



Planning Committee

Minutes 64

Tuesday, 22 May 2018

9:30 am

Champlain Room, 110 Laurier Avenue west

- 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 June 13, 2018 in Planning Committee Report 64.*

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 6 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 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

Prior to considering any business, for the benefit of those in attendance, the Chair explained that the Agriculture and Rural Affairs Committee (ARAC) was also present in the room in order to hold a Special Meeting concurrently with the Planning Committee (PLC), solely to consider the R4 AND MULTI-UNIT RESIDENTIAL ZONING REVIEW report (Item 1 on this agenda). She outlined the process that would ensue, which is summarized as follows:

- Planning Committee having been called to order, Chair S. Moffatt would call the special meeting of the ARAC to order, read a statement required under the *Planning Act* regarding its public meeting to consider the R4 and Multi-Unit Residential Zoning Review, ask for Declarations of Interest, and then hand the proceedings back to Chair Harder
- PLC would then proceed through a consent agenda to see which of its items the members were prepared to carry, and then proceed with Item 1, the R4 and Multi-Unit Residential Zoning Review, which both committees would consider simultaneously
- Chair Harder would facilitate the consideration of the R4 report for both committees in so far as receiving a presentation from staff, hearing delegations, questions to staff, and then debate.
- Following debate, Chair Moffatt would call for a vote on the matter from the ARAC members, and upon reaching a decision and concluding their discussion of the matter, the ARAC meeting would be adjourned. Chair Harder would then call on PLC members for a vote on the matter, and upon conclusion of its deliberation on the item, PLC would proceed with consideration of any held agenda items, as usual.
- The recommendations of each committee in respect of the R4 report would rise to Council on June 13 in Planning Committee Report #64.

DECLARATIONS OF INTEREST

There were no declarations of interest.

CONFIRMATION OF MINUTES

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CONFIRMED

COMMUNICATIONS

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

Response to Inquiries

- OCC 01-18 - Transit-oriented Affordable Housing

Motion N° PLC 64/1

Moved by Councillor J. Leiper (on behalf of Councillor C. McKenney)

BE IT RESOLVED THAT Planning Committee approve the addition of Response to Inquiry OCC 01-18 (re Transit-oriented Affordable Housing) 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.

CARRIED

The Chair indicated that the item would be added to the end of the agenda for discussion, after all other regular business on the agenda.

Note: At a later point during the meeting, Councillor Leiper withdrew his request to hold the item for discussion as Councillor McKenney was unable to stay for the meeting duration. The Chair advised the Committee Coordinator the Response to Inquiry OCC 01-18 was received for information, as previously noted.

**PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT
ECONOMIC DEVELOPMENT AND LONG RANGE PLANNING**

1. R4 AND MULTI-UNIT RESIDENTIAL ZONING REVIEW

ACS2018-PIE-EDP-0016

CITY WIDE

Note: The Agriculture and Rural Affairs Committee met on Tuesday, May 22, 2018 to consider this item concurrently with the Planning Committee. The recommendations of both committees will be presented to Council on June 13, 2018 in Planning Committee Report 64.

REPORT RECOMMENDATIONS – PLANNING COMMITTEE

1. That Planning Committee recommend that 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 13 June 2018" subject to submissions received between the publication of this report and the time of Council's decision;
3. That Planning Committee recommend Council extend Interim Control By laws 2017-245 and 2017-278 for one additional calendar year.

REPORT RECOMMENDATIONS - AGRICULTURE AND RURAL AFFAIRS COMMITTEE

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 (see ARAC Minutes 35).

The ARAC Special Meeting was adjourned at 11:13 am. Planning Committee then considered the three motions previously introduced.

Motion N° PLC 64/2

Moved by Councillor R. Chiarelli

WHEREAS Report ACS2018-PIE-EDP-0016 recommends zoning changes to ensure a clearer zoning distinction between a rooming house and a dwelling unit or oversize dwelling unit;

WHEREAS the intent of the current and proposed zoning is to allow the principal resident of a dwelling unit (or oversize dwelling unit, in the case of the proposed zoning) to take in no more than three roomers or boarders, without the unit being treated as a rooming house under the zoning;

WHEREAS there is an opportunity to further clarify the intent that any unit where more than three roomers or boarders are housed constitutes a rooming house under the zoning;

WHEREAS By-law & Regulatory Services is in the process of reviewing definitions in the Licensing By-law as it relates to rooming houses, and it is desirable to harmonize the regulation of rooming houses by the Zoning By-law and the Licensing By-law;

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

- **That Document 2 (Details of the Recommended Zoning), Recommendation 1 h) be amended by deleting the proposed definition of "rooming house" and replacing it with the following:**

“Rooming house means a residential unit, other than a group home, retirement home or converted retirement home, that:

- (i) is not used or intended for use as a residential premises by a household; or**
- (ii) is used or intended for use as a residential premises by a household and more than three roomers or boarders; or**
- (iii) contains more than eight bedrooms.”, and**

BE IT FURTHER RESOLVED that Planning Committee requests that By-law & Regulatory Services considers using the same definitions of bedroom, detached dwelling, dwelling unit, household, oversize dwelling unit, residential unit, rooming house, and rooming unit as part of its review and report, where doing so is practical and will maximize the opportunities to align the intent of the Zoning and Licensing By-laws; and

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

CARRIED

Motion N° PLC 64/3

Moved by Councillor T. Tierney

WHEREAS Report ACS2018-PIE-EDP-0016 recommends zoning changes that eliminate the distinction between converted and purpose-built rooming houses while generally maintaining the same standards for that use;

WHEREAS under the current zoning, a "rooming house" as defined means, "a building containing a rooming house";

WHEREAS under the proposed zoning, a “rooming house” permitted in the R1, R2, R3 or R4A through R4L zones is subject to the height, yard, lot width and lot area requirements of a detached dwelling;

WHEREAS under the existing and proposed zoning, a rooming house under certain circumstances may occupy only part of a building;

WHEREAS the intent is to apply these standards to the building containing

a rooming house, not the rooming house itself; and,

WHEREAS a significant number of long-standing, lawful rooming houses exist that were the result of converting a pair of semi-detached dwelling units, and it is desirable to maintain these rooming houses' legality while generally preventing such configurations from appearing as-of-right in the future;

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

- That Document 2 (Details of the Recommended Zoning), Recommendation 4, be amended as follows:
 1. by amending the proposed 132(2) by adding the words "existing as of January 1, 2018" between the words "Despite 1), two rooming houses" and the words "are permitted in a building"; and
 2. by deleting the proposed 132(7) and replacing it with the following:

"Despite 161(5) and 122(1), where permitted in the R1, R2, R3 or R4A through R4L zones, a building containing a rooming house is subject to the height, yard, lot width and lot area requirements of a detached dwelling; and where such a building occupies more than one lot, such lots are to be considered one lot for zoning purposes."

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

CARRIED

Motion N^o PLC 64/4

Moved by Councillor T. Tierney

WHEREAS the report from Planning Staff includes recommendations to the Committee of Adjustment with respect to their interpretation of *Planning Act* tests for approval of minor variances;

WHEREAS the interpretation of the *Planning Act* tests should be made based on the specifics of any such application, independent of general influence by City Council;

THEREFORE BE IT RESOLVED that Planning Staff be directed to remove the following wording from the staff report prior to this matter rising to City Council:

“All other things being equal, applications that seek many variances should be treated as less minor than those seeking fewer variances, even if the individual variances are each minor by themselves. The Committee should use its own judgment in determining whether a set of variances together exceeds the threshold for a "minor variance." However, the Committee is reminded that a minor rezoning process, with more thorough public notification and consultation, exists for changing multiple zone standards applicable to a site.”

CARRIED

In response to questions and concerns raised by members of the committee, staff indicated they would prepare a motion for consideration of Council on June 13 with respect to pre-consultation activities with applicants wishing to add a fifth bedroom to accommodate a large household.

Planning Committee CARRIED the report recommendations as amended by motions 64/2, 64/3 and 64/4 and set out in full below.

1. **That Planning Committee recommend that 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, Recommendation 1 h) be amended by deleting the proposed definition of "rooming house" and replacing it with the following:**
 - “Rooming house means a residential unit, other than a group home, retirement home or converted retirement home, that:**
 - (ii) is not used or intended for use as a residential premises by a household; or**

4. That Planning Committee requests that By-law & Regulatory Services considers using the same definitions of bedroom, detached dwelling, dwelling unit, household, oversize dwelling unit, residential unit, rooming house, and rooming unit as part of its review and report, where doing so is practical and will maximize the opportunities to align the intent of the Zoning and Licensing By-laws.
5. That Planning Staff be directed to remove the following wording from the staff report prior to this matter rising to City Council:

“All other things being equal, applications that seek many variances should be treated as less minor than those seeking fewer variances, even if the individual variances are each minor by themselves. The Committee should use its own judgment in determining whether a set of variances together exceeds the threshold for a "minor variance." However, the Committee is reminded that a minor rezoning process, with more thorough public notification and consultation, exists for changing multiple zone standards applicable to a site.”

CARRIED

PLANNING SERVICES

2. ZONING BY-LAW AMENDMENT AND OFFICIAL PLAN AMENDMENT – PART OF 930 CARLING AVENUE AND 520 PRESTON STREET
ACS2018-PIE-PS-0056 RIVER (16); CAPITAL (17)
-

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve:
 - a) an amendment to the Official Plan Volume 1, to re-designate

the 5-hectare parcel of land designated 'Agricultural Research Area' to 'General Urban Area', as shown and detailed in Document 3;

- b) an amendment to the Preston-Carling District Secondary Plan to expand the secondary plan boundary to include the hospital site into the plan, and to redesignate the portion of the hospital site designated 'Station Area' to a new 'Hospital Area' designation, as shown and detailed in Document 3;**
- c) an amendment to Zoning By-law 2008-250 for 930 Carling Avenue and 520 Preston Street to rezone the lands from Arterial Mainstreet, subzone 10 (AM10), Arterial Mainstreet (AM), Mixed-Use Centre (MC F(1.5)), Central Experimental Farm subzone 3 (L3) and Parks and Open Space (O1[356]) to a Major Institutional Zone (I2[xxxx]-h) to permit a hospital and related ancillary uses, as shown in Document 2 and detailed in Document 4; and**

- 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 13 June 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:

- Don Herweyer, Manager, Development Review - South
- Sean Moore, Planner
- Steve Willis, General Manager.

The committee heard seven delegations. The following delegations expressed

general support but also raised concerns:

- Noel Lomer spoke in support of the proposed rezoning to Major Institutional Zone, so that residential condominiums would not be developed on the site. His key concern was around ensuring access by emergency vehicles to proposed hospital site, especially given the density and high volume of traffic in the Carling/Preston area, and he suggested the Official Plan and Zoning By-law be amended as such. He was also opposed to any notion of using Sherwood Drive and Bayswater Avenue for emergency and overflow traffic.
- *Kathy Kennedy, Chair, Planning, Civic Hospital Neighbourhood Association, spoke in support of the proposed Major Institutional zoning, but had concerns / suggestions about: whether permitted uses for the site will be ancillary to a hospital; the maximum size of permitted ancillary use; the inclusion of a mobility and area traffic management study in the transportation impact assessment before the holding provision is removed; ensuring there will not be a vehicular access link for the hospital into or through Queen Juliana Park; orientation of the new campus along Carling Avenue, as much as possible, to define Carling as the main access road; and, consultation with the Civic Hospital Neighbourhood Association, through its Civic Relocation Committee, as the project progresses.
- *Hunter McGill, Chairman, Friends of the Rideau, and also speaking for Heritage Ottawa, indicated that both groups do not oppose rezoning the site to Institutional, but they will continue to monitor the way in which that Institutional designation will be applied and interpreted. Their main concerns / suggestions were about: corrections to mapping and other basic data; capping the building height for the full site at 15 storeys, and potentially restricting the new structure to a height no greater than the now demolished Sir John Carling building; the importance of a Cultural Heritage Impact Statement, and ensuring it considers protection and remediation of both the Central Experimental Farm and the Rideau Canal heritage sites.

The following delegations objected or raised concerns:

- *Dr. Frank Johnson, President, Ottawa Instrumentation Ltd., suggested

the proposal should be rejected, as it is not in the public interest and is bad planning. He displayed a plastic brick model to demonstrate proposed development in accordance with the area Secondary Plan, indicating that the level of intensification would result in significant traffic and would exacerbate access for emergency vehicles, and everybody else, to the proposed hospital site.

- Dr. Dietland Gardell raised concerns about: the potential impact of the proposal on the continued designation of the Rideau Canal as a UNESCO world heritage site; whether there is any possibility the development will acquire further acreage to expand; whether the employment and economic impacts have been assessed; whether traffic and safety impacts have been conducted to guarantee the safety of high rise residents in the already-congested area in case of emergencies; and, inadequacy of the public consultation process that lead to this site selection.
- George Laing, ReImagine Ottawa, suggested the proposal should be rejected based on a lack of trust and transparency in the process and municipal government officials/personnel involved.

The following delegation supported the proposal:

- Cameron Love, Executive Vice-president and Chief Operating Officer, The Ottawa Hospital, was present in support and to answer questions. He indicated that community concerns around traffic, greenspace, and etcetera, would be considered as the planning for the site progresses in the coming years.

[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 May 11 (the date the report was published to the City's website) and the time it was considered by the committee on May 22, a copy of which is held on file:

- Emails dated May 13 and 17 from Michael Walker
- Email dated May 17 from Annie Woo

- Email dated May 17 from Sergiy Chubanov
- Email dated May 19 from Katherine Fletcher
- Email dated May 20 from Richard Jackman
- Email dated May 21 from Paul Johanis, Chair, Greenspace Alliance of Canada's Capital
- Email dated May 21, 2018 from Jensen Boire
- Email dated May 21 from Pamela Jones.

Motion N° PLC 64/5

Moved by Councillor R. Brockington

WHEREAS the federal government is providing 50 acres for lease to the Ottawa Hospital, on Experimental Farm Lands, as the new location for the Ottawa Civic Hospital;

WHEREAS publically accessible open space has been identified by community feedback as an essential component of the hospital design, in particular the 5 hectares currently zoned L3 and designated Agricultural Research Area at the southern portion of the site;

WHEREAS the proposed Preston-Carling District Secondary Plan amendment requires the inclusion of publically accessible open space into The Ottawa Hospital (TOH) project; and,

WHEREAS the proposed Zoning By-law amendment requires approval by Planning Committee and Council of a Master Site Plan, with the inclusion of publically accessible open space, prior to lifting of the holding provision;

THEREFORE BE IT RESOLVED that Planning Committee direct staff to work with The Ottawa Hospital and the Community Engage Group on the delivery of open space, and in particular, open space adjacent to the Central Experimental Farm.

CARRIED

Planning Committee CARRIED the report recommendations as amended by

motion 64/5 as set out in full below.

1. **That Planning Committee recommend Council approve:**
 - a) **an amendment to the Official Plan Volume 1, to re-designate the 5-hectare parcel of land designated 'Agricultural Research Area' to 'General Urban Area', as shown and detailed in Document 3;**
 - b) **an amendment to the Preston-Carling District Secondary Plan to expand the secondary plan boundary to include the hospital site into the plan, and to redesignate the portion of the hospital site designated 'Station Area' to a new 'Hospital Area' designation, as shown and detailed in Document 3;**
 - c) **an amendment to Zoning By-law 2008-250 for 930 Carling Avenue and 520 Preston Street to rezone the lands from Arterial Mainstreet, subzone 10 (AM10), Arterial Mainstreet (AM), Mixed-Use Centre (MC F(1.5)), Central Experimental Farm subzone 3 (L3) and Parks and Open Space (O1[356]) to a Major Institutional Zone (I2[xxxx]-h) to permit a hospital and related ancillary uses, as shown in Document 2 and detailed in Document 4; and**
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 13 June 2018", subject to submissions received between the publication of this report and the time of Council's decision.**
3. **That Planning Committee direct staff to work with The Ottawa Hospital and the Community Engage Group on the delivery of open space, and in particular, open space adjacent to the Central Experimental Farm.**

CARRIED

ECONOMIC DEVELOPMENT AND LONG RANGE PLANNING

3. COMMUNITY DESIGN PLAN, MASTER SERVICING STUDY, MASTER TRANSPORTATION STUDY, ENVIRONMENTAL MANAGEMENT PLAN, AREA PARKS PLAN AND OFFICIAL PLAN AMENDMENTS FOR BARRHAVEN SOUTH URBAN EXPANSION AREA

ACS2018-PIE-EDP-0026

BARRHAVEN (3);
RIDEAU-GOULBOURN (21)

REPORT RECOMMENDATIONS

1. **That Planning Committee recommend Council approve:**
 - a. **the Barrhaven South Urban Expansion Area Community Design Plan as outlined in this report and in Document 1;**
 - b. **the Barrhaven South Urban Expansion Area Master Servicing Study, as outlined in Document 2;**
 - c. **the Barrhaven South Urban Expansion Area Transportation Master Study, as outlined in Document 3;**
 - d. **the Barrhaven South Urban Expansion Area Parks Plan, as outlined in Document 4;**
 - e. **the Barrhaven South Urban Expansion Area Environmental Management Plan, as outlined in Document 5; and**
 - f. **Official Plan Amendment XX, as outlined in Document 6.**
2. **That Planning Committee approve the Consultation Details as provided in Document 7 of this report to 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.

Robin van de Lande, Planner, Planning, Infrastructure and Economic Development Department, responded to questions.

Hugo Lalonde and Susan Murphy, Minto Group (affected landowner), were present in support and to answer questions if needed.

The Planning Committee received the following correspondence between May 11 (the date the report was published to the City's website) and the time it was considered by the committee on May 22, a copy of which is held on file:

- Email dated May 21 from Paul Johanis, Chair, Greenspace Alliance of Canada's Capital
- Email dated May 22 from Faris Al-Haj

Planning Committee CARRIED the report recommendations as presented.

PLANNING SERVICES

4. ZONING BY-LAW AMENDMENT – 398, 402, AND 406 ROOSEVELT AVENUE
ACS2018-PIE-PS-0058 KITCHISSIPPI (15)
-

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 398, 402 and 406 Roosevelt Avenue to permit a six storey mixed use 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 13 June 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 responded to questions:

- Don Herweyer, Manager, Development Review - South
- Kersten Nitsche, Planner
- Doug James, Manager, Development Review - Central

The committee heard 11 delegations. The following ten delegations opposed the application:

- D'Arcy Côté supported the ward Councillor's comments included in the report, and suggested the project would be detrimental to the whole community and perhaps city wide.
- *Roxanne Buckle read a written submission for property owner, Lianne MacGregor. Her main concerns were about: noise, traffic and environmental impacts to neighbouring properties during construction; loss of neighbourhood character; inappropriate zoning of the three properties in question that would permit development far in excess of what currently exists in the neighbourhood, and would not have been anticipated by residents living there based on current zoning; and, transparency and clarity in respect of the City's long-term vision for the development in this part of Westboro.
- Gary Kugler cited concerns about: increased traffic and congestion; improper fit and scale for the neighbourhood; lack of consideration for community concerns; over-intensification of the neighbourhood; and, the unanticipated change in zoning.
- Bill Lamb raised concerns about: insufficient staff response (in the staff report) to community concerns / lack of rationale to support the proposal; adding to the considerable amount of infill that has already occurred in

the neighbourhood; and, adding development into a residential area that is better suited to a Traditional Mainstreet.

- Isabelle Wissing Martineau spoke of concerns about: insufficient rationale to support this type of development on the street; over-intensification of the street; the effects of rapid intensification on a neighbourhood, primarily, increased crime and vandalism; insufficient rationale to support the change the zoning at this time; and, lack of consideration of community opposition.
- Gary Ludington, Chair, Westboro Community Association, raised concerns about: the impact of changing the zoning and letting the Main Street aspect of Richmond Road edge into the residential area; consideration of community opposition; traffic and parking impacts; and, lack of benefit to the community.
- *Michael K. Olsen indicated the proposal would unfairly would impact him and the other owners in his condo building on Byron Avenue in terms of privacy, traffic and views of the Gatineau Hills, Ottawa River and surrounding area. He provided a petition-type document with 56 signatures of people asking that the proposal be rejected.
- Daniel Spence cited concerns about: safety impacts to pedestrians, cyclists and vehicular traffic in an already congested and somewhat dangerous area to traverse because of traffic and road conditions; and, with only one access point, emergency access and egress could be problematic.
- Heather Nicolson mentioned concerns about: erosion of greenspace and its impact on the health of the community; impacts on neighbouring properties during construction; over-intensification; and, doubt that the owners of the proposed properties would be transit users and, therefore, insufficient rationale to support proximity to transit as a valid reason to approve the application.
- *James Chapman suggested that density targets for the neighbourhood have already been met and that intensification should not be used as an argument to support the proposal. He felt that development in the neighbourhood should reflect what was laid out in the area Secondary

Plan.

The following delegation spoke in support of the application:

- Miguel Tremblay, Fotenn Consultants Inc., on behalf of Domicile Developments Inc. (applicant / owner), responded to some of the comments raised by previous delegations and answered questions.

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

Note: Chair Harder departed the meeting just before the final delegation on this matter was heard and Vice-chair Tierney chaired the remainder of the meeting.

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

- Email dated May 11 from Stuart MacMillan and Danielle Jolicoeur
- Email dated May 17 from Hilary Casey
- Email dated May 18 from Luisa De Amicis
- Emails dated May 19 and 21 from Peter Hanley, P.Eng.
- Email dated May 20 from John Preston
- Email dated May 20 from Bill McGuinness
- Email dated May 20 from Robert Gaal
- Email dated May 21 from Karen Mason
- Email dated May 21 from Christina Lynch

Motion N° PLC 64/6

Moved by Councillor T. Nussbaum

WHEREAS, the Urban Design Review Panel (UDRP) strongly believes that the scale and mass of the building is too large for the size of the site; and,

WHEREAS, the UDRP recommends the building be lowered in height to four storeys, with the possibility of stepping back to a fifth storey to improve the transition toward the residential area to the north and west;

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

- **Amend recommendation 1 to “Planning Committee recommends Council approve an amendment to Zoning By-law 2008-250 for 398, 402 and 406 Roosevelt Avenue to permit a five storey mixed use building as detailed in Document 2”, and**
- **Amend recommendation 2, subsection c, by deleting the words “five” and “fifth” and inserting the word “four” and “fourth” in the following paragraph:**

“Where the building height is greater than five storeys, at or above the fifth storey the building must be setback a minimum of 2m more than the provided setback from the rear lot line; and
- **Amend the words “maximum of six storeys is permitted” to read “maximum of five storeys is permitted” in recommendation 2, subsection c.**

CARRIED, on a division of 6 yeas and 3 nays, as follows:

YEAS (6): Councillors R. Brockington, R. Chiarelli, J. Cloutier, J. Leiper, T. Nussbaum, S. Qadri

NAYS (3): Councillors S. Blais, A. Hubley, Vice-chair T. Tierney

Motion N° PLC 64/7

Moved by Councillor A. Hubley

WHEREAS notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments; and,

WHEREAS the Westboro Community Association submitted comments during the public consultation period, which were not included in the consultation details of the report;

THEREFORE BE IT RESOLVED that Planning Committee recommend Council approve the Westboro Community Association comments dated March 15, 2018 be included as part of Document 3 – Consultation Details of report ACS2018-PIE-PS-0058, and

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

CARRIED

Planning Committee CARRIED the report recommendations as amended by motions 64/6 and 64/7, as set out in full below.

1. That Planning Committee recommends Council approve:
 - a. an amendment to Zoning By-law 2008-250 for 398, 402 and 406 Roosevelt Avenue to permit a five storey mixed use building as detailed in Document 2, as amended by the following:
 - i. amend recommendation 2, subsection c, by:
 - deleting the words “five” and “fifth” and inserting the word “four” and “fourth” in the following paragraph:

“Where the building height is greater than five storeys, at or above the fifth storey the building must be setback a minimum of 2m more than the provided setback from the rear lot line; and,
 - amending the words “maximum of six storeys is permitted” to read “maximum of five storeys is permitted”
 - b. that the Westboro Community Association comments dated March 15, 2018 be included as part of Document 3 – Consultation Details of report ACS2018-PIE-PS-0058; and,
 - c. that there be no further notice pursuant to Subsection 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 13 June 2018," subject to submissions received between the publication of this report and the time of Council's decision.

CARRIED

5. ZONING BY-LAW AMENDMENT – 320 MCRAE AVENUE AND 315 TWEEDSMUIR AVENUE

ACS2018-PIE-PS-0037

KITCHISSIPPI (15)

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve:
 - a) an amendment to Zoning By-law 2008-250 for 320 McRae and 315 Tweedsmuir Avenue to permit a mixed-use development consisting of a 25-storey mixed-use building, a public park, and a four-storey mixed-use building, as detailed in Document 2; and
 - b) that the implementing Zoning By-law not proceed to City Council until such time as the agreement under Section 37 of the *Planning Act* is executed; and
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 13 June 2018”, subject to submissions received between the publication of this report and the time of Council’s decision.

Erin O’Connell, Planner, Planning, Infrastructure and Economic Development department, responded to questions.

The committee heard three delegations. The following delegation opposed the application:

- Gary Ludington, Chair, Westboro Community Association, said development of this height was not anticipated in the area. He raised concerns about: the need for the proposed number of parking spaces to be provided, given the proximity to Westboro Transit Station; air rights to develop above the transit station; and, traffic impacts.

The following delegations were present in support of the application and to answer questions:

- Brian Casagrande, Fotenn Consultants Inc. (applicant)
- Rod Lahey, Roderick Lahey Architect Inc.(architect)

Planning Committee CARRIED the report recommendations as follows:

- 1. That Planning Committee recommend Council approve:**
 - a) an amendment to Zoning By-law 2008-250 for 320 McRae and 315 Tweedsmuir Avenue to permit a mixed-use development consisting of a 25-storey mixed-use building, a public park, and a four-storey mixed-use building, as detailed in Document 2; and**
 - b) that the implementing Zoning By-law not proceed to City Council until such time as the agreement under Section 37 of the *Planning Act* is executed; and**
- 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 13 June 2018”, subject to submissions received between the publication of this report and the time of Council’s decision.

CARRIED, on a division of 7 yeas and 1 nay, as follows:

YEAS (7): Councillors S. Blais, R. Brockington, R. Chiarelli, J. Cloutier, A. Hubley, T. Nussbaum, Vice-chair T. Tierney

NAYS (1): Councillor J. Leiper

ECONOMIC DEVELOPMENT AND LONG RANGE PLANNING

6. **MERIVALE ROAD (NORTH) COMMUNITY DESIGN PLAN AND ZONING BY-LAW AMENDMENT**

ACS2018-PIE-EDP-0022

RIVER (16)

REPORT RECOMMENDATIONS

1. **That Planning Committee recommend Council approve:**
 - a. **the Merivale Road (North) Community Design Plan as Council’s direction on the future development of the area, as contained in Document 2;**
 - b. **an amendment to Zoning By-law 2008-250 to implement the Merivale Road (North) Community Design Plan, as shown on the map in Document 3 and as detailed in Document 4; and**
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 13 June 2018” subject to submissions received between the publication of this report and the time of Council’s decision.

Robert Brinker – Vice-President, Carlington Community Association, had registered to speak but declined upon hearing the committee was prepared to carry the report recommendations, as presented, on consent.

Planning Committee CARRIED the report recommendations as presented.

COUNCILLORS’ ITEMS

COUNCILLOR J. LEIPER

7. EXEMPTION TO PERMANENT SIGNS ON PRIVATE PROPERTY BY-LAW - MURAL AT 93 CARRUTHERS AVENUE

ACS2018-CCS-PLC-0007

KITCHISSIPPI (15)

REPORT RECOMMENDATIONS

That Planning Committee recommend that Council approve an exemption to Section 142 of the Permanent Signs on Private Property By-law 2016-326, as amended to:

- 1. allow a mural on a residential building in a residential zone, which has not been subject to graffiti, located on the south wall at 93 Carruthers Avenue facing Lyndale Avenue;**
- 2. allow this request beyond the general application process for minor variances found in the delegation of authority provisions By-law 2016-326.**

CARRIED

PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT
BUILT HERITAGE SUB-COMMITTEE

8. DESIGNATION OF THE OTTAWA ROWING CLUB BOATHOUSE, 8-10 LADY GREY DRIVE, UNDER PART IV OF THE *ONTARIO HERITAGE ACT*
- ACS2018-PIE-RHU-0012 RIDEAU-VANIER (12)
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REPORT RECOMMENDATIONS

That Planning Committee recommend that Council issue a Notice of Intention to Designate the property located at 8-10 Lady Grey Drive, known as The Ottawa Rowing Club, as a property of cultural heritage value and interest under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value, attached as Document 5.

The Built Heritage Sub-Committee (BHSC) considered this report at its meeting of 10 May 2018 and CARRIED the report recommendations as presented. The Sub-committee received written correspondence on this matter, as noted in their Minutes.

Planning Committee CARRIED the report recommendations as presented.

INFORMATION PREVIOUSLY DISTRIBUTED

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

- A. FINDINGS OF MONITORING OF INFILL 1 AND INFILL 2 BY-LAWS
- ACS2018-PIE-EDP-0030 CITY WIDE
-

ADJOURNMENT

The meeting was adjourned at 2:33 pm.

Committee Coordinator

Chair

DRAFT