

PLANNING COMMITTEE
EXTRACT OF DRAFT MINUTES 28
TUESDAY, 28 JUNE 2016

PROCEDURAL MOTION

Motion N^o. PLC 28/1

Moved by Councillor S. Qadri

WHEREAS on December 3, 2015, Ontario passed Bill 73, *Smart Growth for Our Communities Act, 2015*, which amended the *Planning Act* and the *Development Charges Act*; and

WHEREAS several of the new provisions involve new public engagement requirements, including identifying how Council decision-making incorporates formal public submissions; and

WHEREAS, effective July 1, 2016, Sections 17, 22, 34, 45, 51 and 53 of the *Planning Act* will, with respect to specific planning matters, with Subsection 17 (23.1) and (23.2) requiring City Council to provide a “brief explanation of the effect, if any, that the written and oral submissions....had on [Council’s] decision,” with oral submissions being the public delegations that appear at Committee, and written submissions being any that were provided formally to Council between the date a report is published in the Committee Agenda and the date the final Council agenda containing that item is published, before Council’s decision is made; and

WHEREAS City Council as a body speaks by resolution, so the ‘brief explanation’ required by the new legislation will need to be provided by way of a recommendation or motion; and

WHEREAS it is not yet fully understood what the Province intends as best practices; and

WHEREAS City Council, at its meeting of 22 June 2016, adopted new interim

practices in an effort to meet the new Subsections 17 (23.1) and (23.2) requirements under Bill 73, *Smart Growth for Our Communities Act, 2015* while City staff undertake a review of the new requirements and look to bring forward a simpler process for by the fall; and

WHEREAS the agenda for this meeting was published prior to Council's adoption of the new practices, but items on this agenda will be considered by Council at its meeting of 13 July 2016, at which time the provisions of the new legislation will be in effect; and

THEREFORE BE IT RESOLVED THAT Planning Committee approve the staff reports for items 2 to 5 be amended to include the following recommendation:

“That Committee approve the Consultation Section of this report be included as the “brief explanation” in the Summary of Written and Oral Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in tandem with this report, subject to submissions received between the publication of this report and 4 p.m. of the day prior to Council's consideration” ; and

BE IT FURTHER RESOLVED THAT for items listed as numbers 2 to 5 of today's agenda, the Committee Coordinator will prepare Summary of Written and Oral Submissions for each of those reports, to be presented to Council on 13 July 2016, that will outline the number of written submissions received and public delegations heard for this Planning Committee meeting, as well as a high-level synopsis of their main points, and will include the same for any submissions sent to the Committee Coordinator by 4:00 p.m. on 12 July 2016 (the day prior to Council consideration of these items).

CARRIED

ZONING BY-LAW AMENDMENT – MINIMUM PARKING REQUIREMENTS

ACS2016-PAI-PGM-0096

CITY WIDE

REPORT RECOMMENDATION

That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to amend the minimum parking requirements for development mainly in the urban area, as detailed in Documents 1, 2a and 2b.

The following Planning and Growth Management staff were present to respond to questions on this matter: Mr. Tim Moerman, Planner; Mr. Alain Miguelez, Program Manager, Zoning, Intensification and Neighbourhoods; and, Mr. John Smit, Acting Manager, Policy Development and Urban Design.

The committee heard two delegations in support of this matter.

- Graeme Hussey, Centretown Citizens Ottawa Corporation (CCOC) noted that many of its affordable housing projects, particularly affordable rental housing, require significantly less parking and consequently seek minor variances for reduction in parking, which is an increased cost and risk to a project that is capially supported by the City through its Action Ottawa program. He felt the City should consider further reducing or eliminating the minimum parking requirements for these types of housing projects.
- Chris Jalkotzy, Planning By People, felt there should be reference in the documentation to the City's Ottawa 20/20 vision and the Smart Growth Summit held in 2001, particularly in respect to the section on a green and environmentally sensitive city. He also cautioned that when the City begins reviewing its by-law with respect to the R1 to R4 areas zoning it should consider massing and character more so than unit count, so as to not reverse what these proposed changes to minimum parking requirements are trying to achieve.

Motion N°. PLC 28/3

Moved by Councillor A. Hubley

WHEREAS Report ACS2016-PAI-PGM-0096 recommends changes to the Zoning By-law with respect to minimum parking requirements and visitor parking requirements in the inner urban area and near rapid-transit stations;

AND WHEREAS it is the intent of the proposed zoning to limit reductions of parking minimums to the inner urban area and near rapid-transit stations;

AND WHEREAS the proposed zoning as drafted with respect to visitor parking requirements undermines this intent;

BE IT RESOLVED that Planning Committee recommend Council approve the following changes to the staff report:

1. That Document 2a be amended as follows:

- (a) **Item 7(2), being the proposed new subsection 102(2) is amended by adding the words "within Areas X, Y and Z" after the words "Despite (1)," so that the proposed Section 102(2) reads:**

"(2) Despite (1), within Areas B, X, Y and Z, no visitor parking spaces are required for the first twelve dwelling units on a lot."

- (b) **Item 7(3), being the proposed new subsection 102(3) is deleted and replaced with the following:**

"(3) Despite (1), within Areas X, Y and Z, no more than thirty visitor parking spaces are required per building, and within Area B no more than sixty visitor parking spaces are required per building."

- (c) **The current item 7(5), being the proposed subsection 102(5), is renumbered 7(6), and therefore proposed Subsection 102(6), and the following line inserted as line 7(5):**

"(5) Clauses (a) through (e) of subsection 101(5) apply with necessary modification to section 102 for the purposes of

applying Table 102 and subsections 102(2) and 102(3).

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

CARRIED

Motion N°. PLC 28/4

Moved by Councillor R. Chiarelli

WHEREAS the question of the impact of parking has recently been raised within the CentrepoinTE Community through the development application in respect of 19 CentrepoinTE Drive and through the CentrepoinTE Design Plan

AND WHEREAS concerns remain as to the adequacy of parking;

AND WHEREAS the CentrepoinTE Community would prefer that, given the vicinity of the community to Baseline Station, that the matters of maximum and minimum parking requirements in respect of their community be before Planning Committee and Council at the same time;

Therefore Be It Resolved that:

- a) Within the details of the zoning, section 23 be added to exclude at this time the CentrepoinTE Community being the lands described as south of Baseline Road, west of Woodroffe Avenue, north of the railway tracks and east of a boundary generally formed by Castleton Street, Saddlebrook Street, Strathbury Street, Cheswick Place, Marble Arch Crescent, Bennington Street, Weymouth Court, Hyde Park Way, Norwich Way, Offenbach Lane;
- b) Section 23 further provide that the parking requirements to apply to the CentrepoinTE community be those in effect on the date prior to the enactment of this zoning amendment;
- c) A schedule to represent the boundary in a) above be prepared and submitted to Council for adoption by motion when this report rises to Council;
- d) Staff may include in the draft motion to implement c) above any technical requirements arising from the exclusion of the CentrepoinTE Community;

and

- e) The matter of the minimum parking requirements within the CentrepoinTE Community return to Planning Committee upon at least 10 days notice to the Community Association at the same time as Maximum Parking Rates within the Vicinity of Transit Stations is to be submitted to Planning Committee.

CARRIED

Item 2 of Planning Committee Agenda 28, as amended by PLC Motions 28/3 and 28/4 and set out in full below, was put to Committee.

That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to amend the minimum parking requirements for development mainly in the urban area, as detailed in Documents 1, 2a and 2b, with the following amendments:

1. That Document 2a be amended as follows:

- (a) Item 7(2), being the proposed new subsection 102(2) is amended by adding the words "within Areas X, Y and Z" after the words "Despite (1)," so that the proposed Section 102(2) reads:

"(2) Despite (1), within Areas B, X, Y and Z, no visitor parking spaces are required for the first twelve dwelling units on a lot."

- (b) Item 7(3), being the proposed new subsection 102(3) is deleted and replaced with the following:

"(3) Despite (1), within Areas X, Y and Z, no more than thirty visitor parking spaces are required per building, and within Area B no more than sixty visitor parking spaces are required per building."

- (c) The current item 7(5), being the proposed subsection 102(5), is renumbered 7(6), and therefore proposed Subsection 102(6), and the following line inserted as line 7(5):

"(5) Clauses (a) through (e) of subsection 101(5) apply with

necessary modification to section 102 for the purposes of applying Table 102 and subsections 102(2) and 102(3).

- 2. a) Within the details of the zoning, section 23 be added to exclude at this time the CentrepoinTE Community being the lands described as south of Baseline Road, west of Woodroffe Avenue, north of the railway tracks and east of a boundary generally formed by Castleton Street, Saddlebrook Street, Strathbury Street, Cheswick Place, Marble Arch Crescent, Bennington Street, Weymouth Court, Hyde Park Way, Norwich Way, Offenbach Lane;**
- b) Section 23 further provide that the parking requirements to apply to the CentrepoinTE community be those in effect on the date prior to the enactment of this zoning amendment;**
- c) A schedule to represent the boundary in a) above be prepared and submitted to Council for adoption by motion when this report rises to Council;**
- d) Staff may include in the draft motion to implement c) above any technical requirements arising from the exclusion of the CentrepoinTE Community; and**
- e) The matter of the minimum parking requirements within the CentrepoinTE Community return to Planning Committee upon at least 10 days notice to the Community Association at the same time as Maximum Parking Rates within the Vicinity of Transit Stations is to be submitted to Planning Committee;**
- 3. And that there be no further notice pursuant to Section 34 (17) of the *Planning Act*.**

CARRIED