



Planning Committee

Minutes 39

Thursday, March 25, 2021

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 the *COVID-19 Economic Recovery 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 April 14, 2021 in Planning Committee Report 39.*

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

At the outset of the meeting, Chair Harder briefed the committee about a Community Planning Permit system that would be piloted in the Kanata North Tech Park and indicated that staff would provide further information to all Members of Council via memo and would post information on the City's website. Ward Councillor J. Suds provided comments in support.

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

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Confirmation of Minutes

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CONFIRMED

Communications

Response to Inquiries

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

- PC 01-21 - Neighbourhood Study Inquiry

Planning, Infrastructure and Economic Development

1. Planning, Infrastructure and Economic Development Department 2020 Year-End Report

ACS2021-PIE-GEN-0002

City Wide

Report recommendation

That Planning Committee receive this report for information.

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

- Steve Willis, General Manager
- Lee Ann Snedden, Director, Planning Services

The committee RECEIVED the report as presented.

2. Zoning By-law Amendment – 320 McRae Avenue and 315 Tweedsmuir Avenue

ACS2021-PIE-PS-0030

Kitchissippi (15)

Report recommendations

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 320 McRae Avenue and 315 Tweedsmuir Avenue to permit a 26-storey mixed-use development and a public park, as detailed in Document 2.**
2. **That the implementing Zoning By-law not proceed to Council until such time as Agreement OC2004404 is discharged, and a new agreement under Section 37 of the *Planning Act* is executed.**
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 April 14,” subject to submissions received between the publication of this report and the time of Council’s decision.

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

- FoTenn: Nick Sutherland; Jaime Posen
- GWL Realty Advisors: Ashley Burke; Farzi Jalali

The committee CARRIED the report recommendations as presented.

3. Zoning By-law Amendment – 1619 – 1655 Carling Avenue

ACS2021-PIE-PS-0035

Kitchissippi (15)

Report recommendations

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1619-1655 Carling Avenue to permit an 18 and 16 storey mixed use development, as detailed in Document 3.**
2. **That the implementing Zoning By-law Amendment not proceed to City Council until the agreement under Section 37 of the *Planning Act* is executed by the applicant.**
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 April 14, 2021 subject to submissions received**

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

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

- FoTenn: Nick Sutherland; Brian Casagrande
- RLA Architecture: Kevin Reid; Samieh Sarjamee; Rod Lahey

The committee CARRIED the report recommendations as presented.

4. Zoning By-law Amendment – 851 Richmond Road
ACS2021-PIE-PS-0038 Bay (7)
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Report recommendations

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 851 Richmond Road to permit an indoor rooftop amenity area to project above the height limit, 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 April 14, 2021, subject to submissions received between the publication of this report and the time of Council's decision.**

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

- Erin O'Connell, Manager, Development Review - West
- Lee Ann Snedden, Director, Planning Services

Ward Councillor T. Kavanagh was present and raised concerns on behalf of some neighbourhood residents.

The applicant, as represented by Kersten Nitsche and Ghada Zaki, Fotenn, was present in support and to answer questions if needed.

The committee CARRIED the report recommendations as presented.

5. Zoning By-law Amendment – 4 Range Road

ACS2021-PIE-PS-0034

Rideau-Vanier (12)

Report recommendations

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 4 Range Road in order to accommodate the conversion of an embassy use building to an eight-unit low-rise apartment dwelling, as detailed in Document 2.**
- 2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of April 14, 2021," subject to submissions received between the publication of this report and the time of Council's decision.**

The applicant, as represented by Manfred Schlesiger, was present in support and to answer questions if needed.

The committee CARRIED the report recommendations as presented.

6. Zoning By-law Amendment – 4639 Bank Street

ACS2021-PIE-PS-0036

Gloucester-South Nepean (22)

Report recommendations

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 4639 Bank Street to rezone the site from Development Reserve (DR) and Minor Institutional, Subzone 1A, Exception (I1A[1605]) to General Mixed Use, Exception [XXXX] (GM[xxxx]) to permit low-rise stacked terrace homes with limited non-residential uses, 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 April 14, 2021,” subject to submissions received between the publication of this report and the time of Council’s decision.**

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

- Matthew McElligott, FoTenn
- Jillian Normand, Glenview Homes

The committee CARRIED the report recommendations as presented.

7. Zoning By-law Amendment – 1642 Merivale Road

ACS2021-PIE-PS-0028

College (8)

Report recommendations

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1642 Merivale Road to permit a 12-storey mixed-use building, 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 April 14, 2021 subject to submissions received between the publication of this report and the time of Council's decision.**

Mary Dickinson, Planner, Planning Infrastructure and Economic Development Department responded to questions

Ward Councillor R. Chiarelli was present and voiced opposition. He provided written comments in advance of the meeting to this effect as well.

The applicant, as represented by Bria Aird and Paul Black, Fotenn, was present in support and responded to questions.

In addition to Councillor Chiarelli's written comments, the following correspondence was provided to the committee coordinator between March 15 (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 March 25, 2021, a copy of which is held on file:

- Email dated March 22 from Kathy and Bruce Herd

The committee CARRIED the report recommendations as presented.

Information Previously Distributed

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

A. Cash-In-Lieu of Parkland

ACS2021-FSD-FIN-0003

City Wide

Adjournment

The meeting was adjourned at 10:03 am.

Committee Coordinator

Chair