



## Planning Committee

### Minutes 26

Thursday, June 25 2020

9 h 30

Electronic Participation

***This Meeting was held through Electronic Participation in accordance with Section 238 of the Municipal Act, 2001 as amended by Bill 187, the Municipal Emergency Act, 2020***

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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 July 15, 2020 in Planning Committee Report 26.*

**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, 2, 3, 4, 6, 8 9, 11 and 12 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 Coordinator, 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 25 - June 11, 2020

CONFIRMED

### **Communications**

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

### **Response to Inquiries**

- PC 01-20 - City Representation for Committee of Adjustment during Appeals of Minor Variances
- PC 02-20 - Fill Permit Details – Caivan Lands in South Nepean

### **Motion N° PLC 2020-26/1**

Moved by Councillor J. Leiper (for Councillor C. McKenney)

**BE IT RESOLVED THAT Planning Committee approve the addition of the following Response to Inquiry for consideration by the committee at today's meeting, pursuant to subsection 89(3) of the Procedure By-law:**

- **Fill Permit Details – Caivan Lands in South Nepean (Inquiry PC 02-20)**

LOST on a division of 3 yeas and 5 nays (an affirmative result requiring the support of two thirds of those members present and voting), as follows:

YEAS (3): Councillors J. Leiper, R. Brockington, Chair J. Harder

NAYS (5): Councillors L. Dudas, T. Tierney, S. Moffatt, A. Hubley, Vice-chair G. Gower

In response to a question from the Chair, Tim Marc, Senior Legal Counsel-Planning, Development and Real Estate, Innovative Client Services department, advised that, the motion to add the item to the agenda having lost, the Councillor could have it added to the next Planning Committee agenda for consideration as a regular item of business.

Hearing this, a call was made to revisit the motion to add the item to today's agenda for discussion, to see if the committee would decide in the affirmative.

**Motion N° PLC 2020-26/2**

Moved by Councillor J. Leiper (for Councillor C. McKenney)

**BE IT RESOLVED THAT Planning Committee revisit the motion to approve the addition of the following Response to Inquiry for consideration by the committee at today's meeting, pursuant to subsection 89(3) of the Procedure By-law:**

- **Fill Permit Details – Caivan Lands in South Nepean (Inquiry PC 02-20)**

CARRIED

**Motion N° PLC 2020-26/3**

Moved by Councillor J. Leiper (for Councillor C. McKenney)

**BE IT RESOLVED THAT Planning Committee approve the addition of the following Response to Inquiry for consideration by the committee at today's meeting, pursuant to subsection 89(3) of the Procedure By-law:**

- **Fill Permit Details – Caivan Lands in South Nepean (Inquiry PC 02-20)**

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, Vice-chair G. Gower Chair J. Harder

NAYS (0):

Lee Ann Snedden, former Director of Planning Services, Planning, Infrastructure and Economic Development department, provided background information and responded to questions related to the subject matter of the Inquiry. Frank Cairo, Caivan Communities (land developer related to the subject matter of the Inquiry), also responded to questions.

Councillor McKenney took part in discussion.

Discussions concluded, no further action was taken.

### Postponements and Deferrals

1. 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)

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*Deferred from the Planning Committee meeting of May 14, 2020.*

### 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.**

Planning Committee meeting of May 14, 2020

**Motion N° PLC 2020-23/4**

**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,**
- (ii) the minimum front yard setback is the same as the corner side yard setback of the subzone,**
- (iii) 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.**

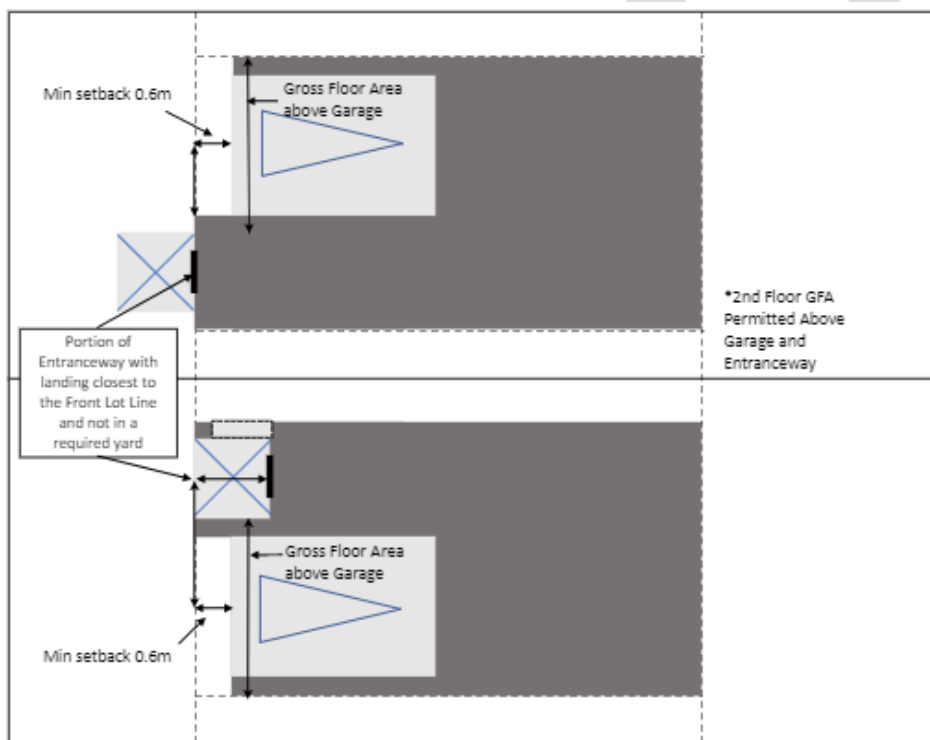
**10. Amend the title of the Illustration so that it would now read: “Illustration of the Minimum Interior Yard Required on Corner**

**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

**Motion No PLC 2020-23/5**

**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.**

CARRIED

Planning Committee – June 25, 2020

**Motion N° PLC 2020-26/4**

Moved by Vice-Chair G. Gower

**That Planning Committee approve that the item be deferred to the August 27 Planning Committee meeting, and that pursuant to the *Planning Act*, subsection 34(17), no further notice be given.**

DEFERRAL CARRIED

2. Zoning By-Law Amendment – 70 Gloucester Street and 89 and 91 Nepean Street

ACS2020-PIE-PS-0050

Somerset (14)

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*Deferred from the Planning Committee meeting of May 28, 2020*

**Report recommendations**

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 70 Gloucester Street and 89 and 91 Nepean Street to permit parking garage as an additional permitted use.**
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 June 10, 2020",  
subject to submissions received between the publication of this  
report and the time of Council's decision.**

Planning Committee meeting of May 28, 2020

**Motion N° PLC 2020-24/1**

**That the item be deferred to the June 25 Planning Committee meeting.**

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

DEFERRAL CARRIED

Planning Committee meeting of June 25, 2020

The committee heard one delegation on this item, as follows:

- Shawn Barber, President, Centretown Community Association, spoke to possible options for adaptive reuse of underground parking, as well as the need for new City policies regarding minimum bicycle parking requirements and elimination of minimum vehicle parking requirements. He thanked the applicant for working with the community on a compromised solution for this application in terms of less commercial parking spaces and more bicycle parking spaces. A copy of his submission is held on file.

Doug James, Director, Planning Services, Planning, Infrastructure and Economic Development (PIED) department, responded to questions.

Ward Councillor C. McKenney was present and took part in discussion.

**Motion N° PLC 2020-26/5**

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

**WHEREAS report ACS2020-PIE-PS-0050 recommend a change in zoning for the properties at 70 Gloucester Street and 89-91 Nepean Street to permit a parking garage as an additional permitted use; and**

**WHEREAS the details of the zoning recommended that a parking garage is limited to a maximum of 250 parking stalls; and**



**WHEREAS concerns were raised by the Ward Councillor and Community Association with respect to the amount of stalls permitted to operate as a parking garage and the proposed bicycle parking rates; and**

**WHEREAS the intent is to reduce the amount of stalls permitted for a parking garage, promote non-automotive modes of transportation, and improve the supply of bicycle parking stalls for the subject property; and**

**WHEREAS the applicant through their affordable housing agreement with the Canadian Mortgage and Housing Corporation (CMHC) has agreed to provide a shared car service and electrical car charging stations; and**

**WHEREAS the applicant agrees to reduce the amount of parking stalls to be operated as a garage, and provide a minimum of 70 additional bicycle parking stall, which equates to a higher bicycle parking rate than previously approved through their Site Plan Control application (D07-12-11-0017);**

**THEREFORE BE IT RESOLVED that Document 2 – Details of Recommended Zoning, of the staff report ACS2020-PIE-PS-0050 be amended as follows:**

- 1) **With respect to amendment to Exception 1811 of Section 239:**
  - a) **Remove “A parking garage is limited to a maximum of 250 parking stalls” and replace it with “A parking garage is limited to a maximum of 125 parking stalls**
  - b) **Add the text iii) Section 111, subsections 8 to 11 does not apply to the subject property.**
  - c) **Add text iv), notwithstanding Table 111A – Bicycle parking space rates, bicycle parking for the properties at 70 Gloucester and 89-91 Nepean shall be provided at a rate of 0.7 spaces per dwelling unit.**
- 2) **With respect to amendment to Exception 1834 of Section 239:**
  - a) **Remove “A parking garage is limited to a maximum of 250 parking stalls” and replace it with “A parking garage is**

**limited to a maximum of 125 parking stalls**

- b) **Add the text iii) Section 111, subsections 8 to 11 does not apply to the subject property.**
- c) **Add text iv), notwithstanding Table 111A – Bicycle parking space rates, bicycle parking for the properties at 70 Gloucester and 89-91 Nepean shall be provided at a rate of 0.7 spaces per dwelling unit.**

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

CARRIED

The report recommendations CARRIED as amended by the forgoing motion on a division of 8 yeas and 0 nays and, as follows:

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

NAYS (0):

**Planning, Infrastructure and Economic Development**

- 3. Zoning By-Law Amendment – 3232 Jockvale Road, part of 139 Namaste Walk, part of 721 Cashmere Terrace and part of 630 Hamsa Street  
ACS2020-PIE-PS-0060 Barrhaven (3)
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**Report recommendations**

- 1. **That Planning Committee recommend Council approve:**
  - a) **an amendment to Zoning By-law 2008-250 for 3232 Jockvale Road to rezone the lands from Development Reserve (DR) to Residential Third Density, Subzone YY, (R3YY[2145], R3YY[xxxx]), R3YY[xxx1]), and Open Space (O1), to permit**

**single detached, townhouse, rear-lane townhouse units and parkland, as shown in Document 2 and detailed in Document 3;**

- b) an amendment to Zoning By-law 2008-250 for Part of 139 Namaste Walk, Part of 721 Cashmere Terrace, and Part of 630 Hamsa Street from Residential Third Density, Subzone YY, Exception 2145 (R3YY[2145]) to Residential Third Density, Subzone YY, Exception (R3YY[xxxx]), to reflect adjusted lot lines on the draft plan of subdivision, as shown in Document 2 and detailed in Document 3.**

- 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 July 15, 2020”, subject to submissions received between the publication of this report and the time of Council’s decision.**

The applicant, Minto Communities Inc., as represented by the following persons, was present in support and to answer questions if needed: Greg Winters, Novatech; Andrew Harte, CGH Transportation Inc.; Bronwyn Anderson, Vice President, Land Development, Minto.

The Committee CARRIED the report recommendations as presented

4. Zoning By-Law Amendment and Official Plan Amendment – 4149 Strandherd Drive

ACS2020-PIE-PS-0059

Barrhaven (3)

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### **Report recommendations**

- 1. That Planning Committee recommend Council approve:**

- a) an amendment to the South Nepean Secondary Plan Areas 9 and 10 (Volume 2A), to re-designate Part of 4149 Strandherd Drive from 'Prestige Business Park' to 'Business Park', to permit an automobile dealership and increase permitted height from four storeys to six storeys, as shown in Document 2;
  - b) an amendment to Zoning By-law 2008-250 for Part of 4149 Strandherd Drive to rezone the southeastern portion of the property from Business Park, Exception zone 2298 (IP[2298]H(18)), to Business Park, Exception zone xxxx (IP[xxxx]H(18)), to permit an automobile dealership and automobile rental establishment, as shown in Document 3 and detailed in Document 4;
  - c) an amendment to the Zoning B-law 2008-250 for Part of 4149 Strandherd Drive to rezone the remaining part of the property from Business Park, Exception zone 2298 (IP[2298]H(18)) to Business Park, Exception zone xxx1 (IP[xxx1]H(22)), to increase the permitted height from four to six storeys, as shown in Document 3 and detailed in Document 4.
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 July 15, 2020", subject to submissions received between the publication of this report and the time of Council's decision.

Adam Thompson, Novatech (the applicant), was present in support and to answer questions if needed.

The Committee CARRIED the report recommendations as presented.

### **Built Heritage Sub-Committee**

5. Application for New Construction at 246 Gilmour Street, a Property Located in the Centretown Heritage Conservation District, Designated Under Part V of the *Ontario Heritage Act*

ACS2020-PIE-RHU-0014

Somerset (14)

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#### **Report recommendations**

**That Planning Committee recommend that Council:**

- 1. approve the application to construct a new building at 246 Gilmour Street according to plans submitted by Robertson Martin Architects, dated April 16, 2020 and received on April 17, 2020; conditional upon:**
  - a. the applicant providing samples of the exterior cladding materials for approval by Heritage staff prior to the issuance of a building permit;**
- 2. delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development; and**
- 3. approve the issuance of the heritage permit with a three-year expiry date from the date of issuance unless otherwise extended by Council.**

The Built Heritage Sub-committee (BHSC) considered this report at its meeting on June 9, 2020. The Sub-committee received delegations, as noted in the Minutes of that meeting. The BHSC CARRIED the report recommendations as presented.

The Planning Committee considered this item concurrently with report ACS2020-PIE-PS-0062, Zoning By-Law Amendment – 246 Gilmour Street, listed as Item 6 of the Planning Committee Agenda for its meeting on June 25, 2020.

The committee heard two delegations, as follows:

- Spero Papoulias, neighbouring property owner, raised concerns about impacts the development would have in terms of its setbacks and windows, particularly with respect to sun-shadowing, loss of privacy, reduced air circulation, and congested parking. A copy of the slide shown by Mr. Papoulias during his oral submission is held on file.
- Murray Chown, Novatech (applicant), spoke to improved design features of this proposal versus the one from 2008, noting that this proposal is set back more than the required minimum distance, and that the building will be treated with a better finish to reflect light into windows of properties facing west. He the ward councillor and Centretown Community Association are generally supportive of the application.

Chair Harder encouraged Mr. Papoulias to submit his concerns in writing to the Committee Coordinator in time for circulation to Members of Council prior to its consideration of the report on July 15, 2020.

Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate, Innovative Client Services department, responded to a question from Committee.

Planning Committee CARRIED the report recommendations, as presented, of both report ACS2020-PIE-RHU-0014 - Application for New Construction at 246 Gilmour Street, a Property Located in the Centretown Heritage Conservation District, Designated Under Part V of the *Ontario Heritage Act*, and report ACS2020-PIE-PS-0062 - Zoning By-Law Amendment – 246 Gilmour Street.

6. Zoning By-Law Amendment – 246 Gilmour Street

ACS2020-PIE-PS-0062

Somerset (14)

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**Report recommendations**

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 246 Gilmour Street to permit a six-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 15 July 2020”, subject to submissions received between the publication of this report and the time of Council’s decision.**

The Planning Committee considered this item concurrently with report ACS2020-PIE-RHU-0014, Application for New Construction at 246 Gilmour Street, a Property Located in the Centretown Heritage Conservation District, Designated Under Part V of the *Ontario Heritage Act*, listed as Item 5 of the Planning Committee Agenda for its meeting on June 25, 2020.

The Built Heritage Sub-committee (BHSC) considered report ACS2020-PIE-RHU-0014 at its meeting on June 9, 2020. The Sub-committee received delegations, as noted in the Minutes of that meeting. The BHSC CARRIED the report recommendations as presented.

The Planning Committee heard two delegations, as follows:

- Spero Papoulias, neighbouring property owner, raised concerns about impacts the development would have in terms of its setbacks and windows, particularly with respect to sun-shadowing, loss of privacy, reduced air circulation, and congested parking. A copy of the slide shown by Mr. Papoulias during his oral submission is held on file.
- Murray Chown, Novatech (applicant), spoke to improved design

features of this proposal versus the one from 2008, noting that this proposal is set back more than the required minimum distance, and that the building will be treated with a better finish to reflect light into windows of properties facing west. He the ward councillor and Centretown Community Association are generally supportive of the application.

Chair Harder encouraged Mr. Papoulias to submit his concerns in writing to the Committee Coordinator in time for circulation to Members of Council prior to its consideration of the report on July 15, 2020.

Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate, Innovative Client Services department, responded to a question from Committee.

Planning Committee CARRIED the report recommendations, as presented, of both report ACS2020-PIE-RHU-0014 - Application for New Construction at 246 Gilmour Street, a Property Located in the Centretown Heritage Conservation District, Designated Under Part V of the *Ontario Heritage Act*, and report ACS2020-PIE-PS-0062 - Zoning By-Law Amendment – 246 Gilmour Street.

## Community and Social Services

### 7. Affordable Housing Capital Plan 2020

ACS2020-CSS-GEN-008

City Wide

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### Report recommendations

**That Planning Committee recommend Council approve:**

- 1. That \$15 million in City capital funds approved by Council, in the 2020 City Budget from the Affordable Housing Reserve Fund, be allocated by the Director, Housing Services to support the creation of new affordable housing through conditional capital**



**contributions, and contributions in lieu of building permit and school board fees, non-exempt planning fees, accessibility grants and to provide a project contingency fund, subject to the said conditional contributions being included in a contribution agreement between the City and each housing provider/proponent and that of the \$15 million:**

- a. \$10 million be allocated to Ottawa Community Housing Corporation, in support of their Canada Mortgage Housing Corporation National Housing Co-Investment Fund Application, with the said conditional contribution being subdivided and included in contribution agreements for their following affordable housing projects:**
    - i. Phase I of Gladstone Village; and**
    - ii. Phase II of Rochester Heights.**
  - b. up to \$2 million be allocated for predevelopment activities to prepare surplus lands identified for affordable housing and owned by the City, with any remaining funds to be added to ongoing 2019 pre-development funding agreements with not-for-profit and charitable housing providers or added to the contingency reserves for capital projects previously approved and under development, based on need as determined by the Director, Housing Services;**
- 2. That the \$2.58 million in provincial funds from the capital Rental Housing Component, under the Ontario Priorities Housing Initiative be allocated by the Director, Housing Services by way of a minimum 20-year affordability term contribution agreements secured by mortgages, with project approval from the Ministry of Municipal Affairs and Housing, to the following projects:**
- a. up to \$960,000 from the Ontario Priorities Housing Initiative to Habitat for Humanity National Capital Region's development of 8 affordable housing units at 455 Wanaki Road; and**

- b. up to \$1.62 million from the Ontario Priorities Housing Initiative to Ottawa Community Housing Corporation's development of supportive housing units for people with developmental disabilities at 715 Mikinak Road, being the third and final phase of the project at this site.**
  
- 3. That the Director, Housing Services be delegated the authority to amend the Ontario Priorities Housing Initiative Investment Plan and allocate any additional funds to phase-three of the project at 715 Mikinak Road in the event additional funding becomes available under the Ontario Priorities Housing Initiative due to any reallocation by the Ministry;**
  
- 4. That the Director, Housing Services be delegated the authority to transfer the year 3 Ontario Priorities Housing Initiative capital funding to the operating funding envelope and update the Investment Plan accordingly;**
  
- 5. That staff conduct a fair and open process to select not-for-profit partner(s) to develop a proposal for funding for an affordable housing and community use project at 1770 Heatherington Road and report back to Council in Q3 2020; and**
  
- 6. That staff complete negotiations with the National Capital Commission to outline a fair and transparent process for the disposal of 615 Albert Street, consistent with the Council approved Disposal of Real Property Policy, as part of a comprehensive development strategy for the Library Parcel Lands provided that;**
  - a. a requirement of the transaction shall be an obligation for the purchaser to enter into an agreement with a housing provider to develop not less than 100 affordable rental housing units on the combined City and NCC Library Parcel Lands;**
  
  - b. the proceeds from the sale of 615 Albert Street be applied towards the development of the affordable housing units within the Library Parcel Lands;**

- c. that Ottawa Community Housing Corporation be the housing provider responsible to oversee the development and own the affordable housing units; and**
- d. that the lands are declared surplus by a separate report to Finance and Economic Development Committee and Council in Q3 2020 as described in this report.**

Saide Sayah, Manager, Development Review – Central, Planning, Infrastructure and Economic Development department (formerly Program Manager, Affordable Housing, Community and Social Services department), provided a presentation, a copy of which is held on file.

Councillor M. Fleury, in his capacity as Chair of Ottawa Community Housing Board of Directors, as well Stéphane Giguère, Chief Executive Officer, and Cliff Youdale, Chief Development Officer, Ottawa Community Housing, were present in support and to answer questions.

The following staff also responded to questions:

- Shelley VanBuskirk, Director, Housing Services, Community and Social Services department
- Doug James, Director, Planning Services, Planning, Infrastructure and Economic Development department

The Committee heard one delegation on this item, as follows:

- Trevor Haché, Co-Founder, Healthy Transportation Coalition, expressed appreciation for efforts and progress to date to prioritize affordable housing but worried that too many affordable housing unit opportunities are being lost. He urged the City to take measures to prioritize and commit to building affordable housing near rapid transit in 2020 and 2021. A copy of his presentation is held on file.

In addition to Mr. Haché's presentation, the following correspondence was provided to the committee coordinator between June 15 (the date the report was published to the City's website with the agenda) and the time it was considered on June 25, a copy of which is held on file:

- Email dated June 24 from Gisèle Doyle.

The Committee CARRIED the report recommendations as presented.

## Planning, Infrastructure and Economic Development

8. Zoning By-Law Amendment – 244 Fountain Place  
ACS2020-PIE-PS-0067 Rideau-Vanier (12)
- 

### Report recommendations

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 244 Fountain Place to permit a three-storey low rise apartment building with 20 dwelling units 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 July 15, 2020,” subject to submissions received between the publication of this report and the time of Council’s decision.**

The Committee heard three delegations on this report, as follows:

- Gordon Hamilton, on behalf of CCC539 Board<sup>1</sup>, opposed the application, raising concerns about its impact on the neighbouring buildings of CC 539, suggesting it represents over development of a constrained site, will have negative impacts on amenity areas, and poses risks of differential settlement and drainage damage during and after construction. He requested the development be scaled back or, if

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<sup>1</sup> Submission on file

it proceeds as proposed, a site plan condition of approval be implemented to require increased liability insurance during and after construction

- Michael Barnes<sup>2</sup> opposed the application given that it proposes to convert public park land (Besserer Park) for private use, including 3 private parking spaces. He raised concerns about the impacts on Besserer Street residents, the surrounding community, and the overall Heritage Conservation District, including increased traffic and parking issues, risk to pedestrian safety, and loss of parkland.
- Kersten Nitsche, Fotenn (applicant)<sup>3</sup>, provided an overview of the proposal, indicating that the proposed parking provisions and the building height work well the lot and are within existing zoning regulations. She indicated they will continue to work with staff and can address some concerns through the site plan process. Brian Casagrande, Fotenn, and Melissa Du Plessis, Figurr were also present for the applicant/owner to answer questions

In addition to that previously noted, the following correspondence was provided to the committee coordinator between June 15 (the date the report was published to the City's website with the agenda) and the time it was considered on June 25, a copy of which is held on file:

- Email dated June 23 from Teresa Marquis
- Email dated June 23 from Kathryn Harper and Daniel Read
- Email dated June 23 from Céline Leblanc and Jim Millar
- Email dated June 23 from Brian Hierlihy & Dominique Thériault
- Email dated June 23 from Matt Armstrong & Catherine Deri Armstrong
- Emails dated June 23 and 24 from Dr Freida Hjartarson
- Emails dated June 23 from Louise Dube-Martel
- Email dated June 23 from Professor Rita Abrahamsen and Professor

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<sup>2</sup> Submission on file

<sup>3</sup> Submission on file

Michael C. Williams

- Email dated June 23 from Susan Young
- Email dated June 24 from Philip Cutfield
- Email dated June 24 from Anna Piekarczywski and Daragh Byrne
- Email dated June 24 from David Balson and Fran Balson-Nugent
- Email dated June 24 from Sylvie-Anne Lavigne and Mario Villemaire
- Email dated June 24 from François Larocque
- Email dated June 24 from Bared Mirican and Karine Khatchadourian
- Email dated June 24 from Dean Corno and Sonia Granzer
- Email dated June 24 from Christine Le Blein

The following staff responded to questions:

- ❖ Planning, Infrastructure and Economic Development department: Ann O'Connor, Planner II; Doug James, Director, Planning Services
- ❖ Recreation, Cultural and Facility Services department: Kevin Wherry, Manager, Parks and Facilities Planning

Ward Councillor M. Fleury was also present and took part in discussion.

The Committee CARRIED the report recommendations as presented on a division of 8 yeas and 0 nays and, as follows:

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

NAYS (0):

9. Zoning By-Law Amendment – 1110 Fisher Avenue

ACS2020-PIE-PS-0066

River (16)

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**Report recommendations**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1110 Fisher Avenue to permit a 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 July 15, 2020”, subject to submissions received between the publication of this report and the time of Council’s decision.**

The Committee heard 10 delegations on this report, as follows:

- Mary Ann Turnbull, President of J.D. Turnbull Development Inc, the landowner of 1132 Fisher Ave., and Founder and retired Director of Turnbull School<sup>4</sup> spoke to her history of involvement with zoning amendment proposals for this property. She opposed the application and indicated R5 zoning is not suitable for this location. She noted she has not received any feedback on her submissions, or those of the professionals she retained, with respect to identified traffic issues, tree loss, streetscape compatibility, density and height incompatibility, and privacy concerns.
- Ruth Dick<sup>5</sup> opposed the application and raised concerns about traffic impacts, noting the development is not transit-oriented and will lead to increased traffic conflicts with Turnbull School traffic. She also raised

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<sup>4</sup> Submission on file

<sup>5</sup> Submission on file

concerns about the impact on privacy and safety of the School's children.

- Craig Dunn, Senior School Principal and Co-Owner of Turnbull School Ltd<sup>6</sup> raised concerns that the increased vehicle traffic resulting from 62 units will lead to cut-through traffic impacting the school and neighbourhood, as well as added parking congestion, which poses safety concerns and creates adversarial relationships.
- Robert Brinker, Carlington Community Association, Chair Development and Transportation Committee<sup>7</sup>, noted that the Association supports intensification of the neighbourhood but is opposed to this application as it is out of character and incompatible to what currently exists in the area, would set a precedent for development along Fisher, and would undermine positive intensification efforts to date.
- Jon Aro<sup>8</sup> indicated the proposal is not consistent with the built form of the area, and that the report does not address concerns about impacts on neighbourhood, privacy, or traffic
- Murray Peacock<sup>9</sup> was concerned about impacts on his property, which is on the property line of the development. He worried about property damage, loss of privacy, credibility of the developer, tree loss, traffic congestion during and after construction, and safety.
- Ruby Puni<sup>10</sup>, neighbouring property owner, indicated the proposal is incompatible with the neighbourhood and does not meet policies for building in the General Urban Area, and that the staff report does not provide a valid or sufficient argument to support their recommendation for approval. She suggested the proposal would have negative impacts on neighbours and the community in terms of compatibility, traffic and safety, noise and pollution, and privacy.

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<sup>6</sup> Submission on file

<sup>7</sup> Submission on file

<sup>8</sup> Submission on file

<sup>9</sup> Submission on file

<sup>10</sup> Submission on file



- Sarah McDonald, WSP, for J.D. Turnbull Development Inc.<sup>11</sup>, spoke to traffic/transportation impacts on the neighbourhood resulting from an additional 62 units at this location, adding increased risk of conflict between vehicles, bikes and pedestrians.
- Nadia De Santi, WSP, for J.D. Turnbull Development Inc.<sup>12</sup>, suggested the proposal is inconsistent with provincial and municipal policies and guidelines, is unbeneficial and incompatible with the community, and will result in numerous adverse impacts.
- Miguel Tremblay, Fotenn<sup>13</sup> (applicant), provided context on the site, including that Fisher is an arterial street in a transit priority corridor, has a major cycling route, is in proximity to commercial and employment corridors, and adjacent to the Experimental Farm. He indicated the proposal meets criteria identified by the settlement of OPA 150 for additional height and density in this area, and that it complies with provincial and municipal policy, demonstrating how the building will transition to existing development, noting the smaller than allowed footprint and the separation between buildings.

In addition to that previously noted, the following correspondence was provided to the committee coordinator between June 15 (the date the report was published to the City's website with the agenda) and the time it was considered on June 25, a copy of which is held on file:

- Email dated August 20, 2019 from Councillor R. Brockington's office, for distribution in respect of this item, transmitting a document entitled 'Neighbourhood Petition regarding 1110 Fisher Avenue', containing 48 signatures'
- Email dated June 9 from Emilia Ordolis
- Email dated June 15 from Gerald Thompson
- Email dated June 16 from Heather (email sender 'Heather Douglas')
- Email dated June 18 from Kelly Hoop

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<sup>11</sup> Submission on file

<sup>12</sup> Submission on file

<sup>13</sup> Submission on file

- Email dated June 18 from Janet Mason
- Email dated June 19 from Sasha Kearney and Jonah Veenendaal
- Email dated June 19 from Catherine Butts
- Email dated June 19 from Sarah Porter and Ryan Dill
- Email dated June 22 from Rosanne Iland
- Email dated June 22 from Robert Crout, past President, Carlington Community Association
- Email dated June 22 from Davey Slimmon
- Email dated June 23 transmitting letter from Andrew Boyd, IFS Associates, Urban Forestry and Forest Management Consulting, retained by J.D. Turnbull Development Inc.

The following staff of the Planning, Infrastructure and Economic Development department responded to questions:

- Doug James, Director, Planning Services
- Lily Xu, Manager, Development Review – South
- Kelby Lodoen Unseth, Planner II

The Committee CARRIED the report recommendations as presented on a division of 5 yeas and 3 nays and, as follows:

YEAS (5): Councillors T. Tierney, S. Moffatt, A. Hubley, Vice-chair  
G. Gower, Chair J. Harder

NAYS (3): Councillors L. Dudas, J. Leiper, R. Brockington

10. Site Plan Control Approval, 900 Albert Street and 1035 Somerset Street West  
ACS2020-PIE-PS-0052 Somerset (14)
- 

**Report recommendations**

- 1. That Planning Committee recommend Council approve an application for Site Plan Control for 900 Albert Street and roadway modifications to permit the development of a mixed-used building consisting of three towers, as detailed in Document 2.**
- 2. That Delegated authority be reinstated to staff to finalize the details of the Site Plan Control Approval and Agreement.**

The applicant/owner, as represented by the following persons, was present in support and to answer questions if needed: Matthew Laing, Trinity Group (for TIP Albert GP Inc.); Paul Black, Fotenn; Sonny Sanjari, B + H Architects.

The Committee CARRIED the report recommendations as presented

11. Zoning By-Law Amendment – 24, 26, 28 and 30 Pretoria Avenue  
ACS2020-PIE-PS-0061 Capital (17)
- 

**Report recommendations**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 24, 26, 28 and 30 Pretoria Avenue to permit a six-storey apartment dwelling, 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 July 15, 2020,"  
subject to submissions received between the publication of this  
report and the time of Council's decision.**

The applicant/owner, as represented by the following persons, was present in support and to answer questions if needed: Kersten Nitsche and Scott Alain, Fotenn; Rod Lahey, RLA Architecture.

The following correspondence was provided to the committee coordinator between June 15 (the date the report was published to the City's website with the agenda) and the time it was considered on June 25, a copy of which is held on file:

- Email dated June 16 from Ernie Zwarts
- Email dated June 23 from Dianne Maclaren
- Email dated June 23 from Provenzano Family
- Email dated June 23 from Stephanie Lore
- Email dated June 23 from Linda Wiens
- Email dated June 23 from Jennifer Panek
- Email dated June 23 from Jon Beckman
- Email dated June 23 from Jane Barton
- Email dated June 24 from Louise Green
- Email dated June 24 from Zsofia Grandpierre
- Email dated June 24 from Mark W. Sutton
- Email sender 'Barbara Kates' (unsigned)
- Email dated June 24 from Susan Courage
- Email dated June 24 from Isla Paterson
- Presentation from Kersten Nische and Scott Alain, Fotenn (provided on June 24; not presented on June 25)

- Email dated June 24 from Eric Hassenzahl
- Email dated June 24 from Don Summerfeldt
- Email dated June 24 from Kevin O'Kelly
- Email dated June 24 from Mary Alice MacNeil
- Email dated June 25 from email sender 'Bill McLeish' (unsigned)

The Committee CARRIED the report recommendations as presented.

Note: Ward Councillor S. Menard indicated, just prior to adjournment of the Planning Committee meeting, that he had understood the item to be held and wanted to ask questions of staff. Chair Harder indicated that the item had been Carried on consent by the Committee near the beginning of the meeting, as there had been no request to hold it when called for. As neither the applicant or the pertinent staff were now present to answer questions on the item, she suggested the Councillor could submit his questions to the Committee Coordinator for circulation to staff or that he raise his questions at Council on July 15, prior to Council's consideration of the item.

12. Temporary Zoning By-Law Amendment – Outdoor Commercial Patios and Pop-Up Retail Stores

ACS2020-PIE-EDP-0019

City Wide

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#### **Report recommendations**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to relax certain requirements and provisions on outdoor commercial patios, and for retail stores City-wide, as detailed in Document 1.**
- 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 July 15, 2020, subject to submissions received between the publication of this report and the time of Council's decision.**

**Motion N° PLC 2020-26/6**

Moved by Vice-Chair Gower

**WHEREAS report ACS2020-PIE-EDP-0019 was listed as Item 12 of the agenda for the Planning Committee meeting of June 25, 2020; and**

**WHEREAS the agenda was posted on the City's website on June 15, but the report itself was not available to be posted to the website until June 22; and**

**WHEREAS Section 89(3) of the Procedure By-Law (3) states that a report that has not been distributed to the Members with the agenda shall not be considered except as otherwise decided by a two-thirds vote of the Members of Committee/Commission present and voting;**

**THEREFORE BE IT RESOLVED that the Planning Committee receive report ACS2020-PIE-EDP-0019 and approve that the recommendations within be considered by the Committee at today's meeting.**

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

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

NAYS (0):

Melanie Knight, Program Manager, Public Realm & Urban Design, Planning, Infrastructure and Economic Development department, responded to questions.

The Committee CARRIED the report recommendations as presented.

### **Adjournment**

The meeting was adjourned at 2:46 pm.

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**Committee Coordinator**

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**Chair**

DRAFT