

**EXTRACT OF DRAFT MINUTES 54
PLANNING COMMITTEE
14, 15 AND 17 NOVEMBER 2017**

**EXTRAIT DE L'ÉBAUCHE
DU PROCÈS-VERBAL 54
COMITÉ DE L'URBANISME
LE 14, 15 ET 17 NOVEMBRE 2017**

OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT – 325, 327,
AND 333 MONTREAL ROAD, 334 MONTFORT STREET AND 273 STE. ANNE
AVENUE

ACS2017-PIE-PS-0126

RIDEU-VANIER (12)

DECLARATION OF INTEREST

Councillor Rick Chiarelli declared a potential, deemed indirect pecuniary interest on Item 3 of Planning Committee Agenda 54 - *Official Plan Amendment and Zoning By-Law Amendment – 325, 327, and 333 Montreal Road, 334 Montfort Street and 273 Ste. Anne Avenue* (ACS2016-PIE-PS-0126) - as his daughter is employed by the Shepherds of Good Hope, an organization that is within the same funding bracket as the Salvation Army (the applicant concerned in the report mentioned herein), and could see its operations effected by changes associated with this application, should it proceed.

Councillor Chiarelli did not take part in the discussion or vote on this item

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve:
 - a. an Amendment to the Official Plan Section 3.1.4 and to the Montreal District Secondary Plan for 325, 327 and 333 Montreal Road, 334 Montfort Street and 273 Ste. Anne Avenue to permit a shelter, residential care facility and surface parking, as detailed in Document 2.
 - b. an amendment to Zoning By-law 2008-250 for 325, 327, and 333

Montreal Road, 334 Montfort Street and 273 Ste. Anne Avenue to permit a shelter and residential care facility, as detailed in Document 3.

2. That Planning Committee approve:

- a. 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 City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of 22 November 2017" subject to submissions received between the publication of this report and the time of Council's decision.**

Erin O'Connell, Planner, accompanied by Steve Gauthier, Planner, and Doug James, Manager, Development Review – Central, Planning, Infrastructure and Economic Development (PIED) department, provided a PowerPoint presentation and responded to questions. A copy of the presentation is held on file.

The following staff also responded to questions throughout the course of discussion on this item: Lee Ann Snedden, Director, Planning Services, PIED; John Smit, Director, Economic Development and Long Range Planning, PIED; Rick O'Connor, City Clerk and Solicitor, Kristina Mahon, Associate Legal Counsel, Planning, Development and Real Estate Law, Office of the City Clerk and Solicitor; Samantha Montreuil, Associate Legal Counsel, Corporate & Commercial Law, Office of the City Clerk and Solicitor.

The committee heard 147 delegations on this item.

The following delegations spoke in opposition to or raised concerns about the proposal:

- Andrew Lumsden
- Benjamin Gianni. Chair, Alternate Sites Working Group, Vanier / Associate Professor, Azrieli School of Architecture and Urbanism, Carleton University
- Suzanne Lépine, member of Councillor Fleury's Community Strategy Group -

Social Impact

- Louise Levesque, member of Councillor Fleury's Community Strategy Group - Social Impact
- Amanda Carver, M.Ed., CCC, Registered Psychotherapist
- Randall Bartlett
- Tim Aubry, Ph.D., C.Psych., School of Psychology, University of Ottawa
- Katie Oppen, President, Ottawa Vanier Provincial New Democrat Riding Association
- Mark Kaluski Chair, Quartier Vanier Business Improvement Area BIA
- David Seba, Owner of Quelquechose Patisserie
- Elie Gharib
- Joseph Ibrahim and Nathalie Carrier
- Maher Arar, CEO, CauseSquare
- Cathie Orfali
- Peter Hyde
- James McCaffrey
- Michael McLellan, Chair of Vanier Community Service Centre (CSC Vanier) Board
- Stephen Willcock
- Natalie Raffoul, P.Eng. (Electrical), J.D. (Law) Lawyer & Registered Patent Agent, Clancy P.C. + Brion Raffoul (commercial property owner on Montreal Road)
- Mark Hubert
- Michael Polowin, Gowling WLG (Canada) LLP, representing: Solicitors for Shelter

Canadian Properties Limited ("SPCL") (the property managers for residential apartment buildings at 400 Montfort St, 390 Montreal Rd and 415 Montreal Rd; 3920305 Canada Inc. (operating as Finnigan's Pub); 6118887 Canada Inc.

- Alexandre Grandmaître
- Peter Kucherepa, Chair - Vanier Planning and By-Law Committee of Salvation Army Proposal (Barrister & Solicitor, Sr. Policy Advisor and Community Advocate)
- Natalie Belovic, Broker, Urban Ottawa Team, RE/MAX Hallmark Realty Group, Brokerage
- Claire Carriere
- Gisèle Bouvier
- Denise Beauchamp
- Rosemary Leach
- Tara O'Halloran
- Gillian Kirkland
- Jamie Anderson
- Caitlin Clancy
- Dr. Marianna Shturman, Director of Mental Health and Addiction Services, Clinical Therapist, Wabano Centre for Aboriginal Health
- Dominique Boivin
- Pierre Grandmaître
- Jim Prowse
- Laura Shantz
- Chris Greenshields (submission read by Suzanne Lepine)

- Michael Radzichowsky
- Tina Slauenwhite, Aboriginal Community Advisory Board (ACAB)
- Ginette Forest
- Huguette Trépanier
- Christine Miller (submission read by Rosemary Leach)
- Anne-Marie Duquette
- Thomas J Ryan
- Chris Penton
- David McCarron
- Brian McClean, President, Epoch Multimedia Inc
- Fernande Guay
- Cindy Peltier, Wabano Centre for Aboriginal Health
- Lise Giroux
- Nicole Charron
- Bryan Murray
- Philippe Denault
- Nicole McRae (submission read by Rachel Robillard)
- Magali Nayet (submission read by Drew Dobson)
- Pierrette Côté
- Mary-Anne Côté
- Dr. Maryam Haghighi

- Bruce McConville, McConville's garage
- Geneviève Anderson
- Rose Anne Leonard
- Lynne Zeitouni
- Martha Brown Fielding Drive Public School (submission read by Claire Carriere),
- Mme Linda Savard, Présidente du Conseil des écoles publiques de l'Est de l'Ontario (CEPEO)
- Nick Heisler
- Melanie MacGuigan
- Huei-Ling Tsuei
- Stéphanie Thibodeau
- Stephenie Graham
- Tara Jackson
- Robert De Serres
- Jennifer Hanniman
- Kevin Page, Co-Chair of Canadian Alliance to End Homelessness / President of The Institute of Fiscal Studies and Democracy, University of Ottawa / Former Parliamentary Budget Officer of Canada
- Cecile Paquette, Présidente, Fédération des aînés et des retraités francophones de l'Ontario
- Jeannine Alarie (submission read by Monique Deslisle)
- Robert MacKell
- R. Scott Serson (submission read by Frank Leaney)

- Gerrie Marie Normoyle
- Evan Wimperis
- Michel Gougeon
- Johanne Leroux
- Lucie Laliberté
- Shaina Raskas
- Anna Campos
- Eric Campos
- Deb Byrnes
- Lauren Touchant
- Jean Cloutier
- Collette St-Denis
- Gordon Morrison
- Elena Abel
- Dave Fraser
- Allison Fisher, Wabano Centre for Aboriginal Health
- Henry McCambridge
- Irene Compton
- Peter Schneider
- Nathalie Carrier, Member of Vanier Business Improvement Area
- Harry Jones

- Louise Lapointe
- Janice Frankland
- Robert Dupuis
- Steve Young
- Rachel Robillard
- Adam Freed
- Catherine Labossiere
- Michelle Mora
- Shirley Duquette
- Carole Anne Larose, Overbrook Community Association
- David B. Gibson, Executive Director, Sandy Hill Community Health Centre
- Frank Leaney
- Dr. Wayne Corneil, CEO, SantePlus Research Associates
- André Levesque, Board of Directors at Place Lafontaine (200 Lafontaine Avenue)
- Stephen Collins
- Paul Heinbecker
- Ken (Will) Lagarec (submission via audio file)
- Drew Dobson, SOS Vanier

The primary arguments and concerns against the proposal included (but were not necessarily limited to):

- inconsistency with the City's homelessness strategy and "Ten Year Plan", which identifies "Housing First" as a key priority

- housing and supports are proven to have better outcomes for homeless individuals and to be less expensive
- proposed development is inconsistent with what is permitted for a traditional mainstreet and is inconsistent with the City's Official Plan and Secondary Plan for the area
- negative impacts on the culture of the French Quarter
- negative impacts on the revitalization and growth of the neighbourhood and its economy
- negative impacts on existing and future businesses and landlords
- there will be increased predatory and aggressive behaviours towards both the clients of the shelter and an already vulnerable neighbourhood
- causes for safety concerns children, families and women and unnecessarily exposes them to harmful behaviours
- will negatively impact property values
- the ward already has many recognized and 'unrecognized' shelters and this is an over-concentration in one ward, where the goal was supposed to have been a reduction in the number of shelters
- this is not simply a land-use matter; the social and economic impacts on the community outweigh any potential benefit for the clients and have not been properly assessed
- consultation with the community was inadequate and the process was not transparent
- the City does not have sufficient evidence (studies) to support the proposal
- the facility will not be a true 'community hub' as indicated
- it could set a precedent for similar development in this area and other traditional mainstreets throughout the City

- negative impacts on nearby womens' centers and Aboriginal health centres
- negative impacts on the existing clients staying at the Concorde
- there are other sites in the City that might be more suitable to this type and size of facility but they are not being considered
- there is insufficient evidence to determine that the majority of clients originate from the area and necessitate that the facility be built there
- the facility is gender-biased and offers no shelter service for women and families
- the heavy truck traffic and lack of staff parking will negatively impact residential neighborhoods
- the facility will draw more clients to the area at once and there is no plan to deal with those clients who are turned away
- the definitions of 'shelter' and 'residential care facility' are unclear
- it is unclear if the Salvation Army will offer services in French
- the mix of businesses in the area may have a detrimental impact on the treatment and recovery of clients
- the lack of a harm-reduction program in the facility is not beneficial for the clients
- the objections being raised are not based on 'NIMBY-ism' but concerns about fit and impact
- the accessibility of the site needs clarification
- the proposed model is too large; smaller facilities spread out over the city would be better

The following delegations spoke in support of the proposal:

- Gordon Diamond, Co-Chair of the ByWard Market Safety & Security Committee and President, Board of Directors, St. George Condominium (160 George Street)

- Marie-Josée Houle, Executive Director, Action Logement
- Jeff Barret, Divisional Secretary for Business Administration, Ontario Central East Division, Salvation Army
- Marc Provost Executive Director, Ottawa Booth Centre, Salvation Army
- Dr. Turnbull, Chief of Staff, The Ottawa Hospital
- Wendy Muckle, Executive Director, Ottawa Inner City Health, Inc.
- Richard Hudon
- Pierre LeBlanc (submission read by Richard Hudon)
- Deirdre Freiheit, President & CEO, Shepherds of Good Hope
- Jonathan Murray, President of Operations, Shield Security
- Marilyn Jocko, receptionist, Salvation Army Booth Centre
- Drew Corley, Ottawa Booth Centre, Salvation Army
- Jasna Jennings, Executive Director, Byward Market Business Improvement Area
- Julius Bango
- William Graham
- Ken Lyons
- Peter Tilley, Executive Director, The Ottawa Mission
- Sue Garvey, Executive Director, Cornerstone Housing for Women
- Margaret Schaecken, Vice-President, Assumption of the Blessed Virgin Mary and St. Ignatius Martyr Conference, St-Vincent-de-Paul
- Kathleen Cummings, Executive Director, St. Mary's Home
- Matthew Hadwin

- Barry Hobin, Hobin Architecture
- Gord Lorimer, Hobin Architecture
- William VanRyswyk, Security Through Safe Design Inc
- Christopher Gordon, Parsons
- Adam Fobert, DSEL
- Mark Darcy, Paterson Group Inc.
- Miguel Tremblay, FOTENN
- Ursula Melinz, Soloway Wright LLP

The primary arguments in support of the proposal included (but were not necessarily limited to):

- the shelter will help fill a present and growing need, which the current location is insufficient to address
- the amalgamation of services into one facility, and the proposed building design with separate access points will be beneficial for clients and service providers
- the opposition is unfounded and stems from 'NIMBY-ism'
- the proposed indoor space and amenity areas will help reduce predatory interactions towards the clients and help reduce loitering in the public spaces
- while housing is the long-term goal, clients require the immediate provision of a shelter and the associated services of the case workers to find suitable housing as well as medical supports
- closure of the George Street facility will significantly decrease the high density of homeless people in the prime tourist area of Ottawa
- closure of the Booth Centre will enhance the property values of existing residential properties in

- the area and will attract new residential high-density development to the area
- the existence of other service providers near the facility will be beneficial to clients

The committee received correspondence from the following people (as provided to the Committee Coordinator), between 3 November 2017 (the date the report was published in the committee agenda) and the time the report was considered by Planning Committee on 17 November 2017, a copy of which is held on file:

- William Campbell
- Rawlson King, President, Overbrook Community Association
- Verla Sherhols
- Nicole Belasky
- Louise Levesque
- Warren H. Waters
- Richard Hudon
- Dr. Wayne Corneil, CEO, Santeplus Research Associates
- Darryl Bilodeau, Board President and Sandy Wooley, Executive Director, Nepean, Rideau and Osgoode Community Resource Centre (NROCRC)
- Diane Champoux
- Amanda Carver
- Randall Bartlett
- Lynne Zeitouni
- Scott McCambly
- Heui-Ling (Christina) Tsuei
- Krystyna Miedzybrodzka

- Bryan Murray
- Nicole McRae
- Philippe Denault
- Pierre LeBlanc
- André and Louise Levesque
- Jez Fletcher
- Matt Beutel, Executive Director, Lowertown Community Resource Centre
- J. Frankland
- Amitav 'Rath'
- Léo Lavergne, Directeur général, Centre Pauline-Charron.
- Benjamin Gianni, Chair, Alternate Sites Working Group, Vanier, and Associate Professor, Azrieli School of Architecture and Urbanism, Carleton University
- Emily Connor, President, Board of Directors, and Christopher McIntosh, CEO Pinecrest-Queensway Community Health Centre
- Pierrette Côté
- Petition received on November 9, 2017 from Verla Sherhols, in support (petition to be listed on the Council Agenda per the City's Petition Policy)
- Katie Oppen, Provincial President, and George Al-Koura, Federal President, Ottawa-Vanier New Democrat Provincial and Federal Riding Associations
- Faith Blacquiere
- Ghislaine Breau, Adjointe administrative à la direction générale, Centre franco-ontarien de ressources pédagogiques (CFORP)
- Eugenia and David Lockwood

- Samantha Strath
- Stephen Collins
- Petition received on November 9, 2017 from SOS Vanier, in opposition (petition to be listed on the Council Agenda per the City's Petition Policy)
- Michael Polowin, Gowling WLG (Canada) LLP, on behalf of the following clients: Shelter Canadian Properties Limited, 3920305 Canada Inc. operating as Finnigan's Pub, and 6118887 Canada Inc.
- Petition received on November 10, 2017 via Jasna Jennings, Executive Director, ByWard Market Business Improvement Area (BIA), in support (petition to be listed on the Council Agenda per the City's Petition Policy)
- John Egan
- Sacha Baharmand, President and Board Chair, Centretown Community Health Centre
- Sue Garvey, Executive Director, Cornerstone Housing for Women
- Suzanne Dignard
- Larry Hudon, President, Hintonburg Community Association
- Bradley Millson, MBS
- Alain Mailloux
- Michael McLellan, Chair of Vanier Community Service Centre (CSC Vanier) Board
- Stephenie Graham
- Kevin Page, Co-Chair of Canadian Alliance to End Homelessness / President of The Institute of Fiscal Studies and Democracy, University of Ottawa / Former Parliamentary Budget Officer of Canada
- Gisèle Bouvier
- Cecile Paquette, Présidente, Fédération des aînés et des retraités francophones

de l'Ontario

- Dr. Bernard Leduc, Président-directeur general and Suzanne Clément, Présidente du conseil d'administration, Hôpital Montfort
- Michelle de Courville Nicol, Présidente du conseil d'administration, and Jeanne-Hélène Tardivel, Directrice générale, Montfort Renaissance
- Ken Lagarec
- Deirdre Freiheit, President and CEO, Shepherds of Good Hope
- Kathleen Cummings, Executive Director, St. Mary's Home
- Elizabeth Fahey
- David Lewis
- Wendy Muckle, Executive Director, Ottawa Inner City Health Inc.
- Vanessa Russell
- Valerie Rowe
- Stephen Willcock
- Shaina Raskas
- Sandra Cruz Salas
- Rosemary Leach
- Richard Haniff
- Phil Wasserman, Co-Chair, Stéve Monuk, Co-Chair and Gord Diamond, Safety and Security Co-Chair, Byward Market BIA
- Peter Tilley, Executive Director, Ottawa Mission
- Peter Kucherepa

- Peter Hyde,
- Pierre Grandmaitre
- Alexandre Grandmaitre
- Neal McCarten
- Nathalie Des Rosiers, MPP, Ottawa-Vanier
- Marie-Josée Houle, Executive Director, Action-Logement
- Magali Nayet
- Mariette Lachance
- Marilyn Jocko
- Matthew Hadwen
- Marek Bilinski
- Liz Bernstein, President, Lowertown Community Association
- Lisa Ker, Executive Director, Ottawa Salus
- Johanne Leroux
- Remi Sabourin, Président, Association des enseignants franco-ontariens (AEFO)
- Julius Bango
- Denise Beauchamps
- Jared Andrew
- Chad Rollins, President, Action Sandy Hill
- Christine Miller
- Gillian Kirkland

- Andrew Lumsden
- Cathie Orfali
- Adam Drackley
- Jean Cloutier
- Dick Stewart, Chairperson – Board of Directors, Somerset West Community Health Centre
- Kathy Kennedy, Civic Hospital Neighbourhood Association
- Jane South
- Margaret Carson
- Richard, Patrick, Emily, Huguette and Luc Killeen
- Chris Penton
- Dominique Boivin
- Chris Greenshields
- Natalie Belovic
- Mariane Eriksson
- Brian Cunningham
- Colette St-Denis
- Harry Jones
- Anna Campos
- Eric Campos
- Julie Leclair
- Deborah Byrnes

- Lynne Lalonde
- Diane Brisson
- Catherine Gardner
- Mark Hedley
- David B. Gibson, Executive Director, Sandy Hill Community Health Centre
- Paul Orfali
- Paul Heinbecker
- Ken Lyons
- Jeremy McLeod
- Michelle Mora
- Robert Dupuis
- Margaret Schaeken
- Simon Moor
- Madeleine P. Lauzon
- Rose Anne Leonard
- Jennifer Hanniman
- Jeannine Alarie
- R. Scott Serson
- Michel Gougeon
- Lauren Touchant
- Tim Aubry, , Ph.D., C.Psych., School of Psychology, University of Ottawa
- Jeff Barret, Divisional Secretary for Business Administration, Ontario Central East

Division, Salvation Army

- Jasna Jennings, Executive Director, Byward Market BIA
- Claire Carriere
- Nicole Charron
- Stefan de Laplante
- Shirley Duquette
- Dominique Favre
- Miguel Tremblay, MCIP RPP, Director of Planning and Development, FOTENN
- Dave Fraser
- Diane Irwin
- Hortense Kailo
- Jonathan Lemieux
- Suzanne Lépine
- James McCaffrey
- Ursula K. Melinz, Partner, Soloway Wright LLP
- Deepak Munyaz
- Tara O'Halloran
- Marc Provost Executive Director, Ottawa Booth Centre, Salvation Army
- Natalie Raffoul, P.Eng. (Electrical), J.D. (Law) Lawyer & Registered Patent Agent, Clancy P.C. + Brion Raffoul (commercial property owner on Montreal Road)
- Glenn van Gulik, Area Director, Public Realations and Development – Eastern

Region, The Salvation Army, Ontario Central-East Division

- Geneviève Saulnier
- David Seba, Owner of Quelquechose Patisserie
- Phil Sweetnam
- Huguette Trépanier

The committee considered the report over the course of three days – November 14, 15 and 17, 2017, the duration of which ward Councillor Fleury participated in, hearing public delegations on each of those days. The public hearing portion of the meeting was closed by the Chair at 7:23 p.m. on November 17th. Prior to that, at 6:54 p.m. on November 17th, in accordance with the City's Procedure By-law, the Vice-chair raised the following motion in order to allow the Committee to proceed with its consideration of the report:

Motion N° PLC 54/1

Moved by Vice-chair T. Tierney

BE IT RESOLVED that the Planning Committee approve that the meeting time be extended past 7:00p.m. pursuant to Subsection 8.(1)(c) of Procedure By-law 2016-377.

CARRIED

Having concluded the public hearing and asked questions of staff, the report recommendations and amending motions were considered, as follows:

Motion N° PLC 54/2

Moved by Councillor T. Nussbaum

WHEREAS the application for an official plan and zoning by-law amendment for 325, 327 and 333 Montreal Road, 334 Montfort Street and 273 St. Anne Avenue has raised important questions relevant to the City of Ottawa's Housing and Homelessness Plan and broader issues of social service delivery that are outside the purview of the Planning Committee; and

WHEREAS the application represents an opportunity for a positive social investment that addresses the provision of services for under-housed residents in our City; and

WHEREAS there would be an opportunity to improve the proposal through a focussed dialogue with key stakeholders; and

WHEREAS the objective of that dialogue would be to explore revisions to the proposal that better meet the goals of the City's Housing and Homelessness Plan, the Province of Ontario's Community Homelessness Prevention Initiative and the Government of Canada's pending National Housing Strategy; and

WHEREAS concrete public funding and in-kind commitments should be explored as part of that dialogue to allow for the possibility of modifications to the proposal that are more supportive of Housing First principles;

THEREFORE BE IT RESOLVED that Council approve that consideration of the current planning application be deferred; and

BE IT FURTHER RESOLVED that the City Manager be directed to convene a 100 day task force that includes representatives of the Salvation Army, relevant social service providers, community representatives, staff representing the Ministry of Housing, City of Ottawa social services, real estate and planning staff and other participants as he deems appropriate to develop specific recommendations related to the proposal; and

BE IT FURTHER RESOLVED that the City Manager report back to City Council on or before the end of Q1 2018, on any recommendations of the Task Force and that any required City Council decisions on the planning application be initiated and/or re-activated at that time.

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

YEAS (2): Councillors J. Leiper, T. Nussbaum

NAYS (7): Councillors S. Blais, R. Brockington, J. Cloutier, A. Hubley, S. Qadri, Vice-chair T. Tierney, Chair J. Harder

Motion N° PLC 54/3

Moved by Vice-chair T. Tierney (on behalf of Councillor M. Fleury)

WHEREAS Report ACS2017-PIE-PS-0126 is scheduled to be considered by Council on 22 November 2017; and

WHEREAS further time should be provided for Members of Council to review this report and the requested Official Plan and Zoning By-law Amendments;

THEREFORE BE IT RESOLVED that Planning Committee recommend that Council's consideration of Report ACS2017-PIE-PS-0126 take place at the December 13, 2017 City Council meeting.

LOST, on a division of 3 yeas and 6 nays as follows

YEAS (3): Councillors R. Brockington, J. Leiper, T. Nussbaum

NAYS (6): Councillors S. Blais, J. Cloutier, A. Hubley, S. Qadri, Vice-chair T. Tierney, Chair J. Harder

Motion N° PLC 54/4

Moved by Vice-chair T. Tierney

BE IT RESOLVED THAT Planning Committee refer the remaining amending Motions (set out below) to Council for consideration without recommendation;

- Motion N° PLC 54/5 (moved by Vice-chair T. Tierney on behalf of Councillor M. Fleury)

WHEREAS the Montreal Road District Secondary Plan does not permit surface parking on lots along Montreal Road; and

WHEREAS Report ACS2017-PIE-PS-0126 recommends the adoption of an Official Plan Amendment to permit surface parking on the subject lands; and

WHEREAS the Report also recommends the approval of a Zoning By-law Amendment to permit a development that would have parking spaces located within the front yard save and except within the first 13 metres back from the lot

line abutting Montreal Road;

THEREFORE BE IT RESOLVED that Document 3 – Details of Recommended Zoning of Report ACS2017-PIE-PS-0126 be amended by replacing the text “a minimum of 13 metres from the front lot line” with “a minimum of 26 metres from the front lot line”; and

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

- Motion N^o PLC 54/6 (moved by Councillor M. Cloutier)

WHEREAS Report ACS2017-PIE-PS-0126 recommends that a shelter use be permitted on the subject lands up to a maximum size of 900 square metres in gross floor area; and

WHEREAS the proponent has identified that the size of the proposed shelter is 801 square metres in gross floor area; and

WHEREAS the size of the use is an important consideration when considering the land use impacts of the proposed use;

THEREFORE BE IT RESOLVED that Document 3 – Details of Recommended Zoning of Report ACS2017-PIE-PS-0126 be amended by replacing the number “900” with “801”; and

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

- Motion N^o PLC 54/7 (moved by Councillor S. Blais)

WHEREAS Section 45 of the *Planning Act* establishes the jurisdiction of the Committee of Adjustment to authorize minor variances from a by-law passed under section 34 or section 38 of the *Act*; and

WHEREAS such authority is delegated to the Committee of Adjustment by the Council of the City of Ottawa through its direction to establish the Committee of Adjustment on September 12, 2001; and

WHEREAS there is a desire to have matters relating to any addition or

expansion of the proposed shelter use at this location return to Planning Committee and Council for consideration, regardless of whether they are categorized as minor, or not;

THEREFORE BE IT RESOLVED that Planning Committee recommend Council direct staff to initiate a by-law under section 45 (1.0.3), to establish specific criteria in respect of any proposed expansion or addition relating to the shelter use at 325, 327, and 333 Montreal Road, 334 Montfort Street and 273 Ste. Anne Avenue, so that any such proposal is to be heard by Planning Committee and Council of the City of Ottawa; and

BE IT FURTHER RESOLVED that the zoning by-law amendment adding “shelter” as a permitted use to this location, if approved, shall not be enacted until such time as the by-law referenced herein comes into force under section 45 (1.0.4); and

BE IT FURTHER RESOLVED that notwithstanding any resolutions made by Council in respect of section 45(1.4), section 45(1.3) shall apply to this site specific amendment, being a restriction on the ability to apply for a minor variance from the provisions of the by-law in respect of the land, building or structure before the second anniversary of the day on which the by-law was amended, should the amendment be approved by Council.

- Motion N^o PLC 54/8 (moved by Councillor S. Blais)

WHEREAS Report ACS 2017-PIE-PS-0126 includes details on page 17 related to security strategies to be implemented as part of the proposed development; and

WHEREAS Section 4.8.8 of the Official Plan speaks to principles of Crime Prevention Through Environmental Design in its review of development applications;

THEREFORE BE IT RESOLVED that Council approve that a holding provision with two conditions be included in Document 3 – Details of Recommended Zoning, as follows:

1. That the holding provision not be lifted until the Site Plan Control

Application for the proposal is approved containing conditions related to the implementation of design measures proposed in the Report provided by Security Through Safe Design Inc. of May 1, 2017, to the satisfaction of the General Manager of Planning, Infrastructure and Economic Development; and

2. that the holding provision not be lifted until such time as the Applicant has implemented an Ambassador Program to the satisfaction of the General Manager of Planning, Infrastructure and Economic Development in consultation with the General Manager of Community and Social Services.

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

- Motion N^o PLC 54/9 (moved by Vice-chair T. Tierney on behalf of Councillor M. Fleury)

BE IT RESOLVED that Planning Committee direct staff to bring forward a Zoning By-law amendment to remove shelter as a permitted use on the lands known municipally as 171 George Street after the Salvation Army has ceased its shelter operations on these lands.

- Motion N^o PLC 54/10 (moved by Vice-chair T. Tierney on behalf of Councillor M. Fleury)

THEREFORE BE IT RESOLVED that Planning Committee recommend to Council that the Zoning By-law amendments contained within Report ACS 2017-PIE-PS-0126 be repealed should the Salvation Army cease operating the proposed facility.

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

- Motion N^o PLC 54/11 (moved by Councillor R. Brockington on behalf of Councillor M. Fleury)

BE IT RESOLVED THAT the Term of Council Priorities Section of the report be revised to remove the identified Term of Council Priorities in this report.

And **BE IT FURTHER RESOLVED** that staff be directed to review the Motions and advise Council of the implications of each motion, if any, including identifying which Motions staff recommend for adoption and why, and that this information be provided by way of a Memorandum to all Members of Council prior to the City Council meeting.

CARRIED

The report recommendations, as set out below, were put to Committee:

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve:**
 - a. an Amendment to the Official Plan Section 3.1.4 and to the Montreal District Secondary Plan for 325, 327 and 333 Montreal Road, 334 Montfort Street and 273 Ste. Anne Avenue to permit a shelter, residential care facility and surface parking, as detailed in Document 2.**
 - b. an amendment to Zoning By-law 2008-250 for 325, 327, and 333 Montreal Road, 334 Montfort Street and 273 Ste. Anne Avenue to permit a shelter and residential care facility, as detailed in Document 3.**

- 2. That Planning Committee approve:**
 - a. 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 City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of 22 November 2017" subject to submissions received between the publication of this report and the time of Council's decision.**

CARRIED, on a division of 6 yeas and 3 nays as follows

YEAS (6): Councillors S. Blais, J. Cloutier, A. Hubley, S. Qadri, Vice-chair
T. Tierney, Chair J. Harder

NAYS (3): Councillors R. Brockington, J. Leiper, T. Nussbaum