

**EXTRACT OF DRAFT MINUTES 47  
PLANNING COMMITTEE  
27 JUNE 2017**

**EXTRAIT DE L'ÉBAUCHE DU  
PROCÈS-VERBAL 47  
COMITÉ DE L'URBANISME  
LE 27 JUIN 2017**

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**POSTPONEMENTS AND DEFERRALS**

**PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT**

**HOUSEKEEPING ZONING BY-LAW AND OFFICIAL PLAN AMENDMENTS FOR THE  
IMPLEMENTATION OF COACH HOUSES**

**ACS2017-PIE-PS-0058**

**CITY WIDE**

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**REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve the housekeeping amendments to the Official Plan dealing with Coach Houses as detailed in Document 1;**
- 2. That Planning Committee recommend Council approve the housekeeping amendments to the Zoning By-law dealing with Coach Houses as detailed in Document 2;**
- 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 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 12 July 2017," subject to submissions received between the publication of this report and the time of Council's decision.**

**Planning Committee - 9 May 2017**

**Motion No. PLC 44/3**

Moved by Councillor T. Tierney

**That the item be deferred to the Planning Committee meeting of June 13, 2017.**

DEFERRAL CARRIED

**Planning Committee – 13 June 2017**

**Motion No. PLC 46/1**

Moved by Councillor T. Tierney

**WHEREAS, at the Planning Committee meeting of 9 May 2017, report ACS2017-PIE-PS-0058, regarding Housekeeping Zoning By-Law and Official Plan Amendments for the Implementation of Coach Houses, was deferred to the Planning Committee meeting of 13 June 2017 to allow for additional community consultation in light of concerns expressed by the community; and**

**WHEREAS staff are prepared to bring forward proposed amendments to the report to address those concerns previously raised, but have not yet had time to schedule a final community meeting to discuss the suggested amendments; and**

**WHEREAS Committee and Council consideration of this item is not time-sensitive;**

**THEREFORE BE IT RESOLVED that this item be further deferred to the 27 June 2017 meeting of the Planning Committee to allow time for adequate community consultation, as was intended.**

DEFERRAL CARRIED

Mr. Alain Miguelez, Program Manager, Community Planning, Planning, Infrastructure and Economic Development department responded to questions on this matter.

The committee heard the following two delegations on this matter, both of whom opposed the report recommendations and proposed amendments and stressed the consequences of implementing possibly detrimental amendments that cannot be appealed:

- Ms. Phyllis Odenbach Sutton, President, Old Ottawa East Community Association
- Mr. Paul Goodkey.

The committee received the following correspondence between 2 May 2017 (the date the report was originally published in the committee agenda) and the time the report was considered by Planning Committee on 27 June 2017, a copy of which is held on file:

- Email dated May 8, 2017 from Phyllis Odenbach Sutton, President, Old Ottawa East Community Association in opposition to the report recommendations, raising concerns relating to garages for two-storey coach houses, habitable space, and maximum wall height for all roof construction types
- Email dated May 8, 2017 from Heather Pearl, Co-chair, Champlain Park Community Association, in support of the submission from the Old Ottawa East Community Association and suggesting changes around the provisions for garages, roof types and driveways to prevent unintended consequences in the urban area

#### Planning Committee – 27 June 2017

#### Motion N° PLC 47/1

Moved by Councillor T. Tierney

**WHEREAS Report ACS2017-PIE-PS-0058 recommends an Official Plan amendment to allow habitable space on the ground level of a coach house in the urban area where a two-storey coach house is permitted by way of a Committee of Adjustment minor variance application; and**

**WHEREAS the proposed Official Plan amendment set out in Document 1 of the report inadvertently removes the requirement for there to be a garage within a two-storey building containing a coach house in the urban area; and**

**WHEREAS, based on discussions with the community, it is considered prudent to provide additional clarity in the implementation of this Official Plan policy by way of an additional Zoning By-law amendment to further clarify what constitutes a garage; and**

WHEREAS the report also recommends a Zoning By-law amendment to address implementation challenges with regards to the 3.2-metre maximum wall height requirement; and

WHEREAS, based on discussions with the community, further refinements to the language of this requirement are necessary to address concerns regarding the potential height massing of a one-storey coach house;

THEREFORE BE IT RESOLVED that the following changes be made to Report ACS2017-PIE-PS-0058:

1. Part B of Document 1 – Official Plan Amendment is amended by replacing item (b) in section (2) with the following:
  - b) Section 3.1 (1) (i) is amended by replacing its second sentence with the following text:

“An application to allow a height of up to two storeys through a minor variance may be considered in accordance with the considerations noted in h. above, only where the coach house contains a garage for the parking of a motor vehicle within its footprint.”
2. Document 2 – Details of the Recommended Zoning By-law Amendment is amended by the following:
  - a. replacing clause e) with the following:

(e) Amend Section 142(7)(b)(ii) by replacing it with the following: “3.6 metres, except for a coach house with a flat roof which has a maximum building height of 3.2 metres”
  - b. adding the following clauses:
    - (i) Amend sub clause 142(7)(a)(iii) by replacing it with the following:

“despite (ii), where the building containing a coach house also includes a garage containing a parking space established in accordance with Part 4 of this By-law, the building may have a maximum height of 6.1 metres.”;

- (j) **Amend section 142(14) by adding a new clause, (c), as follows:**

**“when located on a property in Areas A, B or C of Schedule 1, must not be a shed style roof”; and,**

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

CARRIED

Chair Harder noted that staff would be monitoring activity related to coach houses and would report back to Committee if any issues are found.

Item 1 of Planning Committee Agenda 47, as amended by motion 47/1 and set out in full below, was put to Committee

1. **That Planning Committee recommend Council approve the housekeeping amendments to the Official Plan dealing with Coach Houses as detailed in Document 1 and amended by the following:**

- **Part B of Document 1 – Official Plan Amendment is amended by replacing item (b) in section (2) with:**

**b) Section 3.1 (1) (i) is amended by replacing its second sentence with the following text:**

**“An application to allow a height of up to two storeys through a minor variance may be considered in accordance with the considerations noted in h. above, only where the coach house contains a garage for the parking of a motor vehicle within its footprint.”;**

2. **That Planning Committee recommend Council approve the housekeeping amendments to the Zoning By-law dealing with Coach Houses as detailed in Document 2 and amended by the following:**

- **Document 2 – Details of the Recommended Zoning By-law Amendment is amended by:**

- a. replacing clause e) with the following:**

**(e) Amend Section 142(7)(b)(ii) by replacing it with the**

following: "3.6 metres, except for a coach house with a flat roof which has a maximum building height of 3.2 metres"

b. adding the following clauses:

(i) Amend sub clause 142(7)(a)(iii) by replacing it with the following:

"despite (ii), where the building containing a coach house also includes a garage containing a parking space established in accordance with Part 4 of this By-law, the building may have a maximum height of 6.1 metres.";

(j) Amend section 142(14) by adding a new clause, (c), as follows:

"when located on a property in Areas A, B or C of Schedule 1, must not be a shed style roof";

3. That Planning Committee recommend Council approve that there be no further notice pursuant to Subsection 34 (17) of the *Planning Act*.
4. 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 12 July 2017," subject to submissions received between the publication of this report and the time of Council's decision.

CARRIED