

**Report to  
Rapport au:**

**Planning Committee  
Comité de l'urbanisme  
14 February 2019 / 14 février 2019**

**Submitted on January 25, 2019  
Soumis le 25 janvier 2019**

**Submitted by  
Soumis par:  
Melody Duffenais, Committee Coordinator / Coordonnatrice du comité**

**Contact Person  
Personne ressource:  
Councillor / conseillère Theresa Kavanagh, ward / quartier 7  
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**Ward: BAY (7) / BAIE (7)**

**File Number: ACS2019-CCS-PLC-0003**

**SUBJECT: Motion - Direction to staff to initiate a rezoning of 975 Woodroffe Avenue**

**OBJET: Motion – Demande au personnel d’entreprendre une modification de zonage pour le 975, avenue Woodroffe**

## **REPORT RECOMMENDATIONS**

**That Planning Committee direct staff to initiate a rezoning for 975 Woodroffe Avenue to remove ‘Rooming House’ as a permitted use on this site.**

## **RECOMMANDATIONS DU RAPPORT**

**Que le Comité de l’urbanisme dirige au personnel d’entreprendre une modification de zonage pour le 975, avenue Woodroffe afin de supprimer « Maison de chambres » à titre d’utilisation permise sur ce site.**

## **BACKGROUND**

At its meeting on January 24, 2019, Councillor J. Leiper introduced a Notice of Motion for consideration at a subsequent meeting, on behalf of Councillor T. Kavanagh. The

motion seeks to have Planning Committee direct staff to initiate a rezoning for 975 Woodroffe Avenue to remove 'Rooming House' as a permitted use on this site. The motion is now before Planning Committee for consideration.

## **DISCUSSION**

Councillor T. Kavanagh has provided the following motion for Planning Committee's consideration:

WHEREAS the Site Plan application at 975 Woodroffe Avenue was approved for 8 townhouse units; and

WHEREAS the number of bedrooms has increased beyond what anyone in the community could have anticipated during the approval phase; and

WHEREAS this intensity creates community concerns related to parking, garbage, traffic and noise; and

WHEREAS there are concerns that this intensity will further increase if this development operates as a rooming house;

THEREFORE BE IT RESOLVED THAT staff initiate a rezoning for 975 Woodroffe Avenue to remove 'Rooming House' as a permitted use on this site.

### **Planning, Infrastructure and Economic Development department comment:**

Staff have no concerns with this motion. If approved, staff will initiate this rezoning.

## **RURAL IMPLICATIONS**

There are no rural implications associated with the report recommendation.

## **CONSULTATION**

No specific consultation was conducted in respect of this report. The public was notified of this report in such that the Notice of Motion was raised at the public meeting of the Planning Committee on January 24 and was listed on the associated meeting Disposition, which was posted to Ottawa.ca. Subsequently, the meeting was advertised in community newspapers and on Ottawa.ca, and the agenda was published seven calendar days before this meeting.

Public delegations may be received by the Committee

**COMMENTS BY THE WARD COUNCILLOR(S)**

Councillor Kavanagh raised this issue by way of Notice at the January 24 Planning Committee meeting and can provide further context upon request.

**LEGAL IMPLICATIONS**

There is no legal impediment to the adoption of the recommendation in this report.

**RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

**FINANCIAL IMPLICATIONS**

There are no direct financial implications.

**ACCESSIBILITY IMPACTS**

There are no accessibility implications associated with the report recommendation.

**TERM OF COUNCIL PRIORITIES**

There is no direct impact on the 2014-2018 Term of Council Priorities

**DISPOSITION**

Staff will take direction from Committee and proceed accordingly.