



Planning Committee

Minutes 28

Thursday, August 27, 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

- 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 9 September 2020 in Planning Committee Report 28.*

Present: Chair: Councillor J. Harder
Vice-chair: Councillor G. Gower
Councillors: R. Brockington, L. Dudas, A. Hubley, J. Leiper,
S. Moffatt, T. Tierney, E. El-Chantiry (ex-officio)

Absent: Councillor R. Chiarelli

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 1, 2, 3, 5, 6, 7, 9, 11, 12, 13, 14 and 15 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.

Recognition

Recognition – Frank Bidin, Chief Building Official

Steve Kanellakos, City Manager, and Steve Willis, General Manager, Planning, Infrastructure and Economic Development department, expressed appreciation and well wishes to Mr. Bidin on his retirement.

Planning, Infrastructure and Economic Development

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)

Deferred from the Planning Committee meetings of May 14 and June 25, 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 September 9, 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 .”

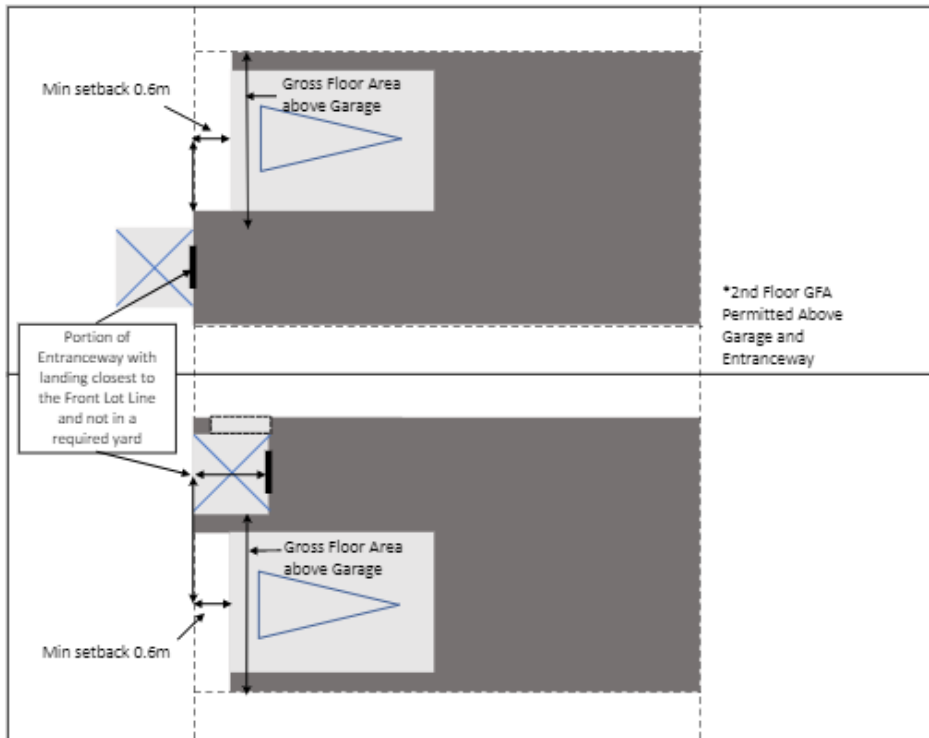
- 9. Amend Item 13, Subsection XXX (1) Corner Lot Provisions affecting Lot Widths and Amenity Space when Creating two Detached Dwellings Through Severance on a Corner Lot in the R1 Zone within the Greenbelt to delete it in its entirety by moving the regulations to Item 12, Subsection XXX (4), clauses (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

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

Planning Committee – August 27, 2020

Motion N° PLC 2020-28/1

Moved by Vice-Chair G. Gower

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

WHEREAS through discussions with the Greater Ottawa Homebuilders Association and the Federation of Community Associations certain changes to the zoning provisions to further the requirements affecting lands both within and / or beyond the Mature Neighbourhoods Overlay are being proposed; and

WHEREAS staff in Zoning and Intensification have recirculated the revised bylaw and report;

THEREFORE BE IT RESOLVED that Planning Committee approve that the item be deferred to the September 24th, 2020 Planning Committee meeting.

DEFERRAL CARRIED

2. R4 Zoning Review, Phase 2

ACS2020-PIE-EDP-0015

City Wide

Report recommendations

1. That Planning Committee recommend that Council approve an amendment to Zoning By-law 2008-250 as shown on Document 1 and detailed in Document 2a, 2b and 2c; and
2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be

prepared by the 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 September 9, 2020”, subject to submissions received between the publication of this report and the time of Council’s decision.

Motion N° PLC 2020-28/2

Moved by Vice-Chair G. Gower

WHEREAS report ACS2020-PIE-EDP-0015 details the second phase of the R4 Zoning Review and recommends changes to enable the development of more infill low-rise apartment buildings and stacked dwellings in existing R4-zoned areas in the inner-urban wards; and

WHEREAS in recognition of the length of the report and the summer vacation schedules of stakeholders;

THEREFORE BE IT RESOLVED that Planning Committee approve that the item be deferred to the September 10th, 2020 Planning Committee meeting;

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

DEFERRAL CARRIED

The following persons who had registered to speak indicated, when asked by the Chair at this meeting, that they supported deferral:

- Charl-Thom H. Bayer, Chair of Development Review Committee, Manor Park Community Association
- Murray Chown, for Greater Ottawa Home Builders Association (GOHBA)
- Marjolaine Provost, Overbrook Community Association
- Nora Benamra, Overbrook Community Association

The following correspondence was provided to the committee coordinator between August 17 (the date the report was published to the City’s website

with the agenda) and the time the deferral motion was considered on August 27, a copy of which is held on file:

- Email dated August 17 from Jeremy Silburt
 - Email dated August 19 from River He (and response dated August 24 from Chair, Planning Committee)
 - Email dated August 25 from Marjolaine Provost and Nora Benamra, Overbrook Community Association (presentation slides)
 - Email dated August 25 from Charl-Thom H. Bayer, Chair of Development Review Committee, Manor Park Community Association (MPCA) and Elizabeth McAllister, President, MPCA
 - Email dated August 26 from Alexandra Stockwell
3. Zoning By-Law Amendment – 388 and 400 Albert Street, 156 and 160 Lyon Street
- ACS2020-PIE-PS-0079 Somerset (14)
-

Report recommendations

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 388 and 400 Albert Street, 156 and 160 Lyon Street to permit a mixed-use development consisting of three high-rise towers at 23, 29 and 35 storeys, 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 September 9, 2020,” subject to submissions received between the publication of this**

report and the time of Council's decision.

Andrew McCreight, Planner III, Planning, Infrastructure and Economic Development department, provided a presentation and responded to questions.

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

The committee heard one delegation:

- Emily Roukhkian, Main + Main (applicant), responded to questions and provided comments in support of the collaborative efforts of the ward Councillor, staff and the community.

The Committee Carried the report recommendations as presented

4. Development Charge Complaint – 130 Britannia Road

ACS2020-PIE-GEN-0007

Bay (7)

Report recommendation

That Planning Committee recommend that Council dismiss the development charge complaint in respect of 130 Britannia Road.

The complainant, as represented by the following three persons, requested the City accept the Development Charge complaint in respect of 130 Britannia:

- Wendy Burnham, retired lawyer and mother of the complainant, suggested the City had made two mistakes in its handling of the Development Charge for 130 Britannia: first, it did not interpret subsection 9.(1) of the By-law correctly, with the result that both severed lots became eligible for one credit; and, second, it then applied a first-come, first-served test to deny the credit to the complainant, a test that is unlawful because it is not set out in the by-laws the Province requires. She suggested the credit was rightfully to be given to 130 Britannia, per the wording in subsection 9.(1) of the By-law, as it was the site where a house was demolished and a new one to be built, with

no increase in dwelling units. She said the City's approach failed to focus on the site, as 9.(1) directs, and instead focused on the parent parcel, which led to the anomalous situation that the City granted a credit to site 136, which had an increase of 1 dwelling unit, and denied the credit to site 130, which had no increase in dwelling units - contrary to the intention of the By-law.

- Rhys Hill, the complainant and owner of 130 Britannia Road, submitted that the City denied a credit to 130 Britannia on the basis that the credit is provided to the first building permit issued - that is, it applied a 'first-come, first-served' test to deny eligibility for the credit - and that to use such a rule is improper and unlawful. He noted there is no language in the City's By-law to support the use of such a test and that such a test would be inconsistent with the *Development Charges Act*. He spoke to the detrimental impacts on property owners of the City's use of an unwritten, unofficial policy, the 'first-come, first-served' test, that staff have not been able to justify upon his requests for clarification, noting it creates uncertainty and tension among neighbours, affects property value and can create unforeseen financial hardship.
- Krystal Cochrane, wife of Rhys Hill and co-owner of 130 Britannia, spoke to the adversities they experienced while trying to navigate City services after unknowingly acquiring a \$30K Development Charge because of the way the City implements its policies without providing a clear understanding for residents or clear direction for its own staff. She referenced previous conversations with City staff in the Building department who had confirmed their understanding, and the understanding of the person who had sold them the lot, that the development credit would be applied to their lot, consistent with the By-law, only to subsequently receive conflicting information and a \$30K Development Charge. She spoke of the stress and financial impact this has caused. She also spoke to further difficulties they experienced to uncover how and to whom they could escalate their complaint, and in determining what to expect from this meeting.

Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate, Innovative Client Services department, responded to questions.

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

Motion N° PLC 2020-28/3

Moved by: Councillor S. Moffatt

That Planning Committee recommend that Council accept the development charge complaint in respect of 130 Britannia Road.

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

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

NAYS (1): Councillor R. Brockington

The report Carried as amended by the foregoing motion with Councillor Brockington dissenting.

Direction to staff:

That staff be directed to look for the earliest opportunity to review the Development Charge Bylaw to see where it might need update or clarification in respect of the credit allocation process.

5. Temporary Zoning Amendment to Permit Schools (Covid-19 Reopening)

ACS2020-PIE-EDP-0023

City Wide

Report recommendations

- 1. That Planning Committee recommend that Council approve an amendment to Zoning By-law 2008-250 as detailed in Document 1, to allow Ottawa's schools the flexibility to locate portables, outdoor classroom spaces, and other school facilities in any**

Residential, Mixed-use/Commercial, Institutional or Open Space and Leisure zone and certain Rural zones, given the imperatives of the COVID-19 pandemic; and

- 2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the 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 September 9, 2020", subject to submissions received between the publication of this report and the time of Council's decision.**

CARRIED

6. Zoning By-Law Amendment – 195 Huntmar Drive and part of 2499 Palladium Drive

ACS2020-PIE-PS-0077

Stittsville (6)

Report recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 195 Huntmar Drive and part of 2499 Palladium Drive to permit a mixed-use subdivision, 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 September 9, 2020", subject to submissions received between the publication of this report and the time of Council's decision.

Motion N° PLC 2020-28/4

Moved by Vice-Chair G. Gower

WHEREAS report ACS2020-PIE-PS-0077 recommends a change in zoning for the properties at 195 Huntmar Drive and part of 2499 Palladium Drive to permit a mixed-use subdivision; and

WHEREAS the applicant has identified the need for a technical motion, which has been reviewed and is supported by Planning Staff;

THEREFORE BE IT RESOLVED that Planning Committee recommend to Council that the Details of Recommended Zoning, Document 2, be amended as follows:

- 1. Modify clause 1.c. to read” “In Area C, from DR to R3YY [XXX5]”, instead of R3YY [2317];**
- 2. Add an additional clause after current clause 5, for a new Exception XXX5 to Section 239, Urban Exceptions, which is to match exception 2317, except where an attached garage accesses a public street by means of a driveway that crosses a sidewalk, the attached garage must be setback at least 5.8 metres from the nearest edge of the sidewalk; and**
- 3. Clause 6, is renumbered to clause 7.**

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

CARRIED

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

The applicant, as represented by the following persons, was present in support and to answer questions if needed:

- Peter Hume, HP Urban
- Kevin McCrann, Shenkman
- Christopher Gordon, P Eng., CGH Transportation

The following correspondence was provided to the committee coordinator between August 17 (the date the report was published to the City's website with the agenda) and the time the matter was considered on August 27, a copy of which is held on file:

- Email dated August 26 from Michael S. Polowin, Partner, Gowling WLG, for Capital Sports Properties Inc.

The Committee Carried the report recommendations as amended by motion 28/4.

DRAFT

7. Zoning By-Law Amendment – Part of 5725 Fernbank Road and part of 1555 Shea Road

ACS2020-PIE-PS-0089

Stittsville (6)

Report recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 5725 Fernbank Road and part of 1555 Shea Road to permit a mix of residential unit types, 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 September 9, 2020 subject to submissions received between the publication of this report and the time of Council's decision.

Vincent Dénoimé, Claridge Homes (applicant), was present in support and to answer questions if needed.

The Committee Carried the report recommendations as presented.

8. Front-Ending Report – Eagleson Road and Romina Street/Emerald Meadows Drive

ACS2020-PIE-PS-0091

Kanata South (23)

Report recommendations

That Planning Committee recommend that Council delegate authority to the General Manager, Planning, Infrastructure and Economic Development Department to enter into a Front-Ending Agreement for the above ground traffic signalization at Eagleson Road and Romina Street/Emerald Meadows Drive (DC Item # 1.05244 – 2019 Study) to be partially front-ended by Claridge Homes at an upset limit of \$250,000 (including applicable H.S.T.) with reimbursement to occur in 2021.

CARRIED

9. Zoning By-Law Amendment – 1980 Ogilvie Road

ACS2020-PIE-PS-0065

Beacon Hill-Cyrville (11)

Report recommendations

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1980 Ogilvie Road to be considered one lot for zoning purposes and that part of 1980 Ogilvie be permitted for the development of a 30-storey high-rise apartment, 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 September 9, 2020",
subject to submissions received between the publication of this
report and the time of Council's decision.**

Miguel Tremblay, Fotenn (for First Capital) (applicant), was present in support and to answer questions if needed.

The following correspondence was provided to the committee coordinator between August 17 (the date the report was published to the City's website with the agenda) and the time the matter was considered on August 27, a copy of which is held on file:

- Email dated August 18 from Brian Cunningham

The Committee Carried the report recommendations as presented.

10. Application for Demolition of 347 Gilmour Street and Alteration of 278 and 280 O'Connor Street, Properties Located in the Centretown Heritage Conservation District, Designated under Part V of the *Ontario Heritage Act*

ACS2020-PIE-RHU-0017

Somerset (14)

Report recommendations

That Planning Committee recommend that Council:

1. **approve the application to demolish 347 Gilmour Street according to plans submitted by M. David Blakely Architect Inc., dated July 2019 and received on June 19, 2020 conditional upon;**
 - **documentation of the building be undertaken for deposit at the City of Ottawa archives to the satisfaction of Heritage staff;**
2. **approve the application to alter the buildings at 278 and 280 O'Connor Street according to plans submitted by M. David Blakely Architect Inc., dated March 31, 2020 received on July 19, 2020, conditional upon:**

- **the implementation of the conservation measures outlined in the Cultural Heritage Impact Statement attached as Document 12 and further detailed in Document 13, Conservation Conditions;**
3. **delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department; and**
 4. **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 August 11, 2020. The Sub-committee received oral and written submissions, 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-0083, Official Plan Amendment and Zoning By-Law Amendment - 278 O'Connor Street, 280 O'Connor Street and 347 Gilmour Street, listed as Item 11 of the Planning Committee Agenda for its meeting on August 27, 2020.

The applicant, as represented by the following persons, was present in support and to answer questions if needed:

- Kayla Blakely, Novatech
- Greg Mignon, Novatech
- Tony Kazarian, Owner
- Robert Martin, Robertson Martin Architects
- David Blakely, M. David Blakely Architect Inc.

Ward Councillor C. McKenney was present to provide comment.

The following correspondence was provided to the committee coordinator between August 17 (the date the report was published to the City's website with the agenda) and the time the matter was considered on August 27, a

copy of which is held on file:

- Email dated August 22 from Joan (email sender 'Joan McVichie')

Planning Committee CARRIED the report recommendations, as presented, of report ACS2020-PIE-RHU-0017 - Application for Demolition of 347 Gilmour Street and Alteration of 278 and 280 O'Connor Street, Properties Located in the Centretown Heritage Conservation District, Designated under Part V of the *Ontario Heritage Act*.

In respect of report ACS2020-PIE-PS-0083, the committee Carried the report recommendations with the following amendment:

Motion N° PLC 2020-28/5

Moved by Vice-Chair G. Gower

WHEREAS an application for a new six-storey, mid-rise apartment dwelling to be integrated with portions of two existing heritage buildings will be considered by Planning Committee on August 27, 2020; and

WHEREAS the report ACS2020-PIE-PS-0083, Official Plan Amendment and Zoning By-law Amendment - 278 O'Connor Street, 280 O'Connor Street and 347 Gilmour Street, proposes an amendment to the permitted building height and performance standards; and

WHEREAS the report number and Document 3 circulated as part of the Public Notification differs from the one published on the electronic agenda, the latter being the final version; and

WHEREAS out of abundance of clarity, the differences between the two Documents should be clearly described through a Motion;

THEREFORE, BE IT RESOLVED that Planning Committee recommend to Council to confirm that the report number is ACS2020-PIE-PS-0083, not ACS2019-PIE-PS-0083;

AND BE IT FURTHER RESOLVED that the following changes were made to 2. b) in Document 3:

- **First provision: replace "5.7 metres" by "3.9 metres";**

- **Eight provision: replace “2.6 metres” by “2.2 metres”;**
- **Tenth provision: delete “after 16 metres from front lot line”;**
- **Eleventh provision: delete “after 16 metres from front lot line”;**
- **Twelfth provision: delete “after 16 metres from front lot line”;**
- **Fifteenth provision: replace “23 metres” by “35 metres”;**
- **Sixteenth provision: replace “23 metres” by “35 metres”;**
- **Add the provision: “minimum width for a double traffic lane driveway providing access to a parking garage: 3.4 metres”;**
- **Last provision: add “and (4)” before “do not apply”.**

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

CARRIED

11. Official Plan Amendment and Zoning By-Law Amendment - 278 O’Connor Street, 280 O’Connor Street and 347 Gilmour Street

ACS2020-PIE-PS-0083

Somerset (14)

Report recommendations

1. **That Planning Committee recommend Council approve an amendment to the Centretown Secondary Plan for 278 O’Connor Street, 280 O’Connor Street and 347 Gilmour Street to permit a six-storey residential building, as detailed in Document 2.**
2. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 278 O’Connor Street, 280 O’Connor Street and 347 Gilmour Street to permit a six-storey residential building, as detailed in Document 3.**
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 City Clerk and Solicitor’s Office and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* ‘Explanation Requirements’ at the City Council Meeting of September 9 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-0017, Application for Demolition of 347 Gilmour Street and Alteration of 278 and 280 O’Connor Street, Properties Located in the Centretown Heritage Conservation District, Designated under Part V of the *Ontario Heritage Act*, listed as Item 10 of the Planning Committee Agenda for its meeting on August 27, 2020.

The applicant, as represented by the following persons, was present in support and to answer questions if needed:

- Kayla Blakely, Novatech
- Greg Mignon, Novatech
- Tony Kazarian, Owner
- Robert Martin, Robertson Martin Architects
- David Blakely, M. David Blakely Architect Inc.

Ward Councillor C. McKenney was present to provide comment.

The following correspondence was provided to the committee coordinator between August 17 (the date the report was published to the City’s website with the agenda) and the time the matter was considered on August 27, a copy of which is held on file:

- Email dated August 22 from Joan (email sender ‘Joan McVichie’)

Planning Committee CARRIED the report recommendations, as presented, of report ACS2020-PIE-RHU-0017 - Application for Demolition of 347 Gilmour Street and Alteration of 278 and 280 O’Connor Street, Properties Located in the Centretown Heritage Conservation District, Designated under Part V of

the *Ontario Heritage Act*.

In respect of report ACS2020-PIE-PS-0083, the committee Carried the report recommendations with the following amendment:

Motion N° PLC 2020-28/5

Moved by Vice-Chair G. Gower

WHEREAS an application for a new six-storey, mid-rise apartment dwelling to be integrated with portions of two existing heritage buildings will be considered by Planning Committee on August 27, 2020; and

WHEREAS the report ACS2020-PIE-PS-0083, Official Plan Amendment and Zoning By-law Amendment - 278 O'Connor Street, 280 O'Connor Street and 347 Gilmour Street, proposes an amendment to the permitted building height and performance standards; and

WHEREAS the report number and Document 3 circulated as part of the Public Notification differs from the one published on the electronic agenda, the latter being the final version; and

WHEREAS out of abundance of clarity, the differences between the two Documents should be clearly described through a Motion;

THEREFORE, BE IT RESOLVED that Planning Committee recommend to Council to confirm that the report number is ACS2020-PIE-PS-0083, not ACS2019-PIE-PS-0083;

AND BE IT FURTHER RESOLVED that the following changes were made to 2. b) in Document 3:

- **First provision: replace “5.7 metres” by “3.9 metres”;**
- **Eight provision: replace “2.6 metres” by “2.2 metres”;**
- **Tenth provision: delete “after 16 metres from front lot line”;**
- **Eleventh provision: delete “after 16 metres from front lot line”;**
- **Twelfth provision: delete “after 16 metres from front lot line”;**
- **Fifteenth provision: replace “23 metres” by “35 metres”;**

- **Sixteenth provision: replace “23 metres” by “35 metres”;**
- **Add the provision: “minimum width for a double traffic lane driveway providing access to a parking garage: 3.4 metres”;**
- **Last provision: add “and (4)” before “do not apply”.**

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

CARRIED

12. Zoning By-Law Amendment – 65 Acacia Avenue
ACS2020-PIE-PS-0076 Rideau-Rockcliffe (13)
-

Report recommendations

1. **That Planning Committee recommend Council approve a minor amendment to Zoning By-law 2008-250 for 65 Acacia Avenue to permit a four storey low-rise 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 September 9, 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 matter:

- Richard Colvin¹ raised strong objections relating to setbacks given the scale of the proposed building. He noted that 67 households have

¹ Submission on file

written letters of opposition, which reflects deep community concern about the project. He submitted that the proposed structure, which will read as five storeys from many viewpoints in the area, is not in keeping with the neighbourhood and without mature trees, it will be out of place in this low-rise, mature, residential neighbourhood. He also noted traffic safety concerns because the development site sits at the top of a hill. In respect of impacts to his property, he worried the requested relief on setbacks would lead to crowding of his own house, loss of privacy and risks to safety.

- Derek Crain² suggested the proposal is an unacceptable infill project that violates good planning and Official Plan objectives, and it would set an unacceptable precedent and do irreparable damage to a mature and emblematic neighbourhood. He raised three concerns to be addressed: overdevelopment – front and rear yard setbacks that would be contrary to the character, scale and nature of the existing community and would damage neighbouring properties; disregard for heritage and escarpment impacts; a broken zoning height bylaw - the building height must be reduced to a maximum of four storeys above the sidewalk, as the proposal has ignored and degrades the existence of the significant Rideau Terrace Escarpment.
- Paul Robinson, P H Robinson Consulting (applicant), indicated the application is for a number of small modifications to the performance standards in the Zoning By-law, which he detailed. He also spoke to efforts to address concerns previously raised, including modifications to the proposed exterior appearance of the building, in particular the upper level, the provision of seven underground parking spaces (none they are required to provide), and removal of a rooftop amenity area that caused privacy concerns and made the building appear taller than it is.

The following correspondence was provided to the committee coordinator between August 17 (the date the report was published to the City's website with the agenda) and the time the matter was considered on August 27, a copy of which is held on file:

² Submission/slides held on file

- Email dated August 23 from Jean Murray
- Email dated August 23 from Rosemary & Craig MacDonald
- Email dated August 26 from Kay James
- Email dated August 26 from Linda Dicaire, Chair, Heritage Committee, Rockcliffe Park Residents Association (RPRA), and on behalf of the RPRA
- Email dated August 27 from Christine Moran

The following staff of the Planning, Infrastructure and Economic Development department responded to questions: Simon Deiacco, Planner III; Lesley Collins, Program Manager, Heritage Planning.

The committee Carried the report recommendations as presented.

13. Zoning By-Law Amendment – 2070 Scott Street and 328 Winona Avenue
ACS2020-PIE-PS-0078 Kitchissippi (15)
-

Report recommendations

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2070 Scott Street and 328 Winona Avenue to permit a 25-storey mixed-use development, as detailed in Document 2.**
2. **That the implementing Zoning By-law not proceed to Council until such time as the agreement under 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 September 9, 2020," subject to submissions received between the publication of this report and the time of Council's decision.

The committee heard two delegations on this matter:

- Lucy Hargreaves suggested that the height and mass proposed for this development is excessive for the site and represents oppressive development. She submitted there will be impacts on the neighbourhood, primarily safety risks stemming from increased traffic turning onto Winona. She raised concerns specific to impacts on her property, including: to her children's' safe use of her driveway; loss of privacy due to the proposed pedestrian pathway directly adjacent to her property (between Winona and Churchill); loss of privacy due to the overlook from the new development; health impacts from construction and noise pollution; loss of greenery and trees between her property and the proposed development. She requested Committee approve a smaller development with lower height and a smaller footprint, to be more in alignment with the recommendations of the Urban Design Review Panel, or failing that, to encourage the developer to enter into a negotiated agreement with her to address her specific site plan concerns (fencing, landscaping, traffic calming) and minimize the adverse effects of the development to her property during and after construction.
- The applicant, as represented by Heather Rolleston, Quadrangle Architecture³ and John Thomas, Azure Urban Developments, spoke to their efforts to address concerns about the proposal and be a responsive and responsible community developer, including: fencing; acquisition of an additional property to increase the frontage on Winona and provide for greater property separation; elements of ground floor planning, stepbacks and tower design that help with transition and privacy; a pedestrian through-block connection between Winona and Churchill that acts as an additional buffer.

The following correspondence was provided to the committee coordinator between August 17 (the date the report was published to the City's website

³ Submission (slides) on file

with the agenda) and the time the matter was considered on August 27, a copy of which is held on file:

- Email dated August 25 from Gary Ludington, Chair, Westboro Community Association
- Email dated August 26 from Kristi M. Ross, Barrister & Solicitor, on behalf of Lucy Hargreaves
- Email dated August 26 from Ursula K. Melinz, Partner and Krista Libman, Associate, Soloway Wright LLP, on behalf of Azure Urban Development Inc.

The committee Carried the report recommendations on a division of 6 yeas and 1 nay, as follows:

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

NAYS (1): Councillor J. Leiper

14. Zoning By-Law Amendment – 339-343 Gloucester Street

ACS2020-PIE-PS-0082

Somerset (14)

Report recommendations

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 339-343 Gloucester Street to permit a 21-storey high-rise 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 September 9, 2020",**

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

The committee heard four delegations on this matter:

- Linda Williams⁴ suggested the proposal would create a tall building on small footprint, on an already dense block, and she raised concerns about impacts on her and her neighbours' quality of life, including: loss of privacy and sunlight; increased traffic from deliveries, services, garbage collection. She submitted the proposal does not comply with City policies and will diminish rather than enhance quality of life. She encouraged the City to re-examine its policies on separation between buildings.
- Jeff Rogers⁵ proposed that this is wrong building in the wrong place at wrong time and followed that if it must be built, it should be built within existing rules. He suggested that private gain is being made at public expense, that over-densification of the neighbourhood is not justified, and that exceptions provided for other developments for setback and height should not apply to this one just because such exemptions have been granted in the past.
- Mandana Ghadaksaz⁶ worried about impacts during construction staging, access to garages for buildings on Gloucester street, and loss of privacy for existing properties.
- The applicant, as represented by Nico Church and Brian Casagrande, Fotenn⁷, provided context about the site and detailed the requested amendments.

In addition to the submissions previously noted, the following correspondence was provided to the committee coordinator between August 17 (the date the report was published to the City's website with the agenda) and the time the matter was considered on August 27, a copy of which is held on file:

- Email dated August 18 from Sheilagh Gregory

⁴ Submission on file

⁵ Submission on file

⁶ Submission on file

⁷ Slides on file

Saide Sayah, Manager, Development Review – Central, Planning, Infrastructure and Economic Development department, responded to questions.

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

Motion N° PLC 2020-28/6

Moved by Vice-Chair G. Gower

WHEREAS an application for a new 21-storey high-rise apartment building will be considered by Planning Committee on August 27, 2020; and

WHEREAS the report ACS2020-PIE-PS-0082, Zoning By-law Amendment - 339-343 Gloucester Street, proposes an amendment to the building performance standards; and

WHEREAS a more detailed wording of certain provisions is recommended to ensure clarity in the interpretation of the new performance standards with no material changes to the drawings submitted; and

THEREFORE, BE IT RESOLVED that Planning Committee recommend to Council that the following changes be made to Document 2:

- **Replace Section 1 with: “Rezone the property known as 339, 341, and 343 Gloucester Street, shown in Document 1, from R5Q H(64) to R5Q [XXXX] H(64)”;**
- **Section 1 becomes Section 2;**
- **In the fourth and fifth subsections of section 2 (b), replace “double traffic lane” where it occurs with: “two-direction controlled single traffic lane”**

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

CARRIED

The committee Carried the report recommendations as amended by Motion

28/6.

15. Zoning By-Law Amendment – 1050 and 1060 Bank Street

ACS2020-PIE-PS-0080

Capital (17)

Report recommendations

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1050 and 1060 Bank Street to permit a six storey mixed-use building, as detailed in Document 2.**
2. **That Planning Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the 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 September 9, 2020,” subject to submissions received between the publication of this report and the time of Council’s decision.**

The applicant, as represented by the following persons, was present in support and to answer questions if needed: Bill Holzman, Holzman Consultants Inc.; Domenic Santaguida, owner; Maurizio Martignago, KWC Architects

Ward Councillor M. Menard was present to provide comments.

The following correspondence was provided to the committee coordinator between August 17 (the date the report was published to the City’s website with the agenda) and the time the matter was considered on August 27, a copy of which is held on file:

- Email dated August 26 from Richard Slowikowski, President, Old Ottawa South Community Association

The committee Carried the report recommendations as presented.

Finance Services Department

16. Treasurer's Report on 2019 Growth-Related Revenues
ACS2020-FSD-FIN-0018 City Wide
-

Report recommendation

That the Planning Committee and Council receive this report for information.

Steve Willis, General Manager, Planning, Infrastructure and Economic Development department, responded to questions.

The committee Received the report as presented.

Planning, Infrastructure and Economic Development Services Department

17. Briefing on Planning and Development Charges Aspects of Bill 197, *Covid-19 Economic Recovery Act, 2020*
ACS2020-PIE-GEN-0005 City Wide
-

Report recommendation

That Planning Committee recommend Council receive this report on the planning and development charges implications of Bill 197, *COVID-19 Economic Recovery Act, 2020*.

Steve Willis, General Manager, Planning, Infrastructure and Economic Development department and Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate, Innovative Client Services department, responded to questions. They advised that an update could be provided at the next (or a subsequent) Planning Committee meeting if further information was known at that time.

The committee Received the report as presented.

In Camera Items*

Information Previously Distributed

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

- A. Cash-In-Lieu of Parkland
ACS2020-FSD-FIN-0019
-

Notices of Motions (for Consideration at a Subsequent Meeting)

Inquiries

Other Business

Adjournment

The meeting adjourned at 12:33 p.m.

Committee Coordinator

Chair

DRAFT