

**EXTRACT OF DRAFT MINUTES 43  
PLANNING COMMITTEE  
26 APRIL 2017**

**EXTRAIT DE L'ÉBAUCHE DU  
PROCÈS-VERBAL 43  
COMITÉ DE L'URBANISME  
LE 26 AVRIL 2017**

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**PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT  
PLANNING SERVICES**

**ZONING BY-LAW AMENDMENT – 137 AND 141 GEORGE STREET**

**ACS2017-PIE-PS-0060**

**RIDEAU-VANIER (12)**

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**REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 137 and 141 George Street to permit a temporary parking lot for a maximum of three years, 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 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 10 May 2017", subject to submissions received between the publication of this report and the time of Council's decision.**

Ms. LeeAnn Snedden, Director of Planning Services, Planning, Infrastructure and Economic Development department, responded to questions.

Ms. Stephanie Morris, FOTENN, Consultants Inc. (applicant) and Mr. Jim Burghout, Claridge Homes(owner), were present in support of the application.

The committee received the following correspondence between 18 April 2017 (the date the report was published in the committee agenda) and the time public delegations were heard on 25 April 2017, a copy of which is held on file:

- Email dated April 14, 2017 from Michael Kirkpatrick, stating opposition to the proposed temporary parking lot, preferring that the lot proceed to be developed.

**Motion N<sup>o</sup>. PLC 43/4**

Moved by Councillor T. Tierney

**WHEREAS, subsequent to the Planning Committee meeting of 25 April 2017, it became known that the version of report ACS2017-PIE-PS-0060 posted on the City's website contained an incorrect version of the Ward Councillor's comment; and**

**WHEREAS, for the sake of clarity, the Committee Coordinator has replaced the online version of the report with the corrected version, as provided by staff;**

**THEREFORE, BE IT RESOLVED that Planning Committee approves that the corrected version of the report, containing the following Ward Councillor's comment, be the version officially considered by Planning Committee and Council.**

**COMMENTS BY THE WARD COUNCILLOR**

Councillor Fleury provided the following comments:

**“As the proposal for a temporary parking lot at 137-141 George Street is being recommended by staff for a three year period it becomes imperative that we consider the consequences of granting this type of request. We have seen the impacts of granting temporary parking rights as the ‘temporary’ parking lot was granted to the Notre-Dame Cathedral Basilica 20 years ago is currently still a parking lot. One of the primary goals for our urban core is animation and a surface parking lot as a use is not compatible. In keeping with the City's provisions on eliminating surface parking lots in the urban core as a goal to bring commercial ground floor and residential uses, we are opposed to the addition of surface lots in Lowertown, Byward Market, and Rideau Street. If committee chooses to grant this temporary use, we would like to see staff use**

zoning tools to enforce the temporary nature.”

CARRIED

**Motion N°. PLC 43/5**

Moved by Councillor T. Tierney

**WHEREAS Report ACS2017-PIE-PS-0060 recommends zoning changes to the lands known municipally as 137 and 141 George Street to permit a temporary parking lot for a maximum of three years; and**

**WHEREAS, through discussions surrounding zoning details and temporary landscaping, it is considered more efficient to secure landscaping improvements to the proposed parking lot by delaying passage of the amending by-law until site plan matters are resolved;**

**BE IT RESOLVED that the following changes be made to the staff report:**

**1) Recommendation 1 be amended as follows:**

**1) That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 137 and 141 George Street to permit a temporary parking lot for a maximum of three years, as detailed in Document 2, and that the implementing Zoning By-law not proceed to Council until such time as the site plan control application is approved and any related securities are provided to the City.**

**2) Document 2 be replaced with the following:**

**Document 2 – Details of Recommended Zoning**

**The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 137 and 141 George Street:**

**1. Amend exception [2031] in Section 239, Urban Exceptions, to add in revisions similar in effect to the following:**

**(a) In Column III, add the text “- parking lot”**

**(b) In Column V, add the following text:**

- **a parking lot is permitted as a temporary use on the lots municipally known as 137 and 141 George Street beginning on [date of passage of by-law] and expiring on [date three years from date of passage of by-law]**
- **Section 110 does not apply**
- **the minimum required width of a landscaped buffer for a parking lot abutting a street is 3m and a driveway may cross the landscaped buffer**

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

CARRIED

Item 10 of Planning Committee Agenda 43, as amended by the foregoing motions and set out in full below, was put to Committee.

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

- a. **an amendment to Zoning By-law 2008-250 for 137 and 141 George Street to permit a temporary parking lot for a maximum of three years, as detailed in Document 2, and that the implementing Zoning By-law not proceed to Council until such time as the site plan control application is approved and any related securities are provided to the City.**
- b. **that Document 2 be replaced with the following:**

**Document 2 – Details of Recommended Zoning**

**The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 137 and 141 George Street:**

- 1. **Amend exception [2031] in Section 239, Urban Exceptions, to add in revisions similar in effect to the following:**

- (a) In Column III, add the text “- parking lot”
- (b) In Column V, add the following text:
- a parking lot is permitted as a temporary use on the lots municipally known as 137 and 141 George Street beginning on [date of passage of by-law] and expiring on [date three years from date of passage of by-law]
  - Section 110 does not apply
  - the minimum required width of a landscaped buffer for a parking lot abutting a street is 3m and a driveway may cross the landscaped buffer
- c. that there be no further notice, pursuant to Subsection 34 (17) of the *Planning Act*.
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 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 10 May 2017”, subject to submissions received between the publication of this report and the time of Council’s decision.

CARRIED, with Councillors J. Leiper and T. Nussbaum dissenting