



Planning Committee

Minutes 23

Thursday, May 14 2020

9:30 am

Electronic Participation

This Meeting was held through Electronic Participation in accordance with Bill 187, the Municipal Emergency Act, and an Order in Council of March 28, 2020, which amended the Emergency Management and Civil Protection Act and prohibits organized public events of more than five people.

This Meeting was live streamed and archived on the Ottawa City Council YouTube Channel https://www.youtube.com/channel/UCUR3i_hvk3-3i8vtrPg6v1Q

Persons wishing to provide comments to the Planning Committee on any of the items contained herein were strongly encouraged to submit such comments in writing, by email to the Committee Coordinator, or by calling the Committee Coordinator at the number provided.

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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 May 27, 2020 in Planning Committee Report 23.*

Present: Chair: Councillor J. Harder
Vice-chair: Councillor G. Gower
Councillors: R. Brockington, L. Dudas, A. Hubley, J. Leiper,
S. Moffatt, T. Tierney

Absent: Councillor R. Chiarelli

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 Comprehensive Official Plan and Zoning By-law Amendments listed as Items 1 to 9 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 or over the phone, by contacting the Committee or Council Coordinators, prior to the amendment being adopted by City Council. The Chair noted that applicants could appeal the matter to the Local Planning Appeal Tribunal if Council did not adopt an amendment within 90 days of receipt of an application for Zoning and 120 days for an Official Plan Amendment.

Declarations of Interest

There were no declarations of interest

Confirmation of Minutes

Minutes 22 - April 9, 2020

CONFIRMED

Communications

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

Response to Inquiries

- OCC 20-09 - Intensification in the Downtown Core

Planning, Infrastructure and Economic Development

1. Zoning By-Law Amendment – 3484 and 3490 Innes Road

ACS2020-PIE-PS-0006

Innes (2)

Report recommendations

1. **That Planning Committee recommend Council refuse an amendment to Zoning By-law 2008-250 for 3484 and 3490 Innes Road to permit multiple mid- to high-rise apartment buildings of nine, 12 and 16 storeys, as detailed in Documents 5 and 6.**
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 May 27, 2020”, subject to submissions received between the publication of this report and the time of Council’s decision.**

Motion N° PLC 2020-23/1

Moved by Vice-chair G. Gower

WHEREAS the rezoning for the above address was to be considered at a meeting of Planning Committee on May 14, 2020 to be held using Zoom;

and

WHEREAS in the days immediately prior to May 14, 2020 over 300 written submissions were received, some including a statement that the submitter also wished to make oral submissions to Committee; and

WHEREAS to utilize Zoom, it is necessary to identify whom amongst the over 300 submissions wish to make oral submissions and for staff from the Office of the City Clerk to provide them with further information for doing so;

THEREFORE BE IT RESOLVED that the consideration of the rezoning for 3484 and 3490 Innes be deferred to the Planning Committee meeting of June 11, 2020.

DEFERRAL CARRIED

Note: the list of correspondence received will be included in the Minutes of the June 11, 2020 meeting, when this report is considered.

2. Zoning By-Law Amendment – 841, 845, and 855(A) Grenon Avenue

ACS2020-PIE-PS-0030

Bay (7)

Report recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 841, 845, and 855(A) Grenon Avenue to permit a four-storey 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 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 May 27, 2020",

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

The following staff responded to questions:

- Laurel McCreight, Planner II, Planning, Infrastructure and Economic Development department
- Tim Marc, Senior Legal Counsel-Planning, Development and Real Estate, Innovative Client Services department

Ward Councillor T. Kavanagh was present and took part in discussion.

The committee heard 9 delegations, as follows:

- Denise DeShaw and Todd Tobin¹ raised concerns about impacts the proposed development would have on their own neighbouring property and the neighbourhood in general, including: blocking of views; impeded emergency access; loss of greenspace; loss of historical value (existing house); loss of light; lowered property value; incompatibility with existing neighborhood character and sense of community. They opposed the change to R4 zoning for the area.
- Michael Wright, Wright Consulting Services², who was retained by property owners at 855 Grenon Avenue to analyze the proposal, indicated that R4 zoning creates development that is not a good fit for the area and that the neighbours feel the proposal should be scaled back.
- Kristi M. Ross, Barrister & Solicitor, on behalf of 855 Grenon Property Management Inc.³, requested the proposal be rejected as over building of the site and suggested that R3 zoning would be most appropriate. She raised concerns about adverse impacts, including setbacks, easement access, shadowing, and loss of privacy. She also indicated her clients were prepared to support a motion being proposed by Councillor Kavanagh (see motion 23/2, below), which would provide for a development that would be a better fit for the

¹ Written submission held on file

² Written submission held on file

³ Written submission held on file

neighbourhood.

- Lisa Zanyk, 855 Grenon Property Owners Association⁴, suggested the application represents up-zoning without respecting criteria that govern R4 zoning and is bad urban planning. She raised concerns about adverse impacts on the neighbourhood. She asked that up to R3 zoning be permitted, but if R4 was approved, that there be no variances permitted
- John R. Williams, Rockport Lane Residents Association⁵, indicated the Association would support redevelopment of the site and a change in zoning, but only if certain conditions were met. He suggested the building as proposed is not compatible with the existing context of the immediate area and will not enhance and complement its desirable characteristics. He recommended the proposal be rejected and raised specific concerns about safety and accessibility (related to sidewalks and parking); tree loss and lack of greenspace; collection and disposal of garbage and recycling; inadequate setbacks that pose problems for delivery services
- Michael Abraham, Secretary, Rockport Lane Residents Association, indicated the proposed design is overreach and would have significant impacts in terms of noise, traffic, privacy, emergency access, greenspace, and aesthetics for the community. He suggested development must be in keeping with what exists in the neighbourhood currently
- Julia McKinnon raised concerns about adverse impacts, including shadowing; loss of greenspace access; accessibility and safety issues for pedestrians (lack of sidewalk, snow and ice removal issues; increased traffic); shortage of development in area that lend itself to home-based childcare; development not in keeping with the neighbourhood.

⁴ Written submission held on file

⁵ Written submission held on file

- Joel Ferraz⁶ raised concerns about overdevelopment of the site; tree removal; safety (lack of sidewalk, winter conditions, increased traffic and parking on street)
- Murray Chown and James Ireland, Novatech (applicant)⁷, provided arguments in support of the proposal, including site appropriate intensification; affordable housing option; enclosed parking; height compatibility with neighbourhood and less than is permitted; tree replacement plan; lack of development options due to site footprint.

In addition to that previously noted, the following correspondence was provided to the committee coordinator between April 27 (the date the agenda was published to the City's website) and the time it was considered on May 14, a copy of which is held on file:

- Email dated May 13 from Darrel B. Kent, CCC No. 268 (Marina Bay Condominium)

Motion N° PLC 2020-23/2

Moved by Councillor J. Leiper (on behalf of Councillor T. Kavanagh)

WHEREAS the current zoning of 841 Grenon Avenue is Residential First Density (R1O) and the current zoning of 845 & 855(A) Grenon Avenue is Residential Third Density R3A; and

WHEREAS the current application is inconsistent with the townhouse developments adjacent to this site; and

WHEREAS the Residential Fourth Density (R4) Zoning allows a wide mix of residential building forms ranging from detached dwellings to low rise apartment dwellings and in some cases limited to four units; and

WHEREAS the Residential Fourth Density (R4) zoning allows a number of other residential uses to provide additional housing choices; and

WHEREAS the Residential Fourth Density (R4) zoning also allows a homebased business; and

WHEREAS the Residential Fourth Density (R4) Zoning regulates

⁶ Submission held on file

⁷ Submission held on file

development in a manner that is compatible with existing land use patterns so that the mixed building form and residential character of a neighbourhood is maintained or enhanced: and

WHEREAS the Residential Fourth Density (R4) Zoning permits different development standards identified in the M subzone, which promote efficient land use and compact forms of development while showcasing newer design approaches;

THEREFORE BE IT RESOLVED that Planning Committee recommend to Council that Document 2 be replaced with the following:

“The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 841, 845, and 855(A) Grenon Avenue:

1. Rezone the lands as shown in Document 1 from R1O and R3A to R4M”

AND BE IT FURTHER RESOLVED that pursuant to the *Planning Act*, subsection 34(17) no further notice be given.

LOST, on a division of 8 nays and 0 yeas and, as follows:

YEAS

(0):

NAYS Councillors L. Dudas, T. Tierney, J. Leiper, R. Brockington
(8): S. Moffatt, A. Hubley, Vice-chair G. Gower, Chair J. Harder

Motion N° PLC 2020-23/3

Moved by Vice-chair G. Gower

WHEREAS report ACS2020-PIE-PS-0030 recommends zoning changes to 841, 845, and 855(A) Grenon Avenue to permit a low-rise apartment dwelling; and

WHEREAS the report recommends a reduction in the northerly interior side yard setback to 1.5 metres; and

WHEREAS Document 2 Details of Recommended Zoning omitted the provision for the southerly side yard setback of 3 metres.

THEREFORE BE IT RESOLVED that Planning Committee recommend to Council that Document 2 be amended to add the following provision:

- 1. Minimum interior side-yard setback for the southerly property line is 3 metres.**

AND BE IT FURTHER RESOLVED that pursuant to the *Planning Act*, subsection 34(17) no further notice be given.

CARRIED

The committee CARRIED the report recommendations as amended by Motion 23/3.

3. Zoning Changes to Regulate Residential Development in the Urban Area Within the Greenbelt

ACS2020-PIE-EDP-0001 Bay (7); College (8); Knoxdale-Merivale (9); Gloucester-Southgate (10); Beacon Hill-Cyrville (11); Rideau-Vanier (12); Rideau-Rockcliffe (13); Somerset (14); Kitchissippi (15); River (16); Capital (17); Alta Vista (18)

Report recommendations

- 1. That Planning Committee recommend to Council that the zoning changes detailed in Document 1 be approved to resolve issues and anomalies of the 2015 Infill Zoning Regulations of By-laws 2012-147 and 2015-288, as amended.**
- 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 May 27, 2020", subject to submissions received**

between the publication of this report and the time of Council's decision.

The following staff provided a presentation and/or responded to questions:

- Planning, Infrastructure and Economic Development department
 - David Wise, Program Manager, Zoning and Intensification
 - Elizabeth Desmarais, Planner II
- Innovative Client Services department
 - Tim Marc, Senior Legal Counsel-Planning, Development and Real Estate

A copy of the staff presentation is held on file.

For the benefit of the pending discussion on the matter and in advance of entertaining delegations, Vice-chair Gower tabled the following amending motion (prepared by staff):

Motion N° PLC 2020-23/4

Moved by Vice-chair G. Gower

WHEREAS report ACS2020-PIE-EDP-0001 recommends zoning changes that will affect all neighbourhoods zoned R1 through R4 in Zoning By-law 2008-250 in the General Urban Area inside of the Greenbelt boundary;

AND WHEREAS through discussions with the Greater Ottawa Homebuilders Association it has been deemed advisable to make certain changes to the zoning provisions to further the requirements affecting lands both within and / or beyond the Mature Neighbourhoods Overlay.

THEREFORE BE IT RESOLVED that Planning Committee recommend to Council that the following changes be made to Document 1 – Details of Recommended Zoning:

1. **Amend Section 9 to add a new subsection (10) to create Transition provisions to apply to all lands zoned R1, R2, R3 and R4 on Schedule 342, as follows:**

“(10) Transition provisions for low-rise residential development

affected by By-law 2020-XXX

- (a) **No provisions of amending by-law 2020-XXX act to prevent the issuance of a building permit for a development located in Area A of Schedule 342 of Zoning By-law 2008-250 for which a completed application for Site Plan Control, Committee of Adjustment approval, Zoning Amendment or Building Permit was received or a decision was rendered by the Ontario Local Planning Appeal Tribunal Board by the City on or after June 1, 2017 and before the date of the passing of this by-law and such applications may be processed under the provisions in place prior to this amendment.**
 - (b) **This subsection is repealed one year after the passing of this by-law.**
2. **Amend Section 54, definition of front yard parking by replacing the term “undersized” in respect of the driveway providing access from the private approach to the front yard parking space with “shortened”.**
3. **Amend Section 54, definition of walkway to add in permission for a walkway from the right-of-way or a private way to an accessory building, structure or use, so that it now reads:**
- “Walkway means a defined surface on a lot that provides pedestrian access that:**
- a. **Runs the depth of the yard in which it is located, from the right-of-way or private way back to a building’s entranceway, or to a communal accessory building or structure containing garbage bins, communal storage such as a bike room or similar accessory use, or**
 - b. **Is a path providing pedestrian access from a driveway, parking space, or parking lot to a building’s entranceway, or to an accessory building, structure or use.”**

4. Amend Item 3, Table 55, row (8) to remove the phrase “and any part of an apartment, mid-rise and apartment, high-rise that is four storeys or less”, to remove the references to three unit dwelling in clauses (d) and (e), to replace the word ‘door’ with ‘enclosure’ and to replace the “1.1 m” maximum landing area with “1.5 m”.
5. Amend Item 12, Subsection XXX (1) Front Yard and Corner Side Yard Setbacks:
 - a. to replace the first word “on” under (1) (b) with “in the case of”, and to replace the specified front and corner side yard setbacks with the general term “yard setbacks” and clarify that the dwelling must align with the actual yard setbacks abutting the streets of the abutting lots, and to specify that S. 135 applies to yard setbacks abutting streets on a through and corner through lot,
 - b. to reword the paragraph that begins with the phrase “but need not” by modifying the wording so as to clarify that whatever type of yard setback exists on the abutting lot, whether a front yard or a corner side yard, the minimum yard setback of the affected lot need not exceed that which is required in the Residential subzone, and
 - c. combine clauses (c) and (d), so that Item 12 (1) reads:

“(1) The minimum front yard setbacks and minimum corner side yard setbacks are as follows:

 - (a) in the case of an interior lot or through lot, the yard setback must align with the average of the abutting residential lots’ corresponding yard setback abutting the street(s),
 - (b) in the case of a corner lot and corner through lot, the yard setbacks must align with the abutting residential lots’ actual yard setbacks abutting each street, and Section 135 applies,

but in no case must the minimum front yard setback or corner side yard setback, as the case may be, exceed

the minimum required in the Residential subzone in which the lot is located, and in no case may the setback or setbacks be reduced to less than 1.5 m; and

(c) Where an abutting lot is developed with a non-residential land use or where an abutting lot is vacant, the provisions of (1) (a) or (b) apply based on the actual yard setbacks of the closest residential building on the next adjacent lot, which must be no more than 30 m from the subject lot's closest side lot line.

6. Amend Item 12, Subsection XXX (2) Interior Side Yard Setback on a Corner Lot clause (a) to delete reference to a corner lot and to delete the latter part of the provision that begins with the wording "but in no case" and replace the comma with a period; and create a new clause (b), and renumber the current clause (b) to (c), as follows:

"(a) On an interior lot or through lot, where all the dwelling units are fronting on and facing the same street, the interior side yards are as prescribed in each subzone noted in the Part VI, Residential Subzone Tables.

(b) On a corner lot where there is only one interior side yard required, the minimum setback for that yard must be:

(i) the minimum interior side yard setback prescribed in the Residential subzone, or

(ii) the larger of the two subzone-specific minimum interior side yard requirements prescribed in the Residential subzone, or

(iii) where only a required minimum total interior side yard is prescribed, the minimum interior side yard setback must equal at least 50% of the required minimum total interior side yard setback."

7. Amend Item 12, Subsection XXX (4) Rear Yards on Corner Lots to

delete the current wording and replace with the following:

“Rear Yards on Corner Lots

(4) Detached Dwellings

- (a) **In the case of a corner lot in the R1 Zone within Schedule 342 that is not severed, the minimum rear yard setback is that which is required in the Residential Subzone applicable to the lot,**
- (b) **in the case of a corner lot in the R1 Zone within Schedule 342 but excluding Area A of Schedule 344, despite the minimum required lot area in the R1A, AA, B, BB, C, CC, E, G, GG zones in Table 156A, where both water and wastewater municipal services are present, a minimum lot area of no less than 49 per cent of the required minimum lot area of the subzone may be applied if:**
- (i) **permission to sever the lot into two lots is granted by the Committee of Adjustment;**
 - (ii) **only one detached dwelling is built on each of the two severed lots; and**
 - (iii) **each of the detached dwellings have their front wall and driveway facing frontage on different streets whether or not that frontage is the front lot line, and**
- (c) **where a corner lot is severed into two lots in accordance with (b), the following provisions also apply:**
- (i) **where the side lot line abutting a street becomes the front lot line,**
 - (i) **the minimum front yard setback is the same as the corner side yard setback of the subzone,**
 - (ii) **the minimum front yard setback for the interior**

- lot is the same as the corner side yard setback of the subzone,
- (iv) the minimum rear yard setback for the corner lot is the same as the required interior side yard setback of the subzone,
 - (v) the corner lot must provide an at-grade amenity area equivalent to at least 5% of the minimum lot area required in the subzone, in addition to all required setbacks, that must be abutting the minimum required rear yard required under (iii).
- (d) In the R2, R3 and R4 Zones, in the case of a corner lot where:
- (i) a detached dwelling, on a severed remnant corner lot or unsevered corner lot, must provide a minimum rear yard of 1.2 m and an Interior Yard area is also required, pursuant to (6) below, with all necessary modifications.
 - (ii) a detached dwelling on the severed lot becomes an interior lot and is subject to the minimum rear yard setback required for an Interior or Through Lot under Subsection 139 (3).
8. Amend Item 12, Subsection XXX (5) Rear Yards on Corner Lots to delete the current wording and replace with the following:
- “(5) Dwellings Other than Detached Dwellings
- In the R2, R3 and R4 Zones, on a corner lot in the case of a dwelling other than a detached dwelling, where
- (a) all principal dwelling units front on and face the longer street lot line, the minimum required rear yard is 4 m, and
 - (b) the principal dwelling units have principal entranceways fronting on and facing different streets, the minimum required rear yard is: 1.2 m, and an

Interior Yard area is also required, pursuant to (6) below.”

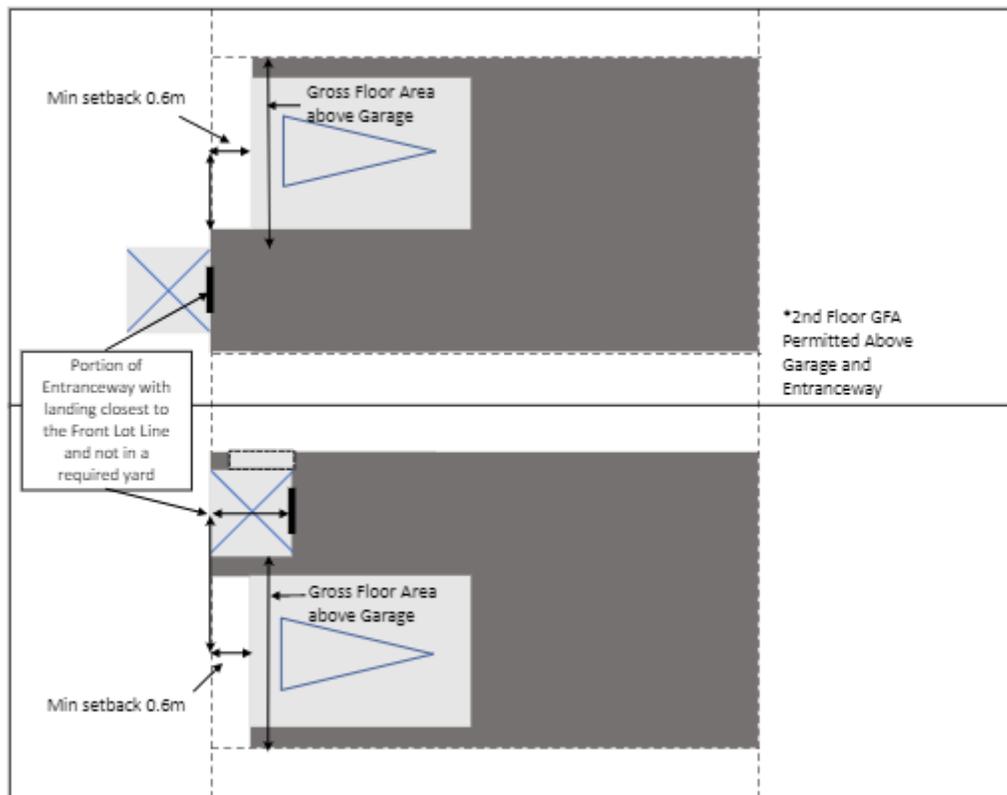
9. **Amend Item 13, Subsection XXX (1) Corner Lot Provisions affecting Lot Widths and Amenity Space when Creating two Detached Dwellings Through Severance on a Corner Lot in the R1 Zone within the Greenbelt to delete it in its entirety by moving the regulations to Item 12, Subsection XXX (4), clauses (b) and (c) Rear Yards on Corner Lots and to carry forward the Alternative Development Standards in the R1 applicable when a corner lot is severed to create two new lots, each with a detached dwelling, as noted in Item 7 in this Motion.**
10. **Amend the title of the Illustration so that it would now read: “Illustration of the Minimum Interior Yard Required on Corner Lots”**
11. **Amend Item 15, Subsection 139 (1), Soft Landscaped Area Requirements for all Residential Neighbourhoods zoned R1-R4 within the Greenbelt, as per Schedule 342, to rename the Subsection to “Soft Landscaped Area Requirements for Urban Residential Neighbourhoods zoned R1-R4 located inside the Greenbelt Boundary”, and amend Table 139 (1) to change the name of Column I to “Front Yard / Corner Side Setbacks” and to change the name of Column II to “Minimum Aggregated Soft Landscape Area (% of the Front Yard / Corner Side Yard Areas)”.**
12. **Amend Item 15, Subsection 139 (3) Driveways, clause (a), paragraph (i) to clarify that the Streetscape Character Analysis will identify both whether driveways exist or not, and the type of driveway that is dominant, so that the clause will read:**
 - “(i) **in the case of a lot located in the Mature Neighbourhoods Overlay, where the Streetscape Character Analysis confirms that the dominant character along a street is firstly, that driveways exist per Character Groups B and C of Table 140 (11), and secondly, that the dominant character consists of single or shared driveways (Character Group B, Table 140 (11)), or of double-wide driveways (Character Group C, Table 140 (11)) pursuant to**

Subsection 139 (3), clause (b), and”

13. **Amend Item 15, Subsection XXX (3) Driveways, clause (e) to add “crushed stone or gravel” immediately following the word “concrete”, and to clarify that, in the case where a driveway is designed with interlock brick pavers, should the landscaped area between the two driveways also be developed with pavers, the pattern of these must be different than that of the driveways, so that the clause would now read:**

“(e) Where the landscaped area between side-by-side driveways consists of hard landscaping, it must not consist of asphalt, concrete, crushed stone or gravel, or similar non-hard landscaping material, and where the driveways are designed with interlock brick pavers, should the landscaped area between the driveways be created using brick pavers, these must be of a different interlock pattern than those of the driveways.”

14. **Amend the Illustration, showing the Minimum Required Attached Garage/Carport Setback under Item 15, Subsection 139 (4) Front-facing Garages and Carports, to show that there could be either a wall or a column next to the attached garage and to add wording that indicates there is gross floor area located above the principal entranceway and the garage, as follows:**



15. **Amend Item 15, Subsection 139 (5) Walkways, clauses (a), (b), (c) and (d) to change the term “dwelling” to “principal dwelling unit”, and to add “or to a secondary dwelling unit or a coach house” immediately after the words “dwelling unit”, and to add a comma and the phrase “or to an accessory building or structure” immediately following the words “coach house” in the revised clause(d), and to add a new clause (e) to state that only one walkway is permitted for both a principal dwelling unit and a secondary dwelling unit or coach house, and any other accessory building or structure, so that (d) and (e) would now read:**

“(d) on a corner lot, where it extends back from the right-of-way to the principal dwelling unit, or to a secondary dwelling unit or coach house, or to an accessory building or structure on that street frontage on which no driveway is developed.

(e) Only one walkway, permitted under (b), (c), and (d) herein, is permitted to extend back from a right-of-way, and the walkway may be used to access both the principal

dwelling unit and the secondary dwelling unit or coach house, and any other accessory building or structure.”

16. Amend Item 15, Subsection 139 (5) Walkways clause (e) to renumber it to (f), to add the following words at the beginning of the sentence, “in addition to clauses (a) through (d),” to add the word “also” following the words “a walkway is”, and to replace the term “triplex” with the term “three unit dwelling”, so that the clause would now read:

“(f) in addition to clauses (a) through (d), in the case of a duplex dwelling, three unit dwelling, stacked dwelling, apartment dwelling, low-rise, rooming house or retirement home, a walkway is also permitted to extend from the right-of-way back to an accessory building containing communal garbage bins, bicycle storage, or similar communal use.”

17. Amend Item 15, Subsection 139 (5) Walkways clause (f) to renumber it to (g) and add in reference to clause (f), so that the clause would now read:

“(g) Despite Subsection 139(5), clauses (b), (c), (d), (e) and (f), no walkway is permitted unless the minimum required aggregated soft landscaped area is met, pursuant to Table 139 (1).”

18. Amend Item 15, Subsection 139 (5) Walkways clause (h) to renumber to it (i) and to clarify that the minimum soft landscaping area required between a walkway and driveway applies to all circumstances in which both a walkway and a driveway are permitted, and renumber subsequent clauses, as follows:

“(i) A walkway that is permitted under Subsection 139 (5) herein must be separated from a driveway by a minimum area that is 0.6 m in width and runs the entire length of the walkway, with such separation consisting of soft landscaping only.”

19. Amend Item 20, Subsection 140 (11) Driveways and Legal Front

Yard Parking, Table 140 (11), the fourth Column, Character Group C, to add that a single driveway or shared driveway is permitted.

20. **Amend Item 20, Subsection 140 (12) Driveways and Legal Front Yard Parking, to add a new clause (a), to renumber the subsequent clauses, and to modify clause (b) to refer to Character Group C of Table 140 (11) applicable to as follows:**

“(a) **Only where driveways are the dominant character as confirmed through the Streetscape Character Analysis process to fall under either or both Character Groups B or C of Table 140 (11), is a driveway permitted, subject to the regulations of Sections 139 and 140.**

(b) **Only where double-wide driveways are the dominant pattern as confirmed through the Streetscape Character Analysis process as falling under Character Group C of Table 140 (11), is a double-wide driveway permitted, whether by expanding a single-wide driveway or by creating a double-wide driveway.”**

21. **Amend Item 20, Subsection 140 (13) Driveways and Legal Front Yard Parking to delete the terms “apartment, mid-rise” and “apartment high-rise”.**

AND BE IT FURTHER RESOLVED that pursuant to the *Planning Act*, subsection 34(17) no further notice be given.

TABLED

The committee heard six delegations:

- Murray Chown, Novatech, and Chair, Urban Infill Council, Greater Ottawa Homebuilders' Association⁸, indicated there is a difference of opinion between staff and the building industry as to what issues associated with infill need to be fixed. He raised concerns that the zoning changes being recommended by staff will not address some of the issues identified by the industry, such as parking, and would renege on certain mediated settlements and agreements.

⁸ Submission held on file

- Rosaline Hill, Rosaline J. Hill Architect Inc., echoed Mr. Chown's concerns and said that the proposal is complicated and problematic, will compromise successful business models and be a barrier to development and community consultation. She suggested the City needs to be looking at zoning changes from the view of allowing different modes of development to allow intensification and 15-minute neighbourhoods
- Robert Haslett, Haslett Construction Inc., felt the proposal should be deferred for further discussion with the industry. He suggested the recommended changes around rear yard projections go against prior discussions and would not be in good faith
- Allan Bateman, Prestwick Building Corporation⁹, raised concerns about proposed elimination of driveways on 6m lots
- Jennifer Murray, Project Management & Land Development, raised concerns that taking a majority zoning approach on things such as streetscape character will have unintended consequences that effect the entire area inside the Greenbelt, and she questioned the rationale in considering such zoning changes without a clear understanding of the minutiae
- Heather Pearl, Champlain Park Community Association¹⁰, recommended that, while the infill development zoning issue needs to be addresses, the item should be deferred for further consultation, having had no knowledge of the proposed motion or time to assess it

In addition to that previously noted, the following correspondence was provided to the committee coordinator between April 27 (the date the agenda was published to the City's website) and the time it was considered on May 14, a copy of which is held on file:

- Email dated May 7 from Donna (otherwise unsigned)
- Email dated May 8 from Barb Gauthier
- Email dated May 12 from Kathy Vandergrift, Chair of Planning

⁹ Submission held on file

¹⁰ Submission held on file

Committee, Vice-Chair of Board, Queensway Terrace North Community Association

The staff report (and tabled motion 23/4) was deferred to the June 25 Planning Committee meeting, per the following motion.

Motion N° PLC 2020-23/5

Moved by Vice-chair G. Gower

That Planning Committee approve that the item be deferred to the June 25 Planning Committee meeting, and that pursuant to the *Planning Act*, subsection 34(17), no further notice be given.

DEFERRAL CARRIED, on a division of 8 yeas and 0 nays, as follows:

YEAS (8): Councillors L. Dudas, T. Tierney, J. Leiper, R. Brockington
S. Moffatt, A. Hubley and Vice-chair G. Gower, Chair
J. Harder

NAYS (0):

4. Zoning By-Law Amendment – 1946 Scott Street

ACS2020-PIE-PS-0026

Kitchissippi (15)

Report recommendations

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1946 Scott Street to allow for the redesign of a previously approved nine-storey 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 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 May 27, 2020",
subject to submissions received between the publication of this
report and the time of Council's decision.**

The applicant, as represented by the following persons, was present in support and to answer questions if needed: Jakub Ulak, Surface Developments; Brian Casagrande, Fotenn; Roderick Lahey, RLA Architect.

Motion N° PLC 2020-23/6

Moved by Councillor J. Leiper

WHEREAS an application for the redesign of a previously approved nine-storey apartment building will be considered by Planning Committee on May 14, 2020; and

WHEREAS the report ACS2020-PIE-PS-0026, Zoning By-law Amendment - 1946 Scott Street, proposes an amendment to the building performance standards to allow the construction of the new design; and

WHEREAS additional provisions are recommended to ensure clarity in the interpretation of the new performance standards with no material changes to the drawings submitted; and

WHEREAS it has been identified that there are widely spaced support posts that technically reduce the width of the double traffic access aisle, while the aisle functionally continues to act as a standard sized aisle;

THEREFORE, BE IT RESOLVED that the following changes be made to 1. b) in Document 2:

- **Delete the second provision (hyphen);**
- **Third provision: delete "or 90 m, whichever is the lesser" and replace "storey below" with "sixth storey" to read "at and above the ninth storey, the building must be setback an additional 2 m from the rear wall of the sixth storey";**
- **Fourth provision: delete "or 84 m, whichever is the lesser" to read "at and above the seventh storey, a building must be setback a minimum of 400 mm from the front wall of the principal building";**

- **Fifth provision: delete “or 90 m, whichever is the lesser” and replace “storey below” with “sixth storey” to read “at and above the ninth storey, the building must be setback 2 m from the front wall of the sixth storey”;**
- **Seventh provision: replace “2.45 m” by “2.3 m” to read “minimum soft landscaped area abutting the rear lot line: 2.3 m”;**
- **Ninth provision: replace “2.45 m” by “2.3 m” to read “minimum soft landscaped buffer of a parking lot abutting the rear lot line: 2.3 m”;**
- **Twelfth provision: replace “double traffic lane” by “two-direction controlled single traffic lane” to read “minimum width of a two-direction controlled single traffic lane driveway providing access to a parking lot or parking garage: 3 m”;**
- **Add the provision: “minimum width of an aisle providing access to parking spaces in a parking lot or parking garage: 5.5m.”**

AND BE IT FURTHER RESOLVED that pursuant to the *Planning Act*, subsection 34(17) no further notice be given.

CARRIED

The committee Carried the report recommendations as amended by Motion 23/6.

5. Zoning By-Law Amendment – 341 and 343 Tweedsmuir Avenue

ACS2020-PIE-PS-0039

Kitchissippi (15)

Report recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 341 and 343 Tweedsmuir Avenue to permit the reduction of select zoning performance standards in order to convert an existing pair of three-unit dwelling into four-unit low-rise apartment dwellings, 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 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 May 27, 2020", subject to submissions received between the publication of this report and the time of Council's decision.**

The committee heard two delegations on this matter:

- Michael Glenwright, neighbouring property owner of the proposed development, spoke in opposition to the proposal. He noted the development would have an exit onto his property, under his driveway, and he raised concerns about how that might lead to issues with cut-through, lack of maintenance and snow removal and potential risk of injury to persons using his property.
- Murray Chown, Novatech (applicant)¹¹, noted the proposal is also subject to a Site Plan application and indicated Mr. Glenwright's concerns could be considered during that process, including an agreement to construct a fence between the properties.

In addition to that previously noted, the following correspondence was provided to the committee coordinator between April 27 (the date the agenda was published to the City's website) and the time it was considered on May 14, a copy of which is held on file:

- Email dated May 2 from Matt (otherwise unsigned) (email sender 'Matthew Pamerter')

The committee CARRIED the report recommendations on a division of 6 yeas and 2 nays, as follows:

YEAS (6): Councillors T. Tierney, R. Brockington S. Moffatt, A. Hubley, Vice-chair G. Gower, Chair J. Harder

¹¹ Submission held on file

NAYS (2): Councillors L. Dudas, J. Leiper

6. Zoning By-Law Amendment – 5924 and 5938 Hazeldean Road

ACS2020-PIE-PS-0042

Stittsville (6)

Report recommendations

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 5924 and 5938 Hazeldean Road to permit 76 stacked townhouses and ten back-to-back townhouses, 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 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 May 27, 2020,” subject to submissions received between the publication of this report and the time of Council’s decision**

The committee heard two delegations on this item, as follows:

- Cathy Coote, for the Amberway and Brianstone Gate Communities¹² spoke in opposition, and raised concerns about safety (lack of adequate parking, location of entrance and town house driveways); neighbourhood incompatibility; loss of mature trees and vegetation; lack of safe access to public transit
- Jaime Posen, Fotenn (applicant)¹³, highlighted identified issues that could be addressed during the site plan application, including traffic calming and visitor parking

In addition to that previously noted, the following correspondence was

¹² Submission held on file

¹³ Submission held on file

provided to the committee coordinator between April 27 (the date the agenda was published to the City's website) and the time it was considered on May 14, a copy of which is held on file:

- Email dated April 28 from Sue Osborn
- Email dated May 4 from Janet Bayley, President, CCC497, Stittsville and Ted Barnicoat, Director Infrastructure, CCC497 Stittsville
- Email dated May 7 from Joseph de Lepper

Stream Shen, Planner II, Planning, Infrastructure and Economic Development department, responded to questions.

Motion N° PLC 2020-23/7

Moved by Vice-chair G. Gower

WHEREAS report ACS2020-PIE-PS-0042 recommends zoning changes to 5924 and 5938 Hazeldean to permit 76 stacked townhomes and ten back-to-back townhomes; and

WHEREAS the report recommends a reduction in parking ratio for stacked dwelling from 1.2 space per unit to 1.0 space per unit; and

WHEREAS the Ward Councillor has identified community concerns relating to the proposed parking reduction and its potential impact on the availability of on-street parking;

THEREFORE BE IT RESOLVED that Planning Committee recommend Council direct staff to work with the applicant to achieve the following ahead of subsequent site plan control approval:

1. **The applicant must provide a letter of intent to secure off-site parking spaces to be made available to condominium owners for overflow parking on such terms as the applicant may determine;**
2. **The applicant must obtain approval of the detailed design for traffic calming on Victor Street;**
3. **The applicant must provide transit passes to all its residents for a period of one year; and**
4. **The applicant must include a clause in all purchase and sale**

agreements, and a notice on title, advising purchasers that each unit only comes with 1.0 parking space.

AND BE IT FURTHER RESOLVED that pursuant to the *Planning Act*, subsection 34(17) no further notice be given.

CARRIED

The committee Carried the report recommendations as amended by Motion 23/7.

7. Zoning By-Law Amendment – 134 and 136 Willow Street
ACS2020-PIE-PS-0028 Somerset (14)
-

Report recommendations

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 134 and 136 Willow Street to permit the reduction of select zoning performance standards in order to convert an existing pair of three-unit dwellings into four-unit low-rise apartment dwellings, 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 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 May 27, 2020," subject to submissions received between the publication of this report and the time of Council's decision.**

Murray Chown, Novatech (applicant)¹⁴, was present in support and to answer questions if needed.

¹⁴ Submission held on file

The committee Carried the report recommendations as presented.

8. Zoning By-Law Amendment – 866 and 898 Eagleson Road; 1325, 1355 and 1365 Terry Fox Drive

ACS2020-PIE-PS-0021

Kanata South (23)

Report recommendations

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 866 and 898 Eagleson Road; 1325, 1355 and 1365 Terry Fox Drive to permit residential land uses and two new park blocks 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 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 May 27, 2020”, subject to submissions received between the publication of this report and the time of Council’s decision.**

Ward Councillor A. Hubley provided brief comments in support.

The applicant, Claridge Homes (Bridlewood Trails) Inc., as represented by the following persons, was present in support and to answer questions if needed: Greg Winters, Novatech, and Vincent Dénommé.

The committee Carried the report recommendations as presented.

9. Zoning By-Law Amendment – 1158 Old Second Line Road

ACS2020-PIE-PS-0044

Kanata North (4)

Report recommendations

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1158 Old Second Line Road to permit 47 two storey townhouse dwellings on private streets, 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 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 May 27, 2020" subject to submissions received between the publication of this report and the time of Council's decision.**

The applicant, as represented by the following persons, was present in support and to answer questions if needed: Bill Holzman, Holzman Consultants Inc., Colleen Ivtis, Holzman Consultants Inc., Holly Bickerton, Consulting Ecologist.

The committee Carried the report recommendations as presented.

Motions of Which Notice has been Previously Given

Vice-Chair G. Gower

10. Reduced Parking Requirements for Automated Technologies

ACS2020-OCC-PLC-0003

City Wide

Report recommendation

That Planning Committee recommend to Council that staff be directed to bring forward an amendment to the zoning by-law to reduce the parking requirements where automated technologies would serve to reduce the number of parking spaces necessary for certain warehouse and light industrial uses or components thereof.

CARRIED

Information Previously Distributed

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

A. Cash-in-Lieu of Parkland

ACS2020-FSD-FIN-0008

City Wide

INQUIRIES

Councillor T. Kavanagh submitted the following Inquiry:

What is the City of Ottawa policy regarding representing the City's Committee of Adjustment when appeals of its decisions regarding minor variances are made to the Local Planning Appeal Tribunal?

Background:

- (1) In November 2017, Ottawa City Council approved a re-zoning to permit the construction of a Salvation Army's 350-bed shelter facility at 333 Montreal Rd., replacing a motel at the site.

This decision was appealed by area residents to the Local Planning Appeal Tribunal (LPAT). In January this year (2020) the City employed legal representation to defend City Council's decision at the LPAT hearing.

- (2) City Council has delegated authority, under the Planning Act, to its Committee of Adjustment to deal with applications for minor variances, severances, and non-conforming uses within the City of Ottawa. City Council appoints the members of the Committee of Adjustment and provides administrative support. Decisions taken by the Committee of Adjustment can be appealed to the Local Planning Appeal Tribunal (LPAT).
- (3) On January 17, 2018 a Committee of Adjustment hearing was held to deal with a minor variance at 23 Boyce Avenue, in Belltown in my ward. This property is on the 1-in-100 year Ottawa River floodplain. The applicant was seeking a minor variance to permit expansion of living space beyond what is permitted for a dwelling on the 1-in-100 year floodplain. City Planning, Infrastructure & Economic Development staff opposed the application. The Committee of Adjustment denied the minor variance application.

The developer appealed the Committee of Adjustment decision to the Local Planning Appeal Tribunal (LPAT). On October 26, 2018 the LPAT held a hearing on this matter at Ottawa City Hall, where **only** the developer appeared. There was no representation from either the City's Legal Services, nor from the City's Planning, Infrastructure & Economic Development Department, nor from the City's Committee of Adjustment. The LPAT adjudicator, in his decision (LPAT case # PL 180127), granted the appeal.

- (4) Neither the community (in this case the Belltown Neighbours Association, who appeared at the Committee of Adjustment hearing in opposition to the application)

ADJOURNMENT

The meeting adjourned at 2:05 pm.

Committee Coordinator

Chair

DRAFT