



## Planning Committee

### Minutes 63

Tuesday, 08 May 2018

10:00 am

Champlain Room, 110 Laurier Avenue west

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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 23 May 2018 in Planning Committee Report 63.*

**Present:** Chair: Councillor J. Harder  
Vice-chair: Councillor T. Tierney  
Councillors S. Blais, R. Brockington, R. Chiarelli, J. Cloutier,  
A. Hubley, J. Leiper, T. Nussbaum, S. Qadri

#### STATEMENT PURSUANT TO THE PLANNING ACT FOR MATTERS SUBMITTED POST JANUARY 1, 2007

The Chair read a statement required under the *Planning Act* explaining that this was a public meeting to consider the proposed Official Plan and Zoning By-law Amendments listed as Agenda Items 1 to 5 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 prior to the amendment being adopted by City Council. The Chair noted that applicants could appeal this matter to the Ontario Municipal Board / Local Planning Appeal Tribunal if Council did not adopt an amendment within 150 days of receipt of an application for Zoning and 210 days for an Official Plan Amendment.

A comment sheet was available at the door for anyone wishing to submit written comments on these amendments.

#### DECLARATIONS OF INTEREST

There were no declarations of interest

#### CONFIRMATION OF MINUTES

Minutes 62 - 24 April 2018

CONFIRMED

#### COMMUNICATIONS

Response to Inquiries

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

- OCC 04-18 - Zoning of Bars and Restaurants

#### **Motion N° PLC 63/1**

Moved by Councillor T. Tierney (on behalf of Councillor M. Fleury)

**That Planning Committee approve the addition of Response to Inquiry OCC 04-18 (re Zoning of Bars and Restaurants) for consideration by the committee at today's meeting, pursuant to subsection 89(3) of the procedure by-law (being by-law no. 2016-377) to allow for questions of Committee members.**

LOST, on a division of 4 yeas and 6 nays, as follows:

YEAS (4): Councillors R. Brockington, J. Cloutier, J. Leiper, T. Nussbaum

NAYS (6): Councillors S. Blais, R. Chiarelli, A. Hubley, S. Qadri, Vice-chair  
T. Tierney, Chair J. Harder

The Chair indicated the item could be placed on the May 22 agenda as an item for discussion.

## **PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT**

### **ECONOMIC DEVELOPMENT AND LONG RANGE PLANNING**

1. URBAN DESIGN GUIDELINES AND ZONING PROVISIONS FOR HIGH-RISE BUILDINGS  
  
ACS2018-PIE-EDP-0013 VARIOUS WARDS
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### **REPORT RECOMMENDATIONS**

1. That Planning Committee recommend Council approve the Urban Design Guidelines for High-Rise Buildings, as detailed in Document 1, to replace the existing Urban Design Guidelines for High-Rise Housing, approved by City Council in 2009;
2. That Planning Committee receive the draft zoning provisions for high-rise buildings, as detailed in Document 2;
3. That Planning Committee direct staff to seek resolution on the appeals of the high-rise building policies in Official Plan Amendment 150 based on the principles in the Urban Design Guidelines for High-Rise Buildings in Document 1 and the draft zoning provisions in Document 2, and bring the draft zoning provisions back to Planning Committee and Council for approval following resolution of the appeals; and
4. That Planning Committee approve the Consultation Details Section for the zoning component 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 23 May 2018", subject to submissions received between the publication of this report and the time of Council's decision.**

The following staff of the Planning, Infrastructure and Economic Development department provided a PowerPoint presentation and / or responded to questions:

- Randolph Wang, Planner
- Carol Ruddy, Planner
- Dana Collings, Program Manager, Heritage and Urban Design
- Court Curry, Manager, Right of Way, Heritage and Urban Design Services
- Steve Willis, General Manager

The Committee heard the following three delegations, all stating general support:

- Kelly Rhodenizer, Senior Development Manager, Colonnade BridgePort and BOMA representative, expressed general support for the guidelines and the spirit of recommendation 3, which would assist them to continue to work with staff toward the resolution of their Official Plan Amendment 150 (OPA150) appeal.
- Dean Karakasis and Nancy Meloshe, representing Building Owners and Managers Association (BOMA) of Ottawa, expressed general support for the proposed guidelines and for the collaborative process that has transpired between staff and the industry to develop them. They highlighted the importance of report recommendation 3, which will allow staff to continue to work towards resolution of the appeals under OPA 150, including the BOMA's appeal that is based on concerns about transitioning, targets and building height.
- David Renfroe, representing Greater Ottawa Homebuilders Association

(GOHBA), appreciated the collaboration that has occurred and offered GOHBA's complete support of the proposed guidelines as a tool that will offer improved, consistent, context-sensitive design direction on context, built form and public space without being a statutory checklist. He noted that GOHBA will continue with its OPA 150 building height appeal to protect its members, but was confident that issue resolution is attainable.

Their primary arguments in support included (but were not necessarily limited to):

- general support for the spirit and intent of the guidelines
- the development of the proposed guidelines has been a very collaborative process between staff and the industry
- the proposed guidelines will offer improved, consistent, context-sensitive design direction on context, built form and public space without being a statutory checklist
- recommendation 3 will allow staff to continue to work towards resolution of the existing appeals under OPA 150.

The committee received the following correspondence between 27 April 2018 (the date the report was published to the City's website) and the time the report was considered by Planning Committee on 8 May, a copy of which is held on file:

- Email dated May 4 from Martin Laplante
- Email dated May 7 from Krystal Levert, Capital Parking Inc.

Planning Committee CARRIED the report recommendations as presented.

2. ZONING AMENDMENT: SMALL-SCALE INDUSTRIAL USES IN COMMERCIAL ZONES (STOREFRONT INDUSTRY)

ACS2018-PIE-EDP-0007

CITY WIDE

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**REPORT RECOMMENDATIONS**

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 as shown on Document 1 and 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 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 23 May 2018," subject to submissions received between the publication of this report and the time of Council's decision.

Motion N° 63/2

Moved by Councillor J. Leiper

**WHEREAS Report ACS2018-PIE-EDP-0007 recommends zoning changes to the enable a new use, "storefront industry," in commercial and mixed-use zones City-wide, and**

**WHEREAS the use "storefront industry" by definition combines a light industrial component with a retail store, retail food store and/or restaurant component where products manufactured on-site are sold or served; and**

**WHEREAS Zoning Exception [881] currently applies to lands on Beech Street and Rochester Street, which has the effect of allowing light industrial uses in an R4T residential zone; and**

**WHEREAS it is desirable to allow these light industrial uses to include a**

retail store, retail food store and/or restaurant component in a configuration consistent with the proposed new term "storefront industry,"

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

1. That Document 2 (Details of the Recommended Zoning) be amended by adding the following as recommendation 7(g):

"(g) Amend Exception 881 by inserting the words "- storefront industry" after the words "light industrial uses" in Column III (Additional Permitted Uses) and by inserting the words "or storefront industry" after both instances of the words "permitted industrial uses" in Column V (Provisions.)"; and

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

CARRIED

Motion N° 63/3

Moved by Councillor T. Nussbaum

WHEREAS the total required floor area of many light industrial uses in urban areas, such as micro-breweries and micro-distilleries, have demonstrated the need for more than 200 square metres for a storefront and ancillary restaurant and retail store components;

WHEREAS the experience of these uses along traditional main streets and in mixed use downtown zones in the City of Ottawa has been a positive one;

WHEREAS new developments along traditional main streets and in mixed use downtown zones include at-grade retail/commercial spaces that exceed 200 square metres and can struggle to find tenants; and

WHEREAS, the other urban zones covered by this zoning amendment allow a maximum of 350 square metres;

THEREFORE BE IT RESOLVED that Planning Committee recommend Council approve the following modifications to Document 2, Details of the

**Recommended Zoning:**

1. **Amend Recommendation 3(d) by deleting the number 200 and replacing it with the number 350; and**
2. **Amend Recommendation 3(g) by deleting the number 200 and replacing it with the number 350."**

CARRIED

Planning Committee considered the report recommendations, as amended by Motions 63/2 and 63/3, and set out in full below:

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 as shown on Document 1 and detailed in Document 2, as amended by the following:**
  - a. **that Document 2 (Details of the Recommended Zoning) be amended by adding the following as recommendation 7(g):**

**"(g) Amend Exception 881 by inserting the words "- storefront industry" after the words "light industrial uses" in Column III (Additional Permitted Uses) and by inserting the words "or storefront industry" after both instances of the words "permitted industrial uses" in Column V (Provisions.);"**
  - b. **that Document 2, Details of the Recommended Zoning, be modified as follows:**
    - i. **amend Recommendation 3(d) by deleting the number 200 and replacing it with the number 350;**
    - ii. **amend Recommendation 3(g) by deleting the number 200 and replacing it with the number 350; and**
  - c. **that there be no further notice pursuant to Sub-Section 34 (17) of the *Planning Act*.**
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 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 23 May 2018,” subject to submissions received between the publication of this report and the time of Council’s decision.**

CARRIED

### **PLANNING SERVICES**

3. ZONING BY-LAW AMENDMENT – 5315 ABBOTT STREET EAST  
ACS2018-PIE-PS-0049 STITTSVILLE (6)
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### **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 5315 Abbott Street East to permit additional building height, 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 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 23 May 2018” subject to submissions received between the publication of this report and the time of Council’s decision.**

Councillor Qadri provided brief comments in support of the application.

The following individuals were present in support and to answer questions if needed:

- Ashraf Al-Nakeeb, student representative
- Isabelle Coady, representative, Conseil des parents de Paul Desmarais
- Marc Bertrand, Conseil des écoles catholiques du Centre-Est
- Dan Paquette, Paquette Planning Associates Ltd. (applicant)

Planning Committee CARRIED the report recommendations as presented.

4. ZONING BY-LAW AMENDMENT – 305 WILBROD STREET  
ACS2018-PIE-PS-0054 RIDEAU-VANIER (12)
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#### **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 305 Wilbrod Street to permit a medical facility (physiotherapy clinic) on the ground floor of the existing low-rise apartment building, 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 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 23 May 2018” subject to submissions received between the publication of this report and the time of Council’s decision.**

Dan Paquette, Paquette Planning Associates Ltd. (applicant), was present in support and to answer questions if needed:

Planning Committee CARRIED the report recommendations as presented.

## ECONOMIC DEVELOPMENT AND LONG RANGE PLANNING

### 5. ZONING AMENDMENT: LIVE MUSIC AND PERFORMANCE VENUES

ACS2018-PIE-EDP-0015

CITY WIDE

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#### REPORT RECOMMENDATIONS

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 as shown on Document 1 and 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 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 23 May 2018," subject to submissions received between the publication of this report and the time of Council's decision.**

The Committee heard one delegation, in support:

- JP Melville, representing Bronson Centre, spoke in support of the proposed amendment that recognizes the common use of Bronson Centre Theatre, since 1996, as an active performance venue, contributing to Ottawa's growing concentration of cultural activity in the downtown core. A copy of his submission is held on file.

Planning Committee CARRIED the report recommendations as presented.

### INFORMATION PREVIOUSLY DISTRIBUTED

The following items were distributed to the Committee for information prior to the meeting:

- |       |   |           |
|-------|---|-----------|
| A.    | "OTTAWA NEXT - BEYOND 2036" AND THE NEXT UPDATE OF THE CITY'S OFFICIAL PLAN |           |
|       | ACS2018-PIE-EDP-0027  | CITY WIDE |
| <hr/> |   |           |
| B.    | RESPONSE TO ENQUIRY ABOUT IMPACTS OF CONSTRUCTION ON ADJACENT PROPERTIES    |           |
|       | ACS2018-PIE-EDP-0007  | CITY WIDE |
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| C.    | CASH IN LIEU OF PARKLAND  |           |
|       | ACS2018-CSD-FIN-0010  | CITY WIDE |
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### ADJOURNMENT

The meeting was adjourned at 11:27 a.m.

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**Committee Coordinator**

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**Chair**