



## Planning Committee

### Minutes 31

Thursday, October 8, 2020

### Electronic Participation

**This Meeting was held through Electronic Participation in accordance with Section 238 of the *Municipal Act, 2001* as amended by Bill 187, the *Municipal Emergency Act, 2020*.**

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- Notes:**
1. *Please note that these Minutes are to be considered DRAFT until confirmed by Committee.*
  2. *Underlining indicates a new or amended recommendation approved by Committee.*
  3. *Except where otherwise indicated, reports requiring Council consideration will be presented to Council on October 14, 2020 in Planning Committee Report 31.*

**Present:** Chair: Councillor J. Harder  
Vice-chair: Councillor G. Gower  
Councillors: R. Brockington, L. Dudas, A. Hubley, J. Leiper,  
S. Moffatt, T. Tierney

**Absent:** Councillor R. Chiarelli

### Statement Pursuant to the *Planning Act*

The Chair read a statement required under the *Planning Act* explaining that this was a public meeting to consider the proposed Comprehensive Official Plan and Zoning By-law Amendments listed as Items 1, 2 and 3 on today's Agenda.

She advised anyone intending to appeal the proposed amendment to the Local Planning Appeal Tribunal that they must either voice their objections at the meeting or submit comments in writing or over the phone, by contacting the Committee or Council Coordinator, prior to the amendment being adopted by City Council. The Chair noted that applicants could appeal the matter to the Local Planning Appeal Tribunal if Council did not adopt an amendment within 90 days of receipt of an application for Zoning and 120 days for an Official Plan Amendment.

### **Declarations of Interest**

There were no declarations of interest

### **Confirmation of Minutes**

Minutes 30 - September 24, 2020

CONFIRMED

### **Communications**

The following item was distributed to the committee for information prior to the meeting.

### **Response to Inquiries**

- OCC 20-12- Re-Zoning and Development Charges

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## Planning, Infrastructure and Economic Development

1. Zoning By-Law Amendment – 1131 and 1151 Teron Road

ACS2020-PIE-PS-0096

Kanata North (4)

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### Report Recommendations

1. **That Planning Committee and Council approve an amendment to Zoning By-law 2008-250 for 1131 and 1151 Teron Road to modify the step-backs of the proposed nine-storey building, permit a limited number of commercial uses, reduce the parking rate for certain commercial uses and permit modifications to certain buffer strip and loading zone provisions, 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 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 October 14, 2020 subject to submissions received between the publication of this report and the time of Council’s decision.**

The committee heard two delegations on this matter:

- Neil Thomson, President, Kanata Beaverbrook Community Association<sup>1</sup>, suggested the development is at risk of at least partial failure due to an overestimate of demand for this type of residential unit, including an over-reliance on the desirability of renting at this location based on nearby access to future downtown-centric transit. He referenced previous developments in the Beaverbrook and former

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<sup>1</sup> Submission on file

Kanata City Centre areas that have seen partial failures rising from lack of demand and insufficient supporting development. He raised concerns about the adverse impacts the development would have on the community in respect of prolonged construction, transportation/pedestrian and cyclist safety, privacy, light and noise. He questioned whether the proposed small apartments, at this location, will be viable or desirable post Covid-19.

- Nico Church, Fotenn (applicant), noted the site is close to transit and the Kanata North employment node, which is a benefit for people working in Kanata or leaving Kanata to work elsewhere. He noted the development increases diversity in housing choice for the area and would appeal to people in various situations. He noted there is no request to build higher than the already approved nine storeys. In respect of Mr. Thomson's concerns about adverse impacts, he indicated confidence those could be addressed through site plan measures.

The following correspondence was provided to the committee coordinator between September 28 (the date the report was published to the City's website with the agenda for this meeting) and the time the matter was considered on October 8, 2020, a copy of which is held on file:

- Email dated October 2 from Allen Coldham
- Email dated October 7 from James Birtch
- Email dated October 7 from Erica Dencs
- Email dated November 7 from Nancy Dunlop

The committee Carried the report recommendations as presented.

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2. Zoning By-Law Amendment – Part of 3640 Greenbank Road

ACS2020-PIE-PS-0095

Barrhaven (3)

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**Report Recommendations**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 3640 Greenbank Road to permit a subdivision consisting of single-detached dwelling units, semi-detached dwelling units, townhouses, a school block and park block, 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 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 14 October, 2020”, subject to submissions received between the publication of this report and the time of Council’s decision.**

Chair Harder noted that a written submission had been provided on the afternoon of October 7 by the Ottawa-Carleton District School Board who had raised concerns. She indicated the applicant was present at this meeting to speak to that submission and the following motion, introduced by Vice-chair G. Gower:

**Motion N<sup>0</sup> PLC 2020-31/1**

Moved by Vice-chair G. Gower

**WHEREAS there is technical amendment required in the zoning to provide additional flexibility in the placement of an Ottawa-Carleton District School Board school; and**

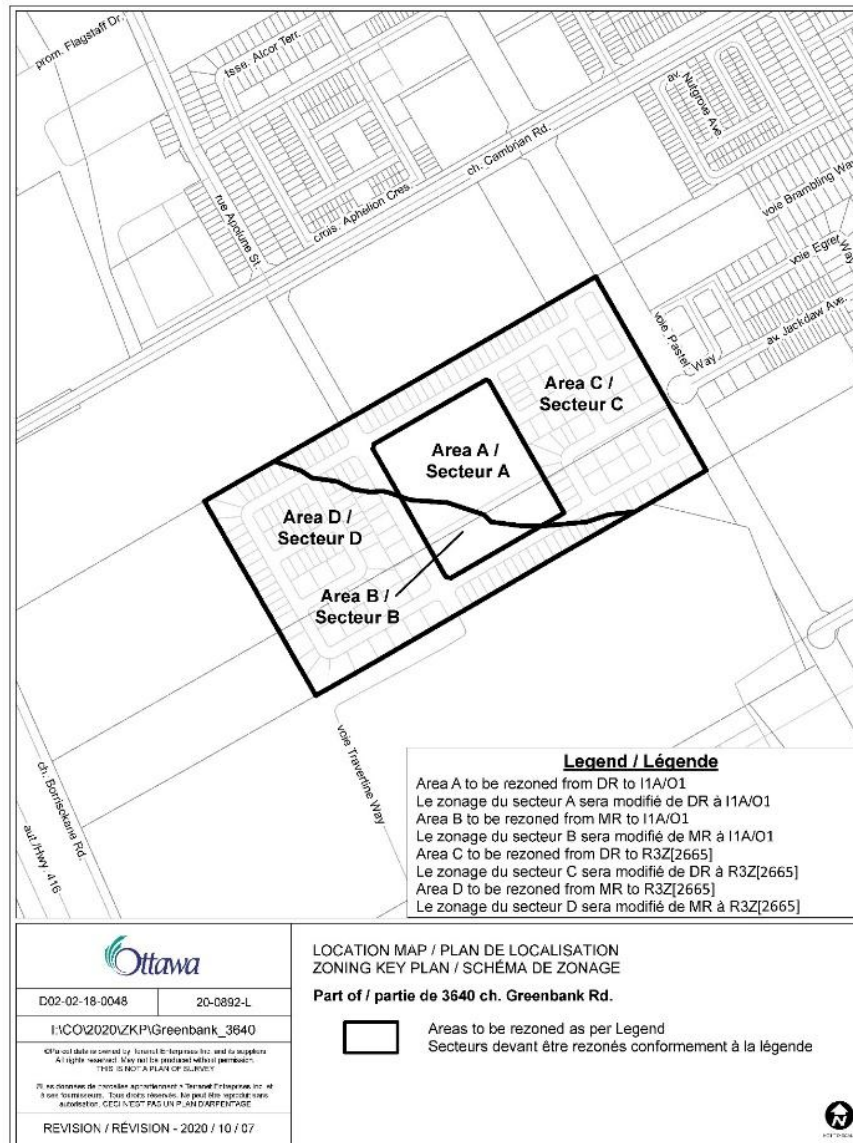
**WHEREAS the Ottawa-Carleton District School Board made this request on October 7, 2020;**

**THEREFORE BE IT RESOLVED that Planning Committee recommend Council approve the following amendments to the Report:**

1. **That Document 1 – Location and Detailed Zoning Map be replaced with the attached document.**
2. **That Document 2 – Details of Recommended Zoning be amended as follows:**
  - a. **Area A from DR to I1A/O1**
  - b. **Area B from MR to I1A/O1**
  - c. **Area C from DR to R3Z[2665]; and,**
  - d. **Area D from MR to R3Z[2665].**

**AND BE IT FURTHER RESOLVED THAT pursuant to the *Planning Act*, subsection 34(17) no further notice be given.**

Location Map



Michelle Taggart, Taggart Homes (applicant), provided context on the original and the since revised proposal for the site. She explained that there are sensitive marine clays throughout the subdivision and the Ottawa-Carleton District School Board is concerned that the proposed school location has such, which would lead them to incur higher construction costs. The proposed school and park are adjacent to one another, and the soils under the south end are a little better than the soils under the north end, so the school board is proposing dual zoning in order to allow them to find the best

configuration for the school and park. Tamarack (owner) does not object to having those two blocks interchanged, and as such, supports the proposed motion introduced at this meeting (31/1).

The following correspondence was provided to the committee coordinator between September 28 (the date the report was published to the City's website with the agenda for this meeting) and the time the matter was considered on October 8, 2020, a copy of which is held on file:

- Email dated October 7 from Janet MacDonald, Planner II, Ottawa-Carleton District School Board

Lily Xu, Manager, Development Review - South, Planning, Infrastructure and Economic Development department, responded to questions.

The committee Carried Motion 31/1, and subsequently Carried the report recommendations as amended by that motion.

3. Zoning By-Law Amendment to Permit Reduced Parking Rates for Large-Scale Warehouse and Industrial Buildings

ACS2020-PIE-EDP-0031

City Wide

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### Report Recommendations

1. **That Planning Committee recommend that Council approve an amendment to Section 101 of Zoning By-law 2008-250 for Warehouse, Light Industrial, Heavy Industrial and Technology Industry minimum parking rates, as detailed in Document 1.**
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 October 14, 2020,"**



**subject to submissions received between the publication of this report and the time of Council's decision.**

CARRIED

### **Motions of which Notice has been Previously Given**

#### **Councillor C. McKenney**

4. Formal Review and Consultation Process - 267 O'Connor Street  
ACS2020-OCC-PLC-0005 Somerset (14)
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#### **Report Recommendation**

**That Planning Committee recommend that Council approve the Public Consultation Program for 267 O'Connor Street as detailed in Document 1.**

Timothy Beed and Paul Black, Fotenn, the agents for the property owner (Taggart), were present to answer questions if needed.

The committee Carried the report recommendation as presented.

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**Other Business**

**Additional Items**

5. Briefing on Planning and Development Charges Aspects of Bill 197, *Covid-19 Economic Recovery Act, 2020*

City Wide

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**Motion N<sup>o</sup> PLC 2020-31/2**

Moved by Vice-chair G. Gower

**WHEREAS, at its August 27, 2020 meeting, the Planning Committee received an information report titled 'Briefing on Planning and Development Charges Aspects of Bill 197, Covid-19 Economic Recovery Act, 2020'; and**

**WHEREAS staff committed to provide a briefing to Committee at such time as further information was available on the pending legislation; and**

**WHEREAS relevant provisions came into force on September 18, 2020;**

**THEREFORE BE IT RESOLVED the Planning Committee approve that the following item be added to the agenda for consideration at its meeting today, pursuant to Section 89 (3) of the Procedure By-law:**

- **Briefing on Planning and Development Charges Aspects of Bill 197, Covid-19 Economic Recovery Act, 2020**

CARRIED

Garett Schromm, Associate Legal Counsel, Innovative Client Services Department (ICSD) provided a presentation, and copy of which is held on file. He and Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate, ICSD, responded to questions.

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6. Corrections and By-law Clarifications - Residential Infill report (ACS2020-PIE-EDP-0033) and R4 Zoning Review, Phase 2 report (ACS2020-PIE-EDP-0016)

City Wide

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**Motion N<sup>o</sup> PLC 2020-31/3**

Moved by Vice-chair G. Gower

**WHEREAS the implementing zoning by-laws for the Residential Infill and the Phase 2 of the R4 zoning review are to be before Council at its next meeting on October 14, 2020; and**

**WHEREAS technical amendments are necessary for the proper implementation of such by-laws;**

- **THEREFORE BE IT RESOLVED that the following motion be added to the agenda of the Planning Committee meeting of October 8, 2020 pursuant to the Procedure By-law, subsection 89(3).**

CARRIED

David Wise, Program Manager, Zoning & Intensification, Planning, Infrastructure and Economic Development department, provided context on the motion.

**Motion N<sup>o</sup> PLC 2020-31/4**

Moved by Vice-chair G. Gower

**WHEREAS a technical amendment is needed for Report ACS2020-PIE-EDP-0033 (Infill) to bring forth existing provisions that identify what lots need to be evaluated in regard to the streetscape character assessment;**

**AND WHEREAS reports ACS2020-PIE-EDP-0033 and ACS2020-PIE-EDP-0016, dealing with Residential Infill and the Phase 2 of the R4 zoning review respectively, were developed in parallel and have provisions**

which build upon one another;

AND WHEREAS Planning Staff want to ensure that the implementation of the Zoning By-laws for the above-mentioned reports is done in such a manner which ensures the proper employment of the regulations and provisions relating to both Residential Infill and Phase 2 of the R4 zoning review;

THEREFORE BE IT RESOLVED that Planning Committee recommend to Council the following:

1. That the zoning details of Document 1 of Report ACS2020-PIE-EDP-0033 (Infill) be amended as follows:
  - a) Renumber 140(6)(a), (b), (c) to 140(6)(a)(i), (ii), (iii);
  - b) Insert the provisions from section 139(5)(b) through (k) of By-law 2008-250, as it exists October 8, 2020, as section 140(6)(b) through (k), and update the references to those sections, as necessary;
2. That the implementing by-laws for reports ACS2020-PIE-EDP-0033 (Infill) and ACS2020-PIE-EDP-0016 (R4) be arranged as follows:
  - a) That the implementing by-laws for report ACS2020-PIE-EDP-0033 (Infill) be passed first and be split into two by-laws as follows:
    - i) A by-law of the City of Ottawa to amend By-law No. 2008-250 to amend Tables 156A, 156B, 158A, 158B, 160A, 160B, 162A, and 162B to implement the residential infill provisions
    - ii) A by-law of the City of Ottawa to amend By-law No. 2008-250 to implement the residential infill provisions
  - b) That the implementing by-laws for report ACS2020-PIE-EDP-0016 (R4) be split into six by-laws with wording in them to the effect of not coming into full force and effect until the by-law (i) below is in full force and effect, as follows:

**i) A by-law of the City of Ottawa to amend By-law No. 2008-250 to implement the provisions, other than amendments to the zoning map and to exceptions, as a result of Phase 2 of the R4 Zoning Review.**

**ii) A by-law of the City of Ottawa to amend By-law No. 2008-250 to amend Part 15 (Exceptions) with respect to site-specific density cap provisions as a result of Phase 2 of the R4 Zoning Review.**

**iii) A by-law of the City of Ottawa to amend By-law No. 2008-250 to amend the zoning map for Sandy Hill and Old Ottawa East north of Clegg Street consistent with Phase 2 of the R4 Zoning Review.**

**iv) A by-law of the City of Ottawa to amend By-law No. 2008-250 to amend the zoning map for Hintonburg and Mechanicsville consistent with Phase 2 of the R4 Zoning Review.**

**v) A by-law of the City of Ottawa to amend By-law No. 2008-250 to amend the zoning map for Vanier consistent with Phase 2 of the R4 Zoning Review.**

**vi) A by-law of the City of Ottawa to amend By-law No. 2008-250 to amend the zoning map for R4 lands other than Sandy Hill, Vanier, Hintonburg, Mechanicsville and Old Ottawa East north of Clegg, consistent with Phase 2 of the R4 Zoning Review.**

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

CARRIED

### **Adjournment**

The meeting was adjourned at 10:18 AM

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**Committee Coordinator**

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**Chair**

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