

Zoning By-Law Amendment – 1 and 9 Canfield Road and 13, 15 and 17 Parkmount Crescent

ACS2020-PIE-PS-0074

Knoxdale-Merivale (9)

---

### Report recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1 and 9 Canfield Road and 13, 15 and 17 Parkmount Crescent to permit the expansion of the institutional zone and construction of a new ancillary community centre to the existing place of worship, as detailed in Document 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 July 15, 2020," subject to submissions received between the publication of this report and the time of Council's decision.

Mary Dickinson, Planner II, Planning, Infrastructure and Economic Development (PIED) department, provided a presentation, a copy of which is held on file.

She and the following staff responded to questions from committee: Doug James, Director, Planning Services, PIED; Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate, Innovative Client Services department.

Ward Councillor K. Egli was present and took part in discussion.

Councillor J. Leiper introduced the following two motions on behalf of Councillor K. Egli:

Motion N° PLC 2020-27/2

WHEREAS St. Mary's Orthodox Coptic Church has applied for a rezoning to permit a new 2,130 square metre ancillary community centre building, which is primarily intended for use by the existing church community, as well as an expanded and reconfigured surface parking lot; and

WHEREAS the rezoning proposal would involve the demolition of three dwellings;

WHEREAS there are a number of near-by parking lots that are largely unused on weekends when St. Mary's Orthodox Coptic Church requires parking;

WHEREAS St. Mary's Orthodox Coptic Church is located in an area with abundant surface parking lots, including office buildings and Knoxdale Public School, that are not well used on the weekends and evenings, and have potential for shared parking arrangements;

WHEREAS St. Mary's Orthodox Coptic Church has entered into an agreement with the medical building at 139 Greenbank Road, which is located less than 150 metres away to provide overflow parking for Church on weekends;

WHEREAS St. Mary's Orthodox Coptic Church is also the owner of lands on the east side of Greenbank Road identified as Property Identifier Numbers 04651-0240 and 04651-0241 (173 and 175 Greenbank Road) which is presently vacant which could be used for parking for the Church; and

WHEREAS entering into an agreement for shared parking or using another property owned by St. Mary's Orthodox Coptic Church can reduce the number of parking spots required for parking on the St. Mary's Orthodox Coptic Church site, and could save the homes at 15 and 17 Parkmount from demolition or all three homes, including 9 Canfield, from demolition.

THEREFORE BE IT RESOLVED that:

1. the rezoning in respect of 1 and 9 Canfield Road and 13, 15 and 17 Parkmount Crescent be deferred to the meeting of Planning Committee of August 27, 2020;
2. in order to facilitate exploring shared parking owned by a third party:
  - a. Planning Staff and Councillor Egli work with St. Mary's Orthodox Coptic Church to explore available nearby shared parking arrangements,

- including but not limited to extending their agreement with the medical building at 139 Greenbank Road;
- b. Planning staff consult with and provide recommendations from other City staff as deemed appropriate;
3. with respect to using the property at 173 and 175 Greenbank Road as parking to fulfill a portion of the parking requirements by the Church:
- a. Planning staff be directed to bring forward as part of the report concerning the rezoning in recommendation 1 above, a rezoning of 173 and 175 Greenbank Road (P.I.N. 04651-0241) to permit the required parking for the Church and the Community Centre to be located on 173 and 175 Greenbank to the extent that 173 and 175 Greenbank has the space to accommodate such parking places;
  - b. Planning staff identify in the report a rezoning requirement only to the extent necessary to meet the minimum parking requirements of Comprehensive Zoning By-law 2008-250, the necessary lands additional to 175 Greenbank to meet the parking needs for the Church and the Community Centre;
  - c. the rezoning report to be submitted to Planning Committee provide for a holding zone for the community centre building to be in place until site plan approval is given for and the parking places are constructed at 173 and 175 Greenbank Road;
  - d. Planning staff consult with and provide recommendations from other City staff as deemed appropriate;
4. the appropriate notice be given in respect of the zoning report to be submitted to Planning Committee on August 27, 2020.

Motion N<sup>o</sup> PLC 2020-27/3

WHEREAS St. Mary's Orthodox Coptic Church has applied for a rezoning to permit a new 2,130 square metre ancillary community centre building, which is primarily intended for use by the existing church community, as well as an expanded and reconfigured surface parking lot; and

WHEREAS the rezoning proposal would involve the demolition of three dwellings: 15

Parkmount, 17 Parkmount and 9 Canfield to create surface parking; and

WHEREAS the Provincial Policy Statements (2014 and 2020) support residential intensification and the efficient uses of land the existing Ottawa Official Plan and the recent direction of Ottawa City Council with respect to need to intensify the General Urban Area by 51% between July 2018 and July 2046 and 60% between 2041 and 2046; and

WHEREAS parking for the church may be able to be provided through underground parking or shared parking on other sites;

THEREFORE BE IT RESOLVED that Planning Committee recommend Council approve:

- a) that the properties at 15 Parkmount Crescent, 17 Parkmount Crescent and 9 Canfield Road be removed from the lands to be rezoned on Documents 1 and 3;
- b) that, pursuant to the *Planning Act*, subsection 34(17), no further notice be given in respect of recommendation a) above; and
- c) that Planning staff be authorized, without the payment of further fee or submission of further study, to proceed with a rezoning to permit shared parking on another site that could meet the zoning parking requirements for St. Mary's Orthodox Coptic Church, including the community centre, if an agreement for such shared parking is reached between the Church and the other property owner(s).

The committee heard 11 delegations on this matter, as follows:

- Devon Harris was not in support of the proposed demolition of residential development for the sake of creating parking space and worried about the impact it would have on the community and its character
- Tom Kurdyla expressed concern about how the neighbourhood would be impacted by this and future development and suggested that participation and collaboration on a vision that will do justice for all parties is needed
- Clarke Cross was opposed to the demolition of homes to create parking and felt that it was not necessary with the availability of existing parking in the area. He felt the plan is not compatible with the area, nor with Official Plan policies, and suggested the development should be scaled back. He suggested the applicant had not been willing to dialogue or engage with the community on the plan and

asked that the application be deferred so the applicant and neighbours could discuss a compromise, or failing that, the plan be rejected.

- Christy Allen and/or Shawn Doherty<sup>1</sup>, adjacent property owners, spoke to a lack of consultation and accommodation by the applicant and raised concerns about impacts the development would have on their property. In particular, they worried about massing and setback, fencing and property maintenance. They requested their concerns be addressed with respect to: the need for a sun/shade study prior to building height approval; the need for the setback top be increased from the shared property line; the need for a proper perimeter fence to be installed along the entire shared property line; the need for the property to properly kept and maintained.
- Trevor Poole reiterated previous speakers' comments about lack of dialogue and community engagement, concerns about removing homes for parking, impacts on the neighbourhood and suitability of the plan. He supported the proposed motion for deferral.
- Kristi M. Ross, Barrister and Solicitor, on behalf of the Trend Arlington Residents for Smart Development Inc. (the Residents' Group)<sup>2</sup>, raised concerns about: lack of consultation by the applicant; neighbourhood and site compatibility; community impact; deintensification for the sake of unnecessary parking and potential sterilization of the site for future intensification. She supported the proposed deferral motion to allow exploration of planning alternatives, but failing deferral, recommended rejection of the application
- James O'Grady suggested the site is not adequate to hold the size of facility that will be required to accommodate considerable anticipated growth in the community. He supported deferral to allow for further negotiation in hopes that the community could be preserved
- Nancy Moynihan<sup>3</sup>, also speaking on behalf of her husband, Scott, and various community members, worried about the detrimental impact the too-large development would have on the quiet neighbourhood and nearby properties, including light pollution and greenspace impacts.

---

<sup>1</sup> Submission held on file

<sup>2</sup> Submission held on file

<sup>3</sup> Photo submission held on file

- Sean Devine, President, Trend Arlington Community Association<sup>4</sup>, supported deferral as a means to allow opportunity to find a mutually acceptable solution that would mitigate damaged relations between the Church and the community. He noted community concerns that the development will have insufficient parking, which will exacerbate existing issues with parking, traffic and safety. He worried the consequences of this application will cause a permanent adverse impact on the surrounding community when there are alternative options that have not been fully considered.
- Nancy Meloshe, Stantec, provided background, noting the changes that have occurred between the 2018 proposal, which included a new Church and Community Center, and the current (2019) scaled back proposal for just a Community Centre, and she proposed that this development is consistent with the Provincial Policy Statement and the Official Plan. She also spoke to the prior consultation that had occurred.
- Bishop Alfy Samy spoke to the Church's integration and involvement within the community and suggested the Church has compromised with the community and acted in good faith to serve and build a community center that will be an asset and benefit to all.

#### **Motion N° PLC 2020-27/2**

Moved by Councillor J. Leiper (on behalf of Councillor K. Egli)

**WHEREAS St. Mary's Orthodox Coptic Church has applied for a rezoning to permit a new 2,130 square metre ancillary community centre building, which is primarily intended for use by the existing church community, as well as an expanded and reconfigured surface parking lot; and**

**WHEREAS the rezoning proposal would involve the demolition of three dwellings;**

**WHEREAS there are a number of near-by parking lots that are largely unused on weekends when St. Mary's Orthodox Coptic Church requires parking;**

**WHEREAS St. Mary's Orthodox Coptic Church is located in an area with abundant surface parking lots, including office buildings and Knoxdale Public School, that are not well used on the weekends and evenings, and have potential for shared**

---

<sup>4</sup> Submission held on file

parking arrangements;

**WHEREAS St. Mary's Orthodox Coptic Church has entered into an agreement with the medical building at 139 Greenbank Road, which is located less than 150 metres away to provide overflow parking for Church on weekends;**

**WHEREAS St. Mary's Orthodox Coptic Church is also the owner of lands on the east side of Greenbank Road identified as Property Identifier Numbers 04651-0240 and 04651-0241 (173 and 175 Greenbank Road) which is presently vacant which could be used for parking for the Church; and**

**WHEREAS entering into an agreement for shared parking or using another property owned by St. Mary's Orthodox Coptic Church can reduce the number of parking spots required for parking on the St. Mary's Orthodox Coptic Church site, and could save the homes at 15 and 17 Parkmount from demolition or all three homes, including 9 Canfield, from demolition.**

**THEREFORE BE IT RESOLVED that:**

- 1. the rezoning in respect of 1 and 9 Canfield Road and 13, 15 and 17 Parkmount Crescent be deferred to the meeting of Planning Committee of August 27, 2020;**
- 2. in order to facilitate exploring shared parking owned by a third party:**
  - a. Planning Staff and Councillor Egli work with St. Mary's Orthodox Coptic Church to explore available nearby shared parking arrangements, including but not limited to extending their agreement with the medical building at 139 Greenbank Road;**
  - b. Planning staff consult with and provide recommendations from other City staff as deemed appropriate;**
- 3. with respect to using the property at 173 and 175 Greenbank Road as parking to fulfill a portion of the parking requirements by the Church:**
  - a. Planning staff be directed to bring forward as part of the report concerning the rezoning in recommendation 1 above, a rezoning of 173 and 175 Greenbank Road (P.I.N. 04651-0241) to permit the required parking for the Church and the Community Centre to be located on 173 and 175 Greenbank to the extent that 173 and 175**

**Greenbank has the space to accommodate such parking places;**

- b. Planning staff identify in the report a rezoning requirement only to the extend necessary to meet the minimum parking requirements of Comprehensive Zoning By-law 2008-250, the necessary lands additional to 175 Greenbank to meet the parking needs for the Church and the Community Centre;**
  - c. the rezoning report to be submitted to Planning Committee provide for a holding zone for the community centre building to be in place until site plan approval is given for and the parking places are constructed at 173 and 175 Greenbank Road;**
  - d. Planning staff consult with and provide recommendations from other City staff as deemed appropriate;**
- 4. the appropriate notice be given in respect of the zoning report to be submitted to Planning Committee on August 27, 2020.**

LOST on a division of 2 yeas and 7 nays, as follows:

YEAS (2): Councillors J. Leiper, R. Brockington

NAYS (7): Councillors L. Dudas, T. Tierney, S. Moffatt, A. Hubley, E. El-Chantiry (Ex Officio), Vice-chair G. Gower, Chair J. Harder

**Motion N° PLC 2020-27/3**

Moved by Councillor J. Leiper (on behalf of Councillor K. Egli)

**WHEREAS St. Mary's Orthodox Coptic Church has applied for a rezoning to permit a new 2,130 square metre ancillary community centre building, which is primarily intended for use by the existing church community, as well as an expanded and reconfigured surface parking lot; and**

**WHEREAS the rezoning proposal would involve the demolition of three dwellings: 15 Parkmount, 17 Parkmount and 9 Canfield to create surface parking; and**

**WHEREAS the Provincial Policy Statements (2014 and 2020) support residential intensification and the efficient uses of land the existing Ottawa Official Plan and the recent direction of Ottawa City Council with respect to need to intensify the General Urban Area by 51% between July 2018 and July 2046 and 60% between**



2041 and 2046; and

WHEREAS parking for the church may be able to be provided through underground parking or shared parking on other sites;

THEREFORE BE IT RESOLVED that Planning Committee recommend Council approve:

- a) that the properties at 15 Parkmount Crescent, 17 Parkmount Crescent and 9 Canfield Road be removed from the lands to be rezoned on Documents 1 and 3;
- b) that, pursuant to the *Planning Act*, subsection 34(17), no further notice be given in respect of recommendation a) above; and
- c) that Planning staff be authorized, without the payment of further fee or submission of further study, to proceed with a rezoning to permit shared parking on another site that could meet the zoning parking requirements for St. Mary's Orthodox Coptic Church, including the community centre, if an agreement for such shared parking is reached between the Church and the other property owner(s).

LOST on a division of 2 yeas and 7 nays, as follows:

YEAS (2): Councillors J. Leiper, R. Brockington

NAYS (7): Councillors L. Dudas, T. Tierney, S. Moffatt, A. Hubley, E. El-Chantiry (Ex Officio), Vice-chair G. Gower, Chair J. Harder

The committee considered the report recommendations as presented.

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1 and 9 Canfield Road and 13, 15 and 17 Parkmount Crescent to permit the expansion of the institutional zone and construction of a new ancillary community centre to the existing place of worship, as detailed in Document 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 July 15, 2020,"  
subject to submissions received between the publication of this report and  
the time of Council's decision.**

CARRIED on a division of 7 yeas and 2 nays, as follows:

YEAS (7): Councillors L. Dudas, T. Tierney, S. Moffatt, A. Hubley, E. El-Chantiry  
(Ex Officio), Vice-chair G. Gower, Chair J. Harder

NAYS (2): Councillors J. Leiper, R. Brockington