



Agriculture and Rural Affairs Committee

Special Meeting Minutes 35

Tuesday, 22 May 2018

9:30 am

Champlain Room, 110 Laurier Avenue W.

- Notes:*
- 1. Please note that these Minutes are to be considered DRAFT until confirmed by the 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 June 13, 2018 in Planning Committee Report 64.*
 - 4. Please note that live audiocasts are not available for Committee meetings held in locations other than City Hall (110 Laurier Avenue west). Subject to availability, a recorded audiocast will be published to the City's website after such meetings.*

Present: Councillor S. Moffatt (Chair)
Councillor G. Darouze (Vice-Chair),
Councillors S. Blais, E. El-Chantiry, A. Hubley

DECLARATIONS OF INTEREST

No declarations of interest were filed.

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 Item 1 on today's agenda.

He 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 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.

PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT

ECONOMIC DEVELOPMENT AND LONG RANGE PLANNING

1. R4 AND MULTI-UNIT RESIDENTIAL ZONING REVIEW

ACS2018-PIE-EDP-0016

CITY WIDE

Note: Planning Committee met on Tuesday, May 22, 2018 to consider this item concurrently with the Agriculture and Rural Affairs Committee. Only the recommendations of the Agriculture and Rural Affairs Committee are outlined below. The recommendations of the Planning Committee are contained within the Disposition of that committee meeting. The recommendations of both committees will be presented to Council on June 13, 2018 in Planning Committee Report 64.

REPORT RECOMMENDATIONS

1. **That Agricultural and Rural Affairs Committee recommend that Council approve an amendment to Zoning By-law 2008-250 as shown on Document 1 and detailed in Document 2; and**
2. **That Agricultural 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 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 13 June 2018" subject to submissions received between the publication of this report and the time of Council's decision;**

The Agriculture and Rural Affairs Committee and the Planning Committee considered this item concurrently, as follows.

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

- David Wise, Program Manager, Zoning and Intensification
- Tim Moerman, Planner
- Steve Willis, General Manager

In addition, Tim Marc, Senior Legal Counsel-Planning, Development and Real Estate Law, Office of the City Clerk and Solicitor, also responded to questions.

The committees heard five delegations. The following delegations objected or raised concerns:

- Paul Webber, QC, Bell Baker LLP, spoke to the following: clarification that a secondary dwelling unit aside a semi-detached unit is still permitted; whether the 120 m² limit on unit floor area (that is currently imposed through the Interim Control By-law) will be included in the proposed zoning amendment, and if so, that the proposed development at 203-205 Henderson Avenue be exempted;

and, how the City plans to accommodate the need for student housing.

- Susan D. Smith, Susan D. Smith Architect, emphasized the need for a transition clause, to be fair to clients who are in the process of designing/building when by-laws and requirements change. She also echoed previous comments about the need to address student housing.

The following delegations were generally supportive but also had concerns / suggestions:

- *Linda Gama-Pinto, Heron Park Community Association, expressed concerns about the accommodation for oversized dwelling units (ODUs), which would essentially be bunkhouses. She felt that families who need extra bedrooms should undergo the normal building permit process, rather than complicating the issue as proposed.
- Brent Webster, Bel Air Community Association, commented on the issues he has encountered with rental units that are not being maintained or take up more parking than intended, and how that impacts neighbours. He agreed with the four-bedroom limit on dwelling units and suggested the zoning should not include accommodations for ODUs.

The following delegation spoke in support:

- Brian Casagrande, representing the Greater Ottawa Home Builders' Association (GOHBA), thanked staff for their collaborative approach to this initiative.

[* Individuals / groups marked with an asterisk above provided written comments; all submissions are held on file with the City Clerk.]

In addition to the correspondence noted with an asterisk, above, the Planning Committee received the following correspondence between 11 May (the date the report was published to the City's website) and the time it was considered by the Agriculture and Rural Affairs Committee and the Planning Committee on May 22, a copy of which is held on file:

- Email dated May 15 from Christine Aubry
- Email dated May 17 (received from S. Moore on May 18) from Mark Larose, President, Urban Rise Development

- Email dated May 21, and revised submission dated May 22, from Linda Dicaire, Chair, Rockcliffe Park Heritage Committee
- Email dated May 21 from Ron Rose, Chair, Old Ottawa East Community Association Planning Committee
- Email dated May 21 from Paul Goodkey.

Three motions were introduced by members of the Planning Committee for consideration. Mr. Marc indicated that it would be permissible for both committees to vote on the motions, but, practically, they could be considered just by the Planning Committee at the conclusion of the ARAC meeting if both Chairs agreed. Chair Moffatt supported the latter approach.

At the conclusion of questions to staff and debate, Chair Moffatt called for the vote of the Agriculture and Rural Affairs Committee with respect to its component of the report recommendations.

The committee CARRIED the recommendations as presented.

Planning Committee then considered the three motions previously introduced (See Planning Committee Minutes 64).

ADJOURNMENT

The meeting was adjourned at 11: 15 am.

Committee Coordinator

Chair