



Planning Committee

Agenda 23

Thursday, May 14, 2020

9:30 AM

Electronic Participation

This Meeting will be held through Electronic Participation in accordance with Bill 187, the Municipal Emergency Act, and an Order in Council of March 28, 2020, which amended the Emergency Management and Civil Protection Act and prohibits organized public events of more than five people

This Meeting may be viewed online on the Ottawa City Council YouTube Channel

https://www.youtube.com/channel/UCUR3i_hvk3-3i8vtrPg6v1Q

The City of Ottawa continues to take COVID-19 seriously, and in following the advice of provincial and federal governments, is making significant changes to services and programming to help protect health and wellbeing of the community. City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee and Council meetings have been cancelled.

Such meetings, as warranted, will be held electronically until further notice. For more information about service disruptions, please visit our COVID-19 webpage:

<https://ottawa.ca/en/health-and-public-safety/covid-19-ottawa>.

Persons wishing to provide comments on any of the items contained herein should refer to the process detailed and attached to this agenda as Annex A.

Melody Duffenais, Coordinator

613-580-2424 x20113

Melody.Duffenais@ottawa.ca

Committee Members:

Chair: Councillor J. Harder

Vice-Chair: Councillor G. Gower

**Councillors: R. Brockington, R. Chiarelli, L. Dudas, A. Hubley, J. Leiper,
S. Moffatt, T. Tierney**

Simultaneous interpretation in both official languages is available for any specific agenda item by calling the committee information number at least 24 hours in advance of the meeting.

Accessible formats and communication supports are available, upon request.

Declarations of Interest

Confirmation of Minutes

Minutes 22 - April 9, 2020

Communications

Response to Inquiries

- OCC 20-09 - Intensification in the Downtown Core

Planning, Infrastructure and Economic Development

1. Zoning By-Law Amendment – 3484 and 3490 Innes Road

ACS2020-PIE-PS-0006

Innes (2)

1. **That Planning Committee recommend Council refuse an amendment to Zoning By-law 2008-250 for 3484 and 3490 Innes Road to permit multiple mid- to high-rise apartment buildings of nine, 12 and 16 storeys, as detailed in Documents 5 and 6.**
2. **That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation'**

in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to the Planning Act ‘Explanation Requirements’ at the City Council Meeting of May 27, 2020”, subject to submissions received between the publication of this report and the time of Council’s decision.

2. Zoning By-Law Amendment – 841, 845, and 855(A) Grenon Avenue

ACS2020-PIE-PS-0030

Bay (7)

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 841, 845, and 855(A) Grenon Avenue to permit a four-storey apartment building, as detailed in Document 2.**
2. **That Planning Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* ‘Explanation Requirements’ at the City Council Meeting of May 27, 2020”, subject to submissions received between the publication of this report and the time of Council’s decision.**

3. 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)

1. **That Planning Committee recommend to Council that the zoning changes detailed in Document 1 be approved to resolve issues and anomalies of the 2015 Infill Zoning Regulations of By-laws 2012-147 and 2015-288, as amended.**
2. **That Planning Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* ‘Explanation Requirements’ at the City Council Meeting of May 27, 2020”, subject to submissions received between the publication of this report and the time of Council’s decision.**

4. Zoning By-Law Amendment – 1946 Scott Street

ACS2020-PIE-PS-0026

Kitchissippi (15)

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1946 Scott Street to allow for the redesign of a previously approved nine-storey apartment building, as detailed in Document 2.**

- 2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of May 27, 2020", subject to submissions received between the publication of this report and the time of Council's decision.**

5. Zoning By-Law Amendment – 341 and 343 Tweedsmuir Avenue

ACS2020-PIE-PS-0039 Kitchissippi (15)

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 341 and 343 Tweedsmuir Avenue to permit the reduction of select zoning performance standards in order to convert an existing pair of three-unit dwelling into four-unit low-rise apartment dwellings, 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 May 27, 2020", subject to submissions received between the publication of this report and the time of Council's decision.**

6. Zoning By-Law Amendment – 5924 and 5938 Hazeldean Road

ACS2020-PIE-PS-0042

Stittsville (6)

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 5924 and 5938 Hazeldean Road to permit 76 stacked townhouses and ten back-to-back townhouses, 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 May 27, 2020,” subject to submissions received between the publication of this report and the time of Council’s decision**

7. Zoning By-Law Amendment – 134 and 136 Willow Street

ACS2020-PIE-PS-0028

Somerset (14)

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 134 and 136 Willow Street to permit the reduction of select zoning performance standards in order to convert an existing pair of three-unit dwellings into four-unit low-rise apartment dwellings, 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 May 27, 2020,” subject to submissions received between the publication of this report and the time of Council’s decision.

8. Zoning By-Law Amendment – 866 and 898 Eagleson Road; 1325, 1355 and 1365 Terry Fox Drive

ACS2020-PIE-PS-0021

Kanata South (23)

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 866 and 898 Eagleson Road; 1325, 1355 and 1365 Terry Fox Drive to permit residential land uses and two new park blocks 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 May 27, 2020”, subject to submissions received between the publication of this report and the time of Council’s decision.**

9. Zoning By-Law Amendment – 1158 Old Second Line Road

ACS2020-PIE-PS-0044

Kanata North (4)

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1158 Old Second Line Road to permit 47 two storey townhouse dwellings on private streets, 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 May 27, 2020” subject to submissions received between the publication of this report and the time of Council’s decision.**

Motions of Which Notice has been Previously Given

Vice-Chair G. Gower

10. Reduced Parking Requirements for Automated Technologies

ACS2020-OCC-PLC-0003

City Wide

That Planning Committee recommend to Council that staff be directed to bring forward an amendment to the zoning by-law to reduce the parking requirements where automated technologies would serve to reduce the number of parking spaces necessary for certain warehouse and light industrial uses or components thereof.

In Camera Items*

Information Previously Distributed

A. Cash-in-Lieu of Parkland

ACS2020-FSD-FIN-0008

City Wide

Notices of Motions (for Consideration at a Subsequent Meeting)

Inquiries

Other Business

Adjournment

Next Meeting

Thursday, May 28, 2020

***Notice**

In Camera Items are not subject to public discussion or audience. Any person has a right to request an independent investigation of the propriety of dealing with matters in a closed session. A form requesting such a review may be obtained, without charge, from the City's website or in person from the Chair of this meeting. Requests are kept confidential pending any report by the Meetings Investigator and are conducted without charge to the Requestor.

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- Note: 1. Please note that any written or verbal submissions (including your name but excluding personal contact information) will form part of the public record and be made available to City Council and the public.*
- 2. Except where otherwise indicated, reports requiring Council consideration will be presented to Council on May 27 in Planning Committee Report 23*
- 3. Items listed under Communications and Information Previously Distributed do not form part of the regular Agenda and will not be discussed by the Committee unless added to the Agenda pursuant to Subsection 89.(3) of the Procedure By-law.*

Annex A – public participation details

**Planning Committee
Thursday, May 14, 2020
9:30 AM**

This meeting will consider the following reports:

- **Item 1 - Zoning By-Law Amendment – 3484 and 3490 Innes Road**
- **Item 2 - Zoning By-law Amendment – 841, 845, and 855(A) Grenon Avenue**
- **Item 3 - Zoning Changes to Regulate Residential Development in the Urban Area Within the Greenbelt**
- **Item 4 - Zoning By-Law Amendment – 1946 Scott Street**
- **Item 5 - Zoning By-Law Amendment – 341 and 343 Tweedsmuir Avenue**
- **Item 6 - Zoning By-Law Amendment – 5924 and 5938 Hazeldean Road**
- **Item 7 - Zoning By-Law Amendment – 134 and 136 Willow Street**
- **Item 8 - Zoning By-Law Amendment – 866 and 898 Eagleson Road; 1325, 1355 and 1365 Terry Fox Drive**
- **Item 9 - Zoning By-Law Amendment – 1158 Old Second Line Road**
- **Item 10 - Reduced Parking Requirements for Automated Technologies**

This meeting will be held through remote electronic participation in accordance with the *Municipal Act, 2001*, as amended by Bill 187, the *Municipal Emergency Act, 2020*, and an Order in Council of March 28, 2020, which amended the *Emergency Management and Civil Protection Act* and prohibits organized public events of more than five people.

Remote Participation – Elected Officials, City staff, Media and General Public

The chosen technology for this particular meeting is Zoom, which allows for participation by telephone, as well as by computers and mobile devices.

Planning Committee Members and essential staff deemed required to participate in the meeting, as well as any other Members of Council wishing to participate, will be provided (by the Committee Coordinator) a Zoom link and password prior the meeting. In an effort to reduce the number of participants in the virtual meeting and allow for a

more efficient process, staff not participating in the meeting, as well as the Media and the general public, will be asked to participate by viewing the webcast via the Ottawa City Council YouTube channel: https://www.youtube.com/channel/UCUR3i_hvk3-3i8vtrPg6v1Q

Public Delegations

City Hall is temporarily closed to help stop the spread of COVID-19. Although in-person Committee and Council meetings have been cancelled, there are several ways in which the general public can provide submissions to the Members of Committee and Council for the May 14 meeting, as follows:

- a) **Submit comments in writing:** submit comments in writing, by email, to committees@ottawa.ca or the Committee Coordinator (contact details below). Comments received **by 4:00 PM on Wednesday, May 13** will be provided to Members of Committee and Council prior to the meeting. Comments received after this time will be forwarded to Members of Committee and Council as soon as possible, and prior to Council's final consideration of the item on May 27th but may not be received by Committee members prior to the May 14th meeting.
- b) **Submit verbal comments in advance of the meeting (Prior to 4:00 PM on Wednesday, May 13)** you may call the Committee Coordinator to have comments transcribed (contact details below)
- c) **Register to Speak at the Committee Meeting:**
 - i. **Prior to 9:00 AM on Thursday, May 14: Fill out a Request to Speak form on the following page** to register to speak during the committee meeting: <https://chkmkt.com/planning> . Registration will close at 9:00 a.m. *See details below on how to participate remotely in the meeting this manner*
 - ii. To register by phone or e-mail you may also contact the Committee **Coordinator prior to 4:00 p.m. on Wednesday, May 13th** (at the coordinates listed below) to register to speak during the committee meeting. **Please see further details below for those wishing to make visual presentations to the committee.** *See details below on how to participate remotely in the meeting this manner.*

Notwithstanding the deadlines noted above, public delegations are requested to register as soon as possible in order to facilitate an orderly registration process and meeting.

Remote participation for public delegations

Upon receipt of your registration to speak at the meeting, by way of one of the procedures outlined above, delegates will be provided the Zoom meeting details and password prior to the meeting, including a link to educational resources for those who may be new to using Zoom.

Please note that neither a computer, nor a video sharing device, is required to participate in the meeting via Zoom. You may also opt to call in from a cell or landline. A toll-free number will be provided for this purpose.

Persons who intend to participate during the meeting may wish to register/sign up in Zoom, if they have not already done so. The following information is provided for your consideration and guidance during remote participation in the meeting:

- **As screen-sharing will not be enabled for participants during this meeting, those delegates who wish to provide a visual presentation (PowerPoint or other) must email it to one of the committee coordinators prior to the start of the meeting.** The committee coordinator who is moderating the meeting will share your presentation from his/her screen as you speak. Therefore, in order to allow sufficient time for set-up and testing in advance of the meeting start time, **those who wish to provide visual presentations are required to register to speak and provide those materials to the committee coordinator prior to 4:00 PM on Wednesday, May 13th.**
- When you join the meeting, either by phone or online, you will be admitted in as an attendee. You will not be greeted upon joining the call. You will be able to hear the meeting and see the active speaker (if you have video capability), but your mic will be muted until it is your turn to speak.
- You may also follow along on YouTube until you are called upon to speak (a separate device is best if you are calling on a cell), but you must mute that feed when you are called on to speak, in order to prevent feedback. Please note there may be a 5-30 second delay between the live meeting and what you see on YouTube.

- If you join the Zoom meeting through your phone, please **Do not put the phone on hold at any time**, as this will result in broadcasting “hold music” online once your mic function is unmuted
- To optimize call quality when using a laptop, a headset with microphone is best if available to you; otherwise, whether using your laptop microphone or cell phone, please speak directly into the receiver and do not use speaker phone
- If you are having technical difficulties on May 14th, you may contact the Clerk’s Office at Committees@ottawa.ca or 613-580-2424 x28136
- **Please be reminded that the meeting will be live streamed and archived to YouTube. If you enable your camera, you will appear to meeting participants and on the YouTube stream.**
- **Please do not share the Zoom meeting details with anyone or post through social media.** These details are restricted to Members of Committee and Council, specifically designated staff, and registered public delegations. All others will be able to watch and listen to the meeting on the Ottawa City Council YouTube Channel
- **Public delegations will be provided five (5) minutes in which to make their comments once called upon to speak.** Questioning of / debate with the members (or staff) is not permitted. If you have questions, you may state them during your five minutes. Your comments must be directly related to the content of the report(s) to which you are speaking. The committee members may choose to ask you follow-up questions following your remarks, comment, or ask staff to respond to what you have said.
- You are welcome to send written comments for the committee’s consideration, either in addition to your oral presentation or in lieu of (both are given equal consideration by the committee), prior to the meeting. Please refer to the information provided above on how to submit written comments/presentations.
- When your five minutes are up and after answering any questions that may be directed to you, the Committee Coordinator will disconnect you from the Zoom meeting. You may continue to follow along with the meeting via the YouTube feed.

For more information, please contact :

- Melody Duffenais, Committee Coordinator (613-580-2424, x20113, *English only*), Melody.Duffenais@ottawa.ca
- committees@ottawa.ca (*French or English*)ⁱ

ⁱ *Notwithstanding all of the above, the Rules of procedure as set out in the proceedings [Procedure By law](#) will be followed*