

Extract of draft Minutes 45  
Planning Committee  
June 24, 2021

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Extrait de l'ébauche du procès verbal 45  
Comité de l'urbanisme  
Le 24 juin 2021

Zoning By-law Amendment – General Zoning Provisions (Parking and Secondary Dwelling Units)

ACS2021-PIE-EDP-0028

City Wide

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### Report recommendations

1. That Planning Committee and Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 relating to various sections of the By-law, as detailed in Document 1.
2. That Planning Committee and Agriculture and Rural Affairs 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 July 7, 2021," subject to submissions received between the publication of this report and the time of Council's decision.

The Committee heard seven delegations, all of whom raised concerns about the proposed amendments to Secondary Dwelling Units (SDUs):

- Van Sheppard; Rasna Arora, CEO, Just Right Real Estate Group; Gershon Thambiah, President, Filament Realty Group; Joelle Boyd; Sorin Vaduva, First Choice Realty Ontario Ltd., Brokerage; Stuart MacPherson; Tony Miller, Ottawa Small Landlord Association

Their primary concerns were about the proposed two-bedroom limit and the reduced maximum square metre limit for Secondary Dwelling Units. Arguments in opposition included, but were not limited to: lack of proper rationale to support the changes or align them with coach house requirements; lack of consultation

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with small landlords, realtors and stakeholders that will be most impacted; changes that will reduce marketability and viability of SDUs as attractive options for families; reduced income for SDU landlords and additional costs that would have to be borne by SDU tenants; impact on affordable housing stock; impact on homeowners' ability to carry a mortgage. They asked that the bedroom cap be increased to at least three, and that, at a minimum, the implementation of the by-law be delayed to allow owners to apply for permits under existing rules.

The following correspondence was provided to the committee coordinator between June 14 (the date the report was originally published to the City's website with the agenda for this meeting) and the time the matter was considered on June 24, 2021, a copy of which is held on file:

- Email dated September 23 from Van Sheppard

The following staff in the Planning, Infrastructure and Economic development Department responded to questions: Tim Moerman, Planner III; Robert Sandercott, Planner II.

#### **Motion N° PLC 2021-45/7**

Moved by Acting Vice-chair J. Leiper

**WHEREAS the proposed amendment of report ACS2021-PIE-EDP-0028 to By-law 2008-250 includes a proposed increase of the minimum width of parking spaces adjacent to pillars or walls within a parking garage to 3.2 m; and**

**WHEREAS concerns have been identified with the potential impacts of such a change on the functionality and structural requirements of parking garages;**

**WHEREAS further discussion regarding the treatment of parking spaces within parking garages is appropriate;**

**THEREFORE BE IT RESOLVED that Section 106, as found on page 12 of Document 1, be amended as follows:**

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1. delete Section 106(2)(c) and renumber accordingly;
2. amend Section 106(3) by adding a new clause (c) as follows:

“(c) is not abutting or near a wall, column or similar surface that obstructs the opening of the doors of a parked vehicle or limits access to a parking space, in which case the minimum width is 2.6 metres.”

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

CARRIED

The report recommendations, as amended by Motion N° PLC 2021-45/7, were CARRIED on a division of 8 yeas and 0 nays, as follows:

YEAS (8): Councillors J. Cloutier, L. Dudas, A. Hubley, C. Kitts, J. Leiper, J. Sudds, T. Tierney, Acting Chair G. Gower

NAYS (0): (none)

At the request of the Acting Chair, staff indicated that, prior to the Council meeting on July 7, they would consult with the Ottawa Small Landlord Association and other representatives who spoke on the issue of Secondary Dwelling units at this meeting, to hear their concerns about potential consequences of the proposed provisions and see if there might be a way to resolve them, bearing in mind Council's intent in respect of Secondary Dwelling Units.