Association, residents, business owners and the former Councillor who has extensive knowledge of the area;

WHEREAS due to the dormancy of this file and the length of time since the public meeting, the new Councillor did not fully appreciate the community concerns that were raised during the public consultation, nor have time to consult with community leaders;

WHEREAS a deferral to the next Planning Committee on August 25, 2022 would allow for this item to rise to the same Council meeting as items considered at Planning Committee on July 7, 2022;

THEREFORE BE IT RESOLVED THAT the item 6.4 of Planning Committee's agenda 67 be deferred to the August 25th Planning Committee meeting.

Carried

6.5 Zoning By-law Amendment – 1055 Klondike Road

File No. ACS2022-PIE-PS-0083 - Kanata North (Ward 4)

The Applicant, as represented by Christine McCuaig, Q9 Planning & Design, 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 June 27, 2022 from Trevor, opposed

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 1055 Klondike Road to permit a low-rise residential subdivision, 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 August 31, 2022,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried

6.6 Zoning By-law Amendment – 101 and 201 Nipissing Court

File No. ACS2022-PIE-PS-0088 - Kanata North (Ward 4)

The Applicant, as represented by Miguel Tremblay, 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 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 101 and 201 Nipissing Court to permit the following additional light industrial uses: light industrial use, technology industry, research and development centre, warehouse, and truck transport terminal.**
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

6.7 Zoning By-law Amendment - 30, 38, 42 and 48 Chamberlain Avenue

File No. ACS2022-PIE-PS-0087 - Capital (Ward 17)

The Applicant, as represented by Brian Casagrande, 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 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 30, 38, 42 and 48 Chamberlain Avenue to amend the height schedule to properly reflect the three-storey podium intended by Council along the front façade of the proposed 16-storey mixed-use 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 August 31, 2022” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried

6.8 Zoning By-law Amendment - 1545 Bank Street

File No. ACS2022-PIE-PS-0085 - Alta Vista (Ward 18)

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 a minor amendment to Zoning By-law 2008-250 for 1545 Bank Street to permit an eight-storey, mixed-use 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

6.9 Zoning By-law Amendment - 2571 and 2595 Lancaster Road

File No. ACS2022-PIE-PS-0041 - Alta Vista (Ward 18)

The Applicant, as represented by Brian Casagrande, 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 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 2571 and 2595 Lancaster Road to permit a two storey office complex, 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

6.10 Zoning By-law Amendment – Part of 673 Rideau Road

File No. ACS2022-PIE-PS-0086 - Osgoode (Ward 20)

The Applicant, as represented by Tim Chadder, J.L. Richards & Associates 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.

Report recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for Part of 673 Rideau Road to rezone the lands to permit the development of a mix of residential building forms and open space, 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

6.11 Zoning By-law Amendment – 797 Richmond Road

File No. ACS2022-PIE-PS-0004 - Kitchissippi (Ward 15)

The Applicant, as represented by Craig Gillier, Chiel Architects, 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 Zoning By-law 2008-250 for 797 Richmond Road to permit a nine-storey mixed use 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 2022-67/12

Moved by Co-Chair: Councillor S. Moffatt

WHEREAS as part of report ACS2022-PIE-PS-0004 entitled "Zoning By-law Amendment – 797 Richmond Road" the details of the recommended zoning in item 2(a)(ii)(1) in Document 2 on page 11 notes a roof top amenity area which projects above the maximum permitted height limit may not exceed three metres in height; and

WHEREAS an additional one metre in height is required to account for the construction of the ceiling, mechanical, and membrane above the proposed amenity space.

THEREFORE BE IT RESOLVED THAT with respect to report ACS2022-PIE-PS-0004, Planning Committee recommend Council

delete the word “three” from item 2(a)(ii)(1) as contained in Document 2 on page 11 and substitute with the word “four”.

Carried

7. In Camera Items

There were no *in camera* items.

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

There were no Notices of Motion.

9. Inquiries

There were no Inquiries.

10. Other Business

There was no other business.

11. Adjournment

Next Meeting

Thursday, August 25, 2022.

The meeting adjourned at 3:50 pm.

Original signed by K. Crozier,
Committee Coordinator

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