



## Planning Committee

### Minutes 27

Thursday, July 09, 2020

9:30 AM

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 27.*

**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

At the outset of the meeting, Chair Harder advised that the committee could expect to receive information for its August 27 meeting with respect to the recently announced Bill 197, *Covid-19 Economic Recovery Act, 2020*

Statement Pursuant to the *Planning Act*

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 2 to 7 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 26 - June 25, 2020

CONFIRMED

**Additional Item**

At the outset of the meeting, Councillor Brockington requested to add an item to the agenda for consideration, as follows.

**Motion N° PLC 2020-27/1-A**

Moved by Councillor R. Brockington (on behalf of Councillor D. Deans)

**That, in order to provide staff adequate time to respond to a request from Councillor Deans regarding the preparation of the next Omnibus Zoning By-law**

**Amendments report, the Planning Committee approve that the following item be added to the agenda for consideration at its meeting today, pursuant to Section 89 (3) of the Procedure By-law:**

**Direction regarding minor Zoning By-law Amendment to facilitate the ability to develop larger community facilities**

CARRIED

**Motion N° PLC 2020-27/1-B**

Moved by Councillor R. Brockington (on behalf of Councillor D. Deans)

**WHEREAS the property at 1770 Heatherington was discussed in the Affordable Housing Capital Plan 2020, considered by the Community and Protective Services committee in June 2002; and**

**WHEREAS community organizations have expressed interested in developing community uses on the site, such as community and recreation facilities, and could host a community hub in keeping with the Council approved Building Better Revitalized Neighbourhoods Study, and**

**WHEREAS the site is currently zoned IG1 where a recreation and athletic facility is permitted as-of-right, provided it is not larger than 300 sqm; and**

**WHEREAS the size of the facilities needed to host the range of community needs are generally much bigger, up to 1700 sqm, and therefore would need a minor rezoning in order to permit the larger space;**

**THEREFORE BE IT RESOLVED that Planning Committee direct staff in Planning, Infrastructure and Economic Development to include the minor zoning amendment required to facilitate the ability to develop the larger community facilities, in the upcoming Omnibus Zoning By-law Amendments report.**

CARRIED

## Planning, Infrastructure and Economic Development

1. Front-Ending Report – Oversizing of the Road and Sewer on Cambrian Road from Old Greenbank Road to New Greenbank Road Alignment

ACS2020-PIE-PS-0073

Barrhaven (3)

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### Report recommendations

#### That Planning Committee recommend that Council:

1. **delegate authority to the General Manager, Planning, Infrastructure and Economic Development Department, to enter into a Front-Ending Agreement with Mattamy Limited for the oversizing of the road and sewer on Cambrian Road, from Old Greenbank Road to New Greenbank Road Alignment as outlined in this report, to an upset limit of \$3,293,042 plus applicable taxes and indexing, in accordance with the Front-Ending Agreement Principles and Policy set forth in Documents 1 and 2 and with the final form and content being to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department and City Solicitor;**
2. **authorize the reimbursement of the oversizing of the road and sewer costs incurred by Mattamy Limited pursuant to the execution of the Front-Ending Agreement, to a maximum amount of \$3,293,042 plus applicable taxes and indexing, in accordance with the reimbursement schedule set out in the Front-Ending Agreement; and**
3. **authorize the creation of a budget for the design and construction work required per the Front-Ending agreement.**

CARRIED

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2. Official Plan and Zoning By-Law Amendments – 1178 Cummings Avenue and 1098 Ogilvie Road

ACS2020-PIE-PS-0022

Beacon Hill-Cyrville (11)

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### Report recommendations

1. That Planning Committee recommend Council approve:
  - a. an amendment to the Cyrville Secondary Plan, Schedule C, to increase the maximum allowable building height of 20 storeys to permit building heights of 25, 27 and 36 storeys at 1178 Cummings Avenue and 1098 Ogilvie Road, as detailed in Document 2; and
  - b. an amendment to Zoning By-law 2008-250 for 1178 Cummings Avenue and 1098 Ogilvie Road to permit three high-rise apartment buildings of varying heights and an eight-storey hotel, as detailed in Documents 3 and 4;
2. That the implementing Zoning By-law not proceed to Council until such time as the agreement required in accordance with Section 37 of the *Planning Act* is executed; and
3. 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, as represented by the following persons, was present in support and to answer questions if needed:

- Denis Archambault, 6770967 Canada Inc - LUX Place Project, Ottawa;

- Pierre Moffet, 6770967 Canada Inc;
- Etienne Boudreault-Sauvageau, PMA Architects;
- Mathieu Lapalme, Lapalme Rheault Architectes + Associés.

The following correspondence was provided to the committee coordinator between June 29 (the date the report was published to the City's website with the agenda) and the time it was considered on July 9, a copy of which is held on file:

- Email dated July 7 from Binitha Sutarwala, Chinmaya Mission Ottawa (and response provided on July 8 by Michael Boughton, Planner, Planning, Infrastructure and Economic Development department).

The Committee CARRIED the report recommendations as presented.

3. Zoning By-Law Amendment – 5 Orchard Drive

ACS2020-PIE-PS-0003

Stittsville (6)

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**Report recommendations**

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 5 Orchard Drive to permit a mixed-use subdivision consisting of detached, townhouse and semi-detached dwellings and a commercial block, 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.**

Cody Campanale, Campanale Group (applicant), was present in support and to answer questions if needed.

The Committee CARRIED the report recommendations as presented.

4. Zoning By-Law Amendment – 35 Highbury Park Drive  
ACS2020-PIE-PS-0071 Barrhaven (3)
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**Report recommendations**

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 35 Highbury Park Drive to permit a restaurant as an ancillary use, as detailed in Document 2.**
2. **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.**

CARRIED

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5. Official Plan Amendment and Zoning By-Law Amendment – 450 Rochester Street, 367, 369 and 371 Preston Street

ACS2020-PIE-PS-0069

Somerset (14)

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### Report recommendations

1. **That Planning Committee recommend Council:**
  - a. **approve an amendment to the Official Plan, Volume 2a, Preston Carling District Secondary Plan, for 450 Rochester Street, with site specific policies, a change in land use designation, and increased building heights, as detailed in Document 2; and,**
  - b. **approve an amendment to the Zoning By-law 2008-250 for 450 Rochester Street, 367, 369 and 371 Preston Street to permit a mixed-use development with varying heights up to 26-storeys, through a new Mixed-Use Centre zone with site-specific provisions and building heights, as 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, as represented by the following persons, was present in support and to answer questions if needed:

- Peter Hume, HP Urban;
- John Moser, GBA Group;
- Mike Casey, Arnon Corporation;



- David Young, Arnon Corporation;
- Mark Baker, Parsons Corporation;
- Matthew Mantle, Parsons Corporation;
- Patrick Bisson, Hobin Architecture;
- Barry Hobin, Hobin Architecture.

Mr. Casey expressed his appreciation to City staff and the ward councillor for their collaborative efforts to help move this file forward.

The Committee CARRIED the report recommendations as presented.

6. Zoning By-Law Amendment – 6758 And 6766 Rocque Street

ACS2020-PIE-PS-0075

Orléans (1)

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**Report recommendations**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 6758 and 6766 Rocque Street to permit two, three-storey apartment buildings, 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.**

Chris Jalkotzy, Planning By People / City Villages (applicant), was present in

support and to answer questions if needed.

The Committee CARRIED the report recommendations as presented.

7. Zoning By-Law Amendment – 1 and 9 Canfield Road and 13, 15 and 17 Parkmount Crescent
- ACS2020-PIE-PS-0074 Knoxdale-Merivale (9)
- 

#### Report recommendations

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1 and 9 Canfield Road and 13, 15 and 17 Parkmount Crescent to permit the expansion of the institutional zone and construction of a new ancillary community centre to the existing place of worship, as 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.**

Mary Dickinson, Planner II, Planning, Infrastructure and Economic Development (PIED) department, provided a presentation, a copy of which is held on file.

She and the following staff responded to questions from committee: Doug James, Director, Planning Services, PIED; Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate, Innovative Client Services department.

Ward Councillor K. Egli was present and took part in discussion.

Councillor J. Leiper introduced the following two motions on behalf of Councillor K. Egli:

Motion N<sup>o</sup> PLC 2020-27/2

WHEREAS St. Mary's Orthodox Coptic Church has applied for a rezoning to permit a new 2,130 square metre ancillary community centre building, which is primarily intended for use by the existing church community, as well as an expanded and reconfigured surface parking lot; and

WHEREAS the rezoning proposal would involve the demolition of three dwellings;

WHEREAS there are a number of near-by parking lots that are largely unused on weekends when St. Mary's Orthodox Coptic Church requires parking;

WHEREAS St. Mary's Orthodox Coptic Church is located in an area with abundant surface parking lots, including office buildings and Knoxdale Public School, that are not well used on the weekends and evenings, and have potential for shared parking arrangements;

WHEREAS St. Mary's Orthodox Coptic Church has entered into an agreement with the medical building at 139 Greenbank Road, which is located less than 150 metres away to provide overflow parking for Church on weekends;

WHEREAS St. Mary's Orthodox Coptic Church is also the owner of lands on the east side of Greenbank Road identified as Property Identifier Numbers 04651-0240 and 04651-0241 (173 and 175 Greenbank Road) which is presently vacant which could be used for parking for the Church; and

WHEREAS entering into an agreement for shared parking or using another property owned by St. Mary's Orthodox Coptic Church can reduce the number of parking spots required for parking on the St. Mary's Orthodox Coptic Church site, and could save the homes at 15 and 17 Parkmount from demolition or all three homes, including 9 Canfield, from demolition.

THEREFORE BE IT RESOLVED that:

1. the rezoning in respect of 1 and 9 Canfield Road and 13, 15 and 17 Parkmount Crescent be deferred to the meeting of Planning Committee of

August 27, 2020;

2. in order to facilitate exploring shared parking owned by a third party:
  - a. Planning Staff and Councillor Egli work with St. Mary's Orthodox Coptic Church to explore available nearby shared parking arrangements, including but not limited to extending their agreement with the medical building at 139 Greenbank Road;
  - b. Planning staff consult with and provide recommendations from other City staff as deemed appropriate;
3. with respect to using the property at 173 and 175 Greenbank Road as parking to fulfill a portion of the parking requirements by the Church:
  - a. Planning staff be directed to bring forward as part of the report concerning the rezoning in recommendation 1 above, a rezoning of 173 and 175 Greenbank Road (P.I.N. 04651-0241) to permit the required parking for the Church and the Community Centre to be located on 173 and 175 Greenbank to the extent that 173 and 175 Greenbank has the space to accommodate such parking places;
  - b. Planning staff identify in the report a rezoning requirement only to the extent necessary to meet the minimum parking requirements of Comprehensive Zoning By-law 2008-250, the necessary lands additional to 175 Greenbank to meet the parking needs for the Church and the Community Centre;
  - c. the rezoning report to be submitted to Planning Committee provide for a holding zone for the community centre building to be in place until site plan approval is given for and the parking places are constructed at 173 and 175 Greenbank Road;
  - d. Planning staff consult with and provide recommendations from other City staff as deemed appropriate;
4. the appropriate notice be given in respect of the zoning report to be submitted to Planning Committee on August 27, 2020.

Motion N<sup>o</sup> PLC 2020-27/3

WHEREAS St. Mary's Orthodox Coptic Church has applied for a rezoning to permit a new 2,130 square metre ancillary community centre building, which is primarily intended for use by the existing church community, as well as an expanded and reconfigured surface parking lot; and

WHEREAS the rezoning proposal would involve the demolition of three dwellings: 15 Parkmount, 17 Parkmount and 9 Canfield to create surface parking; and

WHEREAS the Provincial Policy Statements (2014 and 2020) support residential intensification and the efficient uses of land the existing Ottawa Official Plan and the recent direction of Ottawa City Council with respect to need to intensify the General Urban Area by 51% between July 2018 and July 2046 and 60% between 2041 and 2046; and

WHEREAS parking for the church may be able to be provided through underground parking or shared parking on other sites;

THEREFORE BE IT RESOLVED that Planning Committee recommend Council approve:

- a) that the properties at 15 Parkmount Crescent, 17 Parkmount Crescent and 9 Canfield Road be removed from the lands to be rezoned on Documents 1 and 3;
- b) that, pursuant to the *Planning Act*, subsection 34(17), no further notice be given in respect of recommendation a) above; and
- c) that Planning staff be authorized, without the payment of further fee or submission of further study, to proceed with a rezoning to permit shared parking on another site that could meet the zoning parking requirements for St. Mary's Orthodox Coptic Church, including the community centre, if an agreement for such shared parking is reached between the Church and the other property owner(s).

The committee heard 11 delegations on this matter, as follows:

- Devon Harris was not in support of the proposed demolition of residential

development for the sake of creating parking space and worried about the impact it would have on the community and its character

- Tom Kurdyla expressed concern about how the neighbourhood would be impacted by this and future development and suggested that participation and collaboration on a vision that will do justice for all parties is needed
- Clarke Cross was opposed to the demolition of homes to create parking and felt that it was not necessary with the availability of existing parking in the area. He felt the plan is not compatible with the area, nor with Official Plan policies, and suggested the development should be scaled back. He suggested the applicant had not been willing to dialogue or engage with the community on the plan and asked that the application be deferred so the applicant and neighbours could discuss a compromise, or failing that, the plan be rejected.
- Christy Allen and/or Shawn Doherty<sup>1</sup>, adjacent property owners, spoke to a lack of consultation and accommodation by the applicant and raised concerns about impacts the development would have on their property. In particular, they worried about massing and setback, fencing and property maintenance. They requested their concerns be addressed with respect to: the need for a sun/shade study prior to building height approval; the need for the setback to be increased from the shared property line; the need for a proper perimeter fence to be installed along the entire shared property line; the need for the property to properly kept and maintained.
- Trevor Poole reiterated previous speakers' comments about lack of dialogue and community engagement, concerns about removing homes for parking, impacts on the neighbourhood and suitability of the plan. He supported the proposed motion for deferral.
- Kristi M. Ross, Barrister and Solicitor, on behalf of the Trend Arlington Residents for Smart Development Inc. (the Residents' Group)<sup>2</sup>, raised concerns about: lack of consultation by the applicant; neighbourhood and site compatibility; community impact; deintensification for the sake of unnecessary parking and potential sterilization of the site for future

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<sup>1</sup> Submission held on file

<sup>2</sup> Submission held on file

intensification. She supported the proposed deferral motion to allow exploration of planning alternatives, but failing deferral, recommended rejection of the application

- James O’Grady suggested the site is not adequate to hold the size of facility that will be required to accommodate considerable anticipated growth in the community. He supported deferral to allow for further negotiation in hopes that the community could be preserved
- Nancy Moynihan<sup>3</sup>, also speaking on behalf of her husband, Scott, and various community members, worried about the detrimental impact the too-large development would have on the quiet neighbourhood and nearby properties, including light pollution and greenspace impacts.
- Sean Devine, President, Trend Arlington Community Association<sup>4</sup>, supported deferral as a means to allow opportunity to find a mutually acceptable solution that would mitigate damaged relations between the Church and the community. He noted community concerns that the development will have insufficient parking, which will exacerbate existing issues with parking, traffic and safety. He worried the consequences of this application will cause a permanent adverse impact on the surrounding community when there are alternative options that have not been fully considered.
- Nancy Meloshe, Stantec, provided background, noting the changes that have occurred between the 2018 proposal, which included a new Church and Community Center, and the current (2019) scaled back proposal for just a Community Centre, and she proposed that this development is consistent with the Provincial Policy Statement and the Official Plan. She also spoke to the prior consultation that had occurred.
- Bishoy Alfy Samy spoke to the Church’s integration and involvement within the community and suggested the Church has compromised with the community and acted in good faith to serve and build a community center that will be an asset and benefit to all.

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<sup>3</sup> Photo submission held on file

<sup>4</sup> Submission held on file

**Motion N° PLC 2020-27/2**

Moved by Councillor J. Leiper (on behalf of Councillor K. Egli)

**WHEREAS St. Mary's Orthodox Coptic Church has applied for a rezoning to permit a new 2,130 square metre ancillary community centre building, which is primarily intended for use by the existing church community, as well as an expanded and reconfigured surface parking lot; and**

**WHEREAS the rezoning proposal would involve the demolition of three dwellings;**

**WHEREAS there are a number of near-by parking lots that are largely unused on weekends when St. Mary's Orthodox Coptic Church requires parking;**

**WHEREAS St. Mary's Orthodox Coptic Church is located in an area with abundant surface parking lots, including office buildings and Knoxdale Public School, that are not well used on the weekends and evenings, and have potential for shared parking arrangements;**

**WHEREAS St. Mary's Orthodox Coptic Church has entered into an agreement with the medical building at 139 Greenbank Road, which is located less than 150 metres away to provide overflow parking for Church on weekends;**

**WHEREAS St. Mary's Orthodox Coptic Church is also the owner of lands on the east side of Greenbank Road identified as Property Identifier Numbers 04651-0240 and 04651-0241 (173 and 175 Greenbank Road) which is presently vacant which could be used for parking for the Church; and**

**WHEREAS entering into an agreement for shared parking or using another property owned by St. Mary's Orthodox Coptic Church can reduce the number of parking spots required for parking on the St. Mary's Orthodox Coptic Church site, and could save the homes at 15 and 17 Parkmount from demolition or all three homes, including 9 Canfield, from demolition.**

**THEREFORE BE IT RESOLVED that:**

- 1. the rezoning in respect of 1 and 9 Canfield Road and 13, 15 and 17**



**Parkmount Crescent be deferred to the meeting of Planning Committee of August 27, 2020;**

- 2. in order to facilitate exploring shared parking owned by a third party:**
  - a. Planning Staff and Councillor Egli work with St. Mary's Orthodox Coptic Church to explore available nearby shared parking arrangements, including but not limited to extending their agreement with the medical building at 139 Greenbank Road;**
  - b. Planning staff consult with and provide recommendations from other City staff as deemed appropriate;**
- 3. with respect to using the property at 173 and 175 Greenbank Road as parking to fulfill a portion of the parking requirements by the Church:**
  - a. Planning staff be directed to bring forward as part of the report concerning the rezoning in recommendation 1 above, a rezoning of 173 and 175 Greenbank Road (P.I.N. 04651-0241) to permit the required parking for the Church and the Community Centre to be located on 173 and 175 Greenbank to the extent that 173 and 175 Greenbank has the space to accommodate such parking places;**
  - b. Planning staff identify in the report a rezoning requirement only to the extent necessary to meet the minimum parking requirements of Comprehensive Zoning By-law 2008-250, the necessary lands additional to 175 Greenbank to meet the parking needs for the Church and the Community Centre;**
  - c. the rezoning report to be submitted to Planning Committee provide for a holding zone for the community centre building to be in place until site plan approval is given for and the parking places are constructed at 173 and 175 Greenbank Road;**
  - d. Planning staff consult with and provide recommendations from other City staff as deemed appropriate;**

- 4. the appropriate notice be given in respect of the zoning report to be submitted to Planning Committee on August 27, 2020.**

LOST on a division of 2 yeas and 7 nays, as follows:

YEAS Councillors J. Leiper, R. Brockington  
(2):

NAYS Councillors L. Dudas, T. Tierney, S. Moffatt, A. Hubley, E. El-Chantiry (Ex Officio), Vice-chair G. Gower, Chair J. Harder  
(7):

**Motion N° PLC 2020-27/3**

Moved by Councillor J. Leiper (on behalf of Councillor K. Egli)

**WHEREAS St. Mary's Orthodox Coptic Church has applied for a rezoning to permit a new 2,130 square metre ancillary community centre building, which is primarily intended for use by the existing church community, as well as an expanded and reconfigured surface parking lot; and**

**WHEREAS the rezoning proposal would involve the demolition of three dwellings: 15 Parkmount, 17 Parkmount and 9 Canfield to create surface parking; and**

**WHEREAS the Provincial Policy Statements (2014 and 2020) support residential intensification and the efficient uses of land the existing Ottawa Official Plan and the recent direction of Ottawa City Council with respect to need to intensify the General Urban Area by 51% between July 2018 and July 2046 and 60% between 2041 and 2046; and**

**WHEREAS parking for the church may be able to be provided through underground parking or shared parking on other sites;**

**THEREFORE BE IT RESOLVED that Planning Committee recommend Council approve:**

- a) that the properties at 15 Parkmount Crescent, 17 Parkmount Crescent and 9 Canfield Road be removed from the lands to be rezoned on Documents 1 and 3;
- b) that, pursuant to the *Planning Act*, subsection 34(17), no further

notice be given in respect of recommendation a) above; and

- c) **that Planning staff be authorized, without the payment of further fee or submission of further study, to proceed with a rezoning to permit shared parking on another site that could meet the zoning parking requirements for St. Mary's Orthodox Coptic Church, including the community centre, if an agreement for such shared parking is reached between the Church and the other property owner(s).**

LOST on a division of 2 yeas and 7 nays, as follows:

YEAS           Councillors J. Leiper, R. Brockington  
(2):

NAYS           Councillors L. Dudas, T. Tierney, S. Moffatt, A. Hubley, E. El-  
(7):           Chantry (Ex Officio), Vice-chair G. Gower, Chair J. Harder

The committee considered the report recommendations as presented.

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1 and 9 Canfield Road and 13, 15 and 17 Parkmount Crescent to permit the expansion of the institutional zone and construction of a new ancillary community centre to the existing place of worship, as 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.**

CARRIED on a division of 7 yeas and 2 nays, as follows:

YEAS           Councillors L. Dudas, T. Tierney, S. Moffatt, A. Hubley, E. El-  
(7):           Chantry (Ex Officio), Vice-chair G. Gower, Chair J. Harder

NAYS Councillors J. Leiper, R. Brockington  
(2):

### **Adjournment**

The meeting adjourned at 12:38 pm.

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**Committee Coordinator**

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**Chair**

DRAFT