
Zoning By-Law Amendment – Westboro Infill Study (Interim Control By-law) Area

ACS2021-PIE-EDP-0007

Kitchissippi (15)

Report recommendations

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for the area bounded by Byron Avenue, Dovercourt Avenue, Golden Avenue, and Tweedsmuir Avenue, to permit additional uses and establish additional provisions 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 February 24, 2021 subject to submissions received between the publication of this report and the time of Council's decision.**

The following staff from the Planning, Infrastructure and Economic Development department provided a presentation and/or responded to questions:

- Robert Sandercott, Planner II
- David Wise, Program Manager, Zoning and Intensification

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

- Murray Chown, Greater Ottawa Home Builders' Association (GOHBA), spoke in support overall but raised concerns about proposed changes to setbacks and parking. Changes to interior side yard setbacks significantly impacts the buildable area on a property and potentially impacts the size or number of units that could be developed. With respect to parking, GOHBA would like the City to

take a more flexible approach on a site-by-site basis and allow for the possibility of surface parking spaces that, over time, could be landscaped or planted with trees when they are no longer needed.

- Charles Ficner suggested that this proposal does not represent the community, puts strain on a community already under pressure from significant intensification, violates the rights of owners by stipulating what they can build on their own property and taking away their quiet enjoyment and freedom from encumbrances, damages the community, forces people to move and is incompatible with the provisions in which the properties were granted initially by the province.
- Eric Milligan indicated that that these provisions will not be a gentle or moderated approach and go too far in terms of intensification and will radically transform Westboro into something unrecognizable from its current form. He urged the committee to reject the proposal and work with staff to scale back intensification and prepare a detailed analysis on potential impacts and consequences under different planning scenarios, and to work with developers who respect characteristics of the neighbourhood.
- Gary Ludington, Westboro Community Association, suggested the impact of these changes on the rest of the urban community could be detrimental to the character and fabric of all neighbourhoods. He raised concerns about impacts on parking, as well as trees and greenspace, from the number of new units that could be added under this zoning. He indicated the proposed changes do not reflect the Association's input and asked that this report be set aside until new zoning can be better guided by a new Official Plan.

The following correspondence was provided to the committee coordinator between February 1 (the date the report was originally published to the City's website with the agenda for this meeting) and the time the matter was considered on February 11, 2021, a copy of which is held on file:

- Email dated February 1 from Michael M. Nowlan
- Email dated February 8 from Jason Burggraaf, Executive Director, Greater Ottawa Home Builders' Association
- Email dated February 9 from Charles Bradley and Jane Bradley

- Email dated February 10 from Gary Ludington, Westboro Community Association
- Email dated February 10 from Douglas Raby
- Emails dated February 10 from C. Robitaille
- Email dated February 10 from John Davies
- Email dated February 10 from Eric and Shirley Milligan
- Email dated February 10 from Charles Ficner
- Email dated February 10 from Jean McKibbon
- Email dated February 10 from Ross Hudson
- Email dated February 10 from Kathleen Hudson'

Motion N° PLC 2021-37/3

Moved by Councillor J. Leiper

WHEREAS Report ACS2021-PIE-EDP-0007 recommends zoning changes for the area bounded by Bryon Avenue, Dovercourt Avenue, Golden Avenue and Tweedsmuir Avenue resulting from the Interim Control By-law study; and,

WHEREAS Staff have received comments from the development community wishing to add a transition clause for applications that were submitted during the time of the Interim Control By-law; and,

WHEREAS Staff agrees that such a transition clause is appropriate;

THEREFORE BE IT RESOLVED that Document 2 - Details of Recommended Zoning of Report ACS2021-PIE-EDP-0007 be amended by adding the following provision:

“Amend Section 9 - Transitions of By-law 2008-250 by adding a new subsection with provisions similar in intent to the following:

(X)

(a) No provisions of amending by-law 2021-XXX act to prevent the issuance of a building permit for a development located

in Area A of Schedule YYY 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 October 9, 2018 and before the date of 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.”**

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

CARRIED

The committee CARRIED the report recommendations as amended by Motion 37/3.