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**OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS – 1 AND 19 SIR  
JOHN A. MACDONALD PARKWAY**

**ACS2021-PIE-EDP-0022**

**KITCHISSIPPI (15)**

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**Report recommendations**

- 1. That Planning Committee recommend Council:**
  - a) Approve an amendment to the Official Plan, Volume 1, for 1 and 19 Sir John A. MacDonald Parkway, to re-designate 3.04 hectares of land from 'Major Open Space' to 'General Urban Area' as detailed in Document 2;**
  - b) Approve an amendment to the Official Plan, Volume 2a, Scott Street Secondary Plan, for 1 and 19 Sir John A. MacDonald Parkway, to re-designate 3.04 hectares of land from 'Open Space - Existing' to a new designation 'Institutional/Embassies', as detailed in Document 2;**
  - c) Approve an amendment to Zoning By-law 2008-250 for 1 and 19 Sir John A. MacDonald Parkway, to rezone 3.04 hectares of land from 'Residential Fifth Density, Subzone B, Maximum Building Height 37 metres' and 'Open Space, Subzone L, Exception 310, Holding Zone' to 'Minor Institutional, Subzone A, Exception XXXX, Holding Zone' and to rezone 0.66 hectares of land from 'Open Space, Subzone L, Exception 310, Holding Zone' to 'Parks and Open Space, Subzone A', as detailed in Documents 3 and 4; and**
  - d) Direct staff to incorporate the Amendments to the Official Plan, Volumes 1 and 2, as detailed in Document 2, into Schedule B2 – Inner Urban Transect of the new Official Plan**

and the Scott Street Secondary Plan as part of the new Official Plan to be considered for adoption in Q3 2021.

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 13, 2021," subject to submissions received between the publication of this report and the time of Council's decision.

**Motion N° PLC 2021-49/1**

Moved by Councillor J. Leiper

**WHEREAS** the Scott Street Community Design plan anticipates a larger park at the corner of Burnside and Slidell;

**WHEREAS** the Scott Street Community Design plan proposes a western boundary aligning with the eastern side of Stonehurst Avenue.

**THEREFORE IT BE RESOLVED** that pages 31 and 32, as found in Document 2 of the report and page 36, as found in Document 4 of the report, be revised with the documents enclosed<sup>1</sup>.

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

CARRIED

**Motion N° PLC 2021-49/2**

Moved by Councillor J. Leiper

**WHEREAS** the community wishes to clarify the intent of the proposed amendment to the Scott Street Secondary Plan with respect to the

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<sup>1</sup> See attached Document 4 and Annexes A and B at the end of the Disposition.

permissible number of diplomatic missions or offices (limited to embassy uses) in the Institutional – Embassies designation;

WHEREAS the wording of the proposed amendment suggests the intent to limit diplomatic missions and offices (limited to embassy uses) to a maximum of five; and

WHEREAS the Concept Plan (Document 6) shows five lots for embassies.

THEREFORE BE IT RESOLVED that the following be added as a new provision under Section 2(d) of Document 3 as found on page 35 of the report:

x. Maximum number of offices (limited to embassy uses) or diplomatic missions: 5

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

CARRIED

**Motion N° PLC 2021-49/3**

Moved by Councillor J. Leiper

WHEREAS preserving the maximum amount of green space will help mitigate the climate and storm water effects of this development; and

WHEREAS the community is opposed to an above-ground parking structure that would have a negative effect on views;

THEREFORE BE IT RESOLVED that Section 13 of the Official Plan Amendment, as found on page 30 of Document 2, be revised by deleting “Parking is encouraged to locate in a building or underground” and substitute with the following wording “Parking is encouraged to be underground, or sensitively screened, and is prohibited above the ground floor.”

CARRIED

Allison Hamlin, Planner III (A), Planning Services, Planning, Infrastructure and Economic Development Department (PIED), presented an overview of the

application and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

Tim Marc, Senior Legal Counsel – Planning, Development and Real Estate (Innovative Client Services Department) was also present and responded to questions.

On behalf of the Applicant, Matt McElligott (Fotenn) and Andrew Sacret (National Capital Commission), provided a slide presentation to the Committee in support of the report recommendations, and answered questions. A copy of the slide presentation is filed with the Office of the City Clerk.

The following speakers addressed the Committee to speak to the Application:

- Leena Sarkar, opposed. Ms. Sarkar stated that the land was not under-utilized, but provided health benefits and reprieve to the urban community. There is a need for the green space.
- Jennifer Brûlé stated that she is losing green spaces, and they are valuable to mental health. There is a need for a traffic study. Ms. Brûlé felt that the National Capital Commission (NCC) was privileging diplomats over the residents.
- Lorrie Marlow (Mechanicsville Community Association), opposed, read from a slide presentation. A copy of the slide presentation is filed with the Office of the City Clerk.
- Keith Brown (Laroche Park Sports Association) presented a video to Committee. A copy of the video is filed with the Office of the City Clerk.
- Katie Griess (Mechanicsville Community Association), opposed, provided slide presentation. A copy of the slide presentation is filed with the Office of the City Clerk.
- Roy Atkinson (Mechanicsville Community Association), opposed, provided a slide presentation. The site should be retained as greenspace. It allows for access over City easements to the Ottawa River. The full width of the site is not needed for an embassy. Making the green space private will limit access. A copy of the slide presentation is filed with the Office of the City Clerk.

- Kristi Ross (legal counsel for Mechanicsville Community Association), opposed. Mitigating green space loss can be done by enlarging the park or providing corridors and public access. Ms. Ross referenced the Planning Act, the Official Plan and Zoning By-law provisions. A copy of the slide presentation is filed with the Office of the City Clerk.
- Jane Keeler stated that the consequences of lost mature trees are dire given the climate crisis. Climate concerns should be considered.

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Kaylie Badham email dated September 13, opposing
- Kristi Ross letter dated September 21, opposing
- Reginald Evans email dated September 21, opposing
- Patricia Turk letter, both dated September 21, opposing
- Jennifer Brûlé speaking notes, received September 22, opposing
- Daniel Daley letter dated 22 September, opposing
- Luci Ciperia letter received 22 September, opposing

The following written submissions were received prior to agenda release by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Brent Walden online submission form, dated June 7, with concerns
- Petition dated May 12, 2021 from Patricia Turk, resident of Mechanicsville neighbourhood, which included the names of 1,378 persons opposed to an Official Plan Amendment, and a Zoning By-law Amendment

The report recommendations as amended by Motion N° PLC 2021-49/1, Motion N° PLC 2021-49/2 and Motion N° PLC 2021-49/3, CARRIED on a division of 6 yeas and 3 nays, as follows:

YEAS (6): Councillors J. Cloutier, L. Dudas, C. Kitts, T. Tierney, Co-Chair  
G. Gower, Co-Chair S. Moffatt

NAYS (3): Councillors R. Brockington, J. Leiper, S. Menard