



Planning Committee

Minutes 19

Thursday, January 23, 2020

Andrew S. Haydon Hall, 110 Laurier Avenue W.

- Notes:**
1. *Underlining indicates a new or amended recommendation approved by Committee.*
 2. *Except where otherwise indicated, reports requiring Council consideration will be presented to Council on January 29, 2020 in Planning Committee Report 19.*

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

Absent: Councillor R. Chiarelli

Statement Pursuant to the *Planning Act* for Matters Submitted post January 1, 2007

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 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.

A comment sheet was available at the door for anyone wishing to submit written comments on these items.

Declarations of Interest

There were no declarations of interest

Confirmation of Minutes

- [Minutes 2 - Planning Committee and Agriculture and Rural Affairs Committee Joint Meeting, December 9, 2019](#)
- [Minutes 18 - Planning Committee, December 12, 2019](#)

CONFIRMED

Communications

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

Response to Inquiries

- [PC 02-19 - Review of the Current Definition of 'Warehouse' Zone](#)

Chair's Opening Remarks

At the outset of the meeting, the Chair noted she had prepared some opening remarks, highlights of anticipated business for the committee in the year ahead. In the interest of time, rather than reading the notes, she indicated the remarks would be appended to and made available with the Minutes of this meeting on the City's website.

Motion N° PLC 2019-19/A

Moved by Councillor G. Gower

BE IT RESOLVED that the Chair's remarks given at the Planning Committee meeting on January 23, 2020 be appended to the Minutes of today's meeting.¹

¹ See Annex A to Minutes

CARRIED

Planning, Infrastructure and Economic Development

Built Heritage Sub-Committee

1. [Designation of the Standard Bread Company Bakery, 951 Gladstone Avenue Under Part IV of the *Ontario Heritage Act*](#)

ACS2019-PIE-RHU-0027

Kitchissippi (15)

Report recommendation

That Planning Committee recommend that Council issue a Notice of Intention to Designate the Standard Bread Company Bakery, 951 Gladstone Avenue under Part IV of the *Ontario Heritage Act*.

The Built Heritage Sub-committee considered this item at its meeting on December 10, 2019. The Sub-committee received delegations and written submissions, as noted in the Minutes of that meeting, and approved this item as presented.

2. [Zoning By-Law Amendment – 1426 Scott Street](#)

ACS2020-PIE-PS-0008

Kitchissippi (15)

Report recommendations

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1426 Scott Street to permit the continuance of a non-conforming parking lot for the period of two years, 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 January 29, 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 issue:

- Linda Hoad, Hintonburg Community Association², opposed the application. Her primary concern was with the continued use of the site for parking, given it is zoned for a wide range of uses, and considering there is such a demand for housing in the neighbourhood.
- Cheryl Parrott, Hintonburg Community Association, spoke to the history of the site since 2002 and raised concerns about the lack of a landscape buffer (as repeatedly requested by the community) and about taxpayer costs associated with the City’s efforts to enforce property maintenance standards / bylaw provisions.
- Lloyd Phillips, Lloyd Phillips & Associated Ltd. (applicant), spoke in support of the staff recommendations, noting that long-term development plans for the site will be provided when the owner is prepared to proceed in that regard. He stated the lot is functioning in the community and reducing neighbourhood parking pressures, that refusal of the application would adversely impact the neighbourhood, and that there have been other successful temporary parking renewals for longer periods that did not undermine the long-term potential of the subject sites.
- Firooz Hatami (owner) indicated his intent to buy the corner property when it is available to finish assembling the square, and to continue using the subject site for parking in the meantime. He noted his previous efforts to obtain permission to permanently use the site for parking, which he suggested is a benefit for the neighbourhood, and spoke to the costs associated with permits, site operations, snow removal and taxes, and to his desire to develop the site at a time that will assist with his retirement

² Slides held on file

plans.

The committee considered the report recommendations as follows:

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1426 Scott Street to permit the continuance of a non-conforming parking lot for the period of two years, as detailed in Document 3.**

LOST, on a division of 2 yeas and 5 nays, as follows:

YEAS (2): Councillors R. Brockington, S. Blais

NAYS (5): Councillors L. Dudas, G. Gower, J. Leiper, S. Moffatt and Chair J. Harder

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 January 29, 2020," subject to submissions received between the publication of this report and the time of Council's decision.**

CARRIED

3. [Zoning By-Law Amendment – 3809 Borrisokane Road](#)

ACS2020-PIE-PS-0009

Rideau-Goulbourn (21); Barrhaven (3)

Report recommendations

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3809 Borrisokane Road to permit a subdivision consisting of single-detached dwelling units, townhouses, and a park block, as detailed in Document 2.**

- 2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of January 29, 2020," subject to submissions received between the publication of this report and the time of Council's decision.**

The committee heard two delegations:

- Frank Cairo, Caivan Brazeau Development Corporation³ provided context on the application and explained they were appearing before the committee to complete a necessary step in the development process and to answer questions. He spoke to an issue that had been raised in the media in respect of the status of aggregate resources on the site, but noted that Caivan has requested deferral of the application to the next Planning Committee meeting because there had been changes in the architectural designs since publication of the Planning Committee agenda, and staff had not had sufficient time to review and form a position on those changes.
- George Neville was concerned about the issue that had been raised in the media in respect of the status of aggregate resources on the site and proposed that further clarification and professional assessment of the matter is needed before planning approvals are given for sandpit remediation, given there are potential engineering, geological and environmental considerations.

The following staff responded to questions⁴:

- Planning, Infrastructure and Economic Development department: Doug James, Acting Director, Planning Services; Don Herweyer, Director, Economic Development and Long Range Planning; Lily Xu, Manager, Development Review - South
- Innovative Client Services department: Tim Marc, Senior Legal Counsel,

³ Slides held on file

⁴ Slides held on file

Planning, Development and Real Estate.

Motion N° PLC 2019-19/1

Moved by Councillor S. Moffatt

WHEREAS the report ACS2020-PIE-PS-0009, Zoning By-law Amendment – 3809 Borrisokane Road details zoning by-law amendments recommended to permit the development of the lands as a subdivision; and

WHEREAS the applicant has requested the City to consider modifications for the zoning in respect of performance standards for the front yard, minimum lot area and rear yard setback; and

WHEREAS City staff advised on January 9, 2020 that it would be necessary to defer the report from January 23, 2020 to the following meeting of Planning Committee to give proper consideration to the requested modifications;

THEREFORE BE IT RESOLVED that Planning Committee defer the report for the Zoning By-law Amendment for 3809 Borrisokane Road to the next scheduled Planning Committee meeting on February 13th, 2020.

DEFERRAL CARRIED

4. [Zoning By-Law Amendment – 4800 and 4836 Bank Street](#)

ACS2020-PIE-PS-0005

Osgoode (20)

Report recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 4836 Bank Street to rezone the site from Rural Commercial, Subzone 4 (RC4) and General Mixed-Use (GM) to General Mixed-Use with an exception (GM[XXXX]) to permit a hotel and other commercial uses with exceptions; and to rezone a portion from Rural Commercial (RC) to Residential, Third Density, Subzone Z (R3Z); and to rezone a small portion of 4800 Bank Street from Residential, Third Density, Subzone

Z (R3Z) to General Mixed-Use with an exception (GM[XXXX]), to permit a hotel and other commercial 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 January 29, 2020," subject to submissions received between the publication of this report and the time of Council's decision**

Nico Church and Brian Casagrande, Fotenn Consultants (for the applicant), were present in support and to answer questions if needed.

The committee CARRIED the report recommendations as presented.

5. [Zoning By-Law Amendment – 116 York Street](#)

ACS2020-PIE-PS-0004

Rideau-Vanier (12)

Report recommendations

- 1. That Planning Committee recommend Council refuse an amendment to Zoning By-law 2008-250 for 116 York Street to permit a 17-storey hotel, 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 January 29, 2019," subject to submissions received between the publication of this report and the time of Council's decision.**

The committee heard five delegations:

- Peter Ferguson, Lowertown Community Association, supported the staff recommendation, noting that the Association's position remains the same as indicated in their letter to staff (included in the staff report as Document 7), being that the proposal fails to contemplate the heritage character of the area and its negative impact on it, and that this particular development is inappropriate in the context of the site.
- Carey Thomson supported the staff recommendation, suggesting the proposal does not respect the neighbourhood and the existing heritage of the area, does not represent good planning and would set a bad precedent for other areas of the City.
- David B. Flemming, Heritage Ottawa⁵, supported the staff recommendation, noting that the organization's position remains the same as indicated in their letter to staff (included in the staff report as Document 8), being that the proposal ignores the Heritage Conservation District and its guidelines on height, massing, context, setback and streetscape. He also raised concerns about process in that the rezoning application has preceded an application under the *Ontario Heritage Act*.
- Bill Holzman, Holzman Consultants Inc. (applicant)⁶, provided history associated with the application and indicated surprise with the staff recommendation for refusal, given what previously seemed to be constructive dialogue. He suggested the project is supportable by land use planning documents.
- Sameer Gulamani, Bayview Hospitality Inc. (owner), spoke to being part of the communities they build in, to efforts and design changes made in response to consultations with the community, and to intention to contribute to the area with a project that is compatible with existing and planned developments.

Doug James, Acting Director, Planning Services, Planning, Infrastructure and Economic Development department, responded to questions.

The committee CARRIED the report recommendations as presented, with

⁵ Submission held on file

⁶ Slides held on file

Councillor R. Brockington dissenting.

6. [Zoning By-Law Amendment and Site Plan Control – 19, 29 and 134 Robinson Avenue](#)

ACS2020-PIE-PS-0001

Rideau-Vanier (12)

Report recommendations

1. **That Planning Committee recommend Council:**
 - a. **approve an amendment to the Zoning By-law 2008-250 for 17, 19 and 23 Robinson Avenue to permit the development of a mid-rise apartment building, as detailed in Document 2;**
 - b. **approve an amendment to the Zoning By-law 2008-250 for 27, 29 and 31 Robinson Avenue to permit the development of a mid-rise apartment building, as detailed in Document 4;**
 - c. **approve an amendment to the Zoning By-law 2008-250 for 130, 134 and 138 Robinson Avenue to permit the development of a mid-rise apartment building, as detailed in Document 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 January 29, 2020,” subject to submissions received between the publication of this report and the time of Council’s decision.**
3. **That Planning Committee approve:**
 - a. **Site Plan Control application D07-12-18-0174, concerning 17, 19 and 23 Robinson Avenue, for the construction of a new six-storey building containing 46 units, as provided in Documents**

7 and 8;

- b. Site Plan Control application D07-12-18-0164, concerning 27, 29 and 31 Robinson Avenue, for the construction of a new six-storey building containing 46 units, as provided in Documents 9 and 10;**
- c. Site Plan Control application D07-12-18-0172, concerning 130, 134 and 138 Robinson Avenue, for the construction of a new six-storey building containing 46 units, as provided in Documents 11 and 12;**
- d. The Site Plan approvals of recommendations 3(a), (b) and (c) to only come into effect when the zoning, Recommendations 1 (a), (b) and (c), comes into full force and effect.**

The committee considered this item concurrently with Item 7 of the agenda, Zoning By-law Amendment and Site Plan Control – 36 Robinson Avenue (ACS2020-PIE-PS-0002).

The committee heard two delegations:

- Scott McAnsh, NextGen Law LLP, on behalf of Wendy Duschenes and David Elden⁷, spoke to the unique geography and lower density of the site and raised concerns about the rezoning applications, particularly in respect of the requests to reduce the amount of required residential parking and the impact this will have on the tenants and the area. He indicated that more than a few of the tenants who move there will want a car, given the lack of walkable amenities and services, and without sufficient parking being provided on the properties, there will be additional parking pressures added to the neighbourhood. He also raised concerns that the proposals do not legally comply with density requirements and general provisions of the Sandy Hill Secondary Plan.
- Kersten Nitsche and Brian Casagrande, Fotenn Consultants (applicant)⁸, indicated the proposals are appropriate for the site in that they respond to the Official Plan goals of increased density and fewer parking spaces near transit stations, and that they provide density that will support growth and

⁷ Submission held on file

⁸ Slides held on file

future amenities.

The following staff responded to questions:

- Planning, Infrastructure and Economic Development department: Doug James, Acting Director, Planning Services; Andrew McCreight, Planner III
- Innovative Client Services department: Tim Marc, Senior Legal Counsel, Planning, Development and Real Estate

Ward Councillor M. Fleury was also present and took part in discussions.

In respect of report ACS2020-PIE-PS-0001, the committee considered the following motions:

Motion N° PLC 2019-19/2

Moved by Councillor J. Leiper (on behalf of Councillor M. Fleury)

WHEREAS Report ACS2020-PIE-PS-0001, Zoning By-law Amendment and Site Plan Control – 19, 29 and 134 Robinson Avenue seeks to reduce the amount of required residential parking from 51 spaces combined to 9 (17 parking spots per building to 3); and

WHEREAS 17 spots per address is required; and

WHEREAS the applicant is only providing 3 visitor spots per address; and

WHEREAS the Zoning By-law establishes a minimum parking requirement of 0.5 spaces per dwelling unit (after the first 12 units); and

WHEREAS Robinson Village has a lack of amenities and the distance to the Lees O-Train Station is difficult to access, resulting in the need for some residents in the buildings to require a vehicle; and

WHEREAS Robinson Avenue has a lack of available on-street parking, which is currently overused from existing residents;

THEREFORE BE IT RESOLVED that the recommended parking reductions be refused, and that parking be provided in accordance with the current Zoning By-law requirements by deleting the following provision in Document 2, 4 and 6:

“Despite Section 101, the minimum number of parking spaces required

for the first 46 dwelling units is three spaces”;

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

LOST, on a division of 1 ye and 7 nays, as follows:

YEAS (1): Councillor R. Brockington

NAYS (7): Councillors L. Dudas, G. Gower, J. Leiper, S. Blais, S. Moffatt,
A. Hubley and Chair J. Harder

Motion N° PLC 2019-19/3

Moved by Councillor J. Leiper (on behalf of Councillor M. Fleury)

**WHEREAS Planning Committee is delegated the authority to approve site
plans; and**

**WHEREAS it is desired that an additional week be available for discussion
with respect to the site plan applications under consideration in this report;
and**

**WHEREAS such opportunity can be made available by Planning Committee
determining to recommend the site plan applications to Council rather than
exercising its delegated authority;**

**THEREFORE BE IT RESOLVED that Recommendation 3 be amended to
commence: 'That Planning Committee recommend that Council approve:..'**

CARRIED

The committee CARRIED the recommendations of report ACS2020-PIE-PS-0001
as amended by Motion 19/3.

The committee CARRIED the recommendations of report ACS2020-PIE-PS-0002
as presented.

7. [Zoning By-Law Amendment and Site Plan Control – 36 Robinson Avenue](#)

ACS2020-PIE-PS-0002

Rideau-Vanier (12)

Report recommendations

1. **That Planning Committee recommend Council approve or an amendment to Zoning By-law 2008-250 for 36 Robinson Avenue to permit a 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 January 29, 2020,” subject to submissions received between the publication of this report and the time of Council’s decision.**
3. **That Planning Committee approve:**
 - a) **Site Plan Control application D07-12-19-0044, 36 Robinson Avenue, for the construction of a new nine-storey building containing 190 units, as provided in Documents 3 and 4;**
 - b) **the Site Plan approval of recommendation 3(a) to only come into effect when the zoning of recommendation 1 comes into full force and effect.**

The committee considered this item concurrently with Item 6 of the agenda, Zoning By-law Amendment and Site Plan Control – 19, 29 and 134 Robinson Avenue (ACS2020-PIE-PS-0001).

The committee heard two delegations:

- Scott McAnsh, NextGen Law LLP, on behalf of Wendy Duschenes and David Elden⁹, spoke to the unique geography and lower density of the site and raised concerns about the rezoning applications, particularly in respect

⁹ Submission held on file

of the requests to reduce the amount of required residential parking and the impact this will have on the tenants and the area. He indicated that more than a few of the tenants who move there will want a car, given the lack of walkable amenities and services, and without sufficient parking being provided on the properties, there will be additional parking pressures added to the neighbourhood. He also raised concerns that the proposals do not legally comply with density requirements and general provisions of the Sandy Hill Secondary Plan.

- Kersten Nitsche and Brian Casagrande, Fotenn Consultants (applicant)¹⁰, indicated the proposals are appropriate for the site in that they respond to the Official Plan goals of increased density and fewer parking spaces near transit stations, and that they provide density that will support growth and future amenities.

The following staff responded to questions:

- Planning, Infrastructure and Economic Development department: Doug James, Acting Director, Planning Services; Andrew McCreight, Planner III
- Innovative Client Services department: Tim Marc, Senior Legal Counsel, Planning, Development and Real Estate

Ward Councillor M. Fleury was also present and took part in discussions.

In respect of report ACS2020-PIE-PS-0001, the committee considered the following motions:

Motion N° PLC 2019-19/2

Moved by Councillor J. Leiper (on behalf of Councillor M. Fleury)

WHEREAS Report ACS2020-PIE-PS-0001, Zoning By-law Amendment and Site Plan Control – 19, 29 and 134 Robinson Avenue seeks to reduce the amount of required residential parking from 51 spaces combined to 9 (17 parking spots per building to 3); and

WHEREAS 17 spots per address is required; and

WHEREAS the applicant is only providing 3 visitor spots per address; and

¹⁰ Slides held on file

WHEREAS the Zoning By-law establishes a minimum parking requirement of 0.5 spaces per dwelling unit (after the first 12 units); and

WHEREAS Robinson Village has a lack of amenities and the distance to the Lees O-Train Station is difficult to access, resulting in the need for some residents in the buildings to require a vehicle; and

WHEREAS Robinson Avenue has a lack of available on-street parking, which is currently overused from existing residents;

THEREFORE BE IT RESOLVED that the recommended parking reductions be refused, and that parking be provided in accordance with the current Zoning By-law requirements by deleting the following provision in Document 2, 4 and 6:

“Despite Section 101, the minimum number of parking spaces required for the first 46 dwelling units is three spaces”;

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

LOST, on a division of 1 year and 7 days, as follows:

YEAS (1): Councillor R. Brockington

NAYS (7): Councillors L. Dudas, G. Gower, J. Leiper, S. Blais, S. Moffatt, A. Hubley and Chair J. Harder

Motion N° PLC 2019-19/3

Moved by Councillor J. Leiper (on behalf of Councillor M. Fleury)

WHEREAS Planning Committee is delegated the authority to approve site plans; and

WHEREAS it is desired that an additional week be available for discussion with respect to the site plan applications under consideration in this report; and

WHEREAS such opportunity can be made available by Planning Committee determining to recommend the site plan applications to Council rather than exercising its delegated authority;

THEREFORE BE IT RESOLVED that Recommendation 3 be amended to commence: 'That Planning Committee recommend that Council approve:..'

CARRIED

The committee CARRIED the recommendations of report ACS2020-PIE-PS-0001 as amended by Motion 19/3.

The committee CARRIED the recommendations of report ACS2020-PIE-PS-0002 as presented.

8. [Implementation of Interest Rate on Development Charge Deferrals Required Pursuant to Bill 108](#)

ACS2020-PIE-GEN-0001

City Wide

Report recommendations

That Planning Committee recommend that Council resolve as follows:

- 1. For any development charges which became or become payable on or after January 1, 2020, and for which the applicant elects to defer payment in accordance with s. 26.1 of the *Development Charges Act, 1997* (as amended), an annual interest rate equal to the greater of (a) the Infrastructure Construction Price Index plus 0.5%, OR (b) the average annual rate at which the City issues debentures to fund development charge projects plus 0.5%, shall apply to the principal amount of the said charge outstanding; and,**
- 2. For any development charges which, pursuant to s. 26.2 of the *Development Charges Act, 1997* are calculated as of the date on which either a site plan approval application is deemed complete or a zoning by-law amendment application in respect of the development is deemed complete, an annual interest rate equal to the greater of (a) the Infrastructure Construction Price Index plus 0.5%, OR (b) the average annual rate at which the City issues debentures to fund development charge projects plus 0.5%, shall apply to the amount of the development charge from the date of the**

said complete application to the date the development charge is payable, as permitted by subsection 26.2 (3) of the said Act.

CARRIED

Adjournment

The meeting adjourned at 12:13 pm.

Original signed by M. Duffenais

Original signed by Councillor J. Harder

Committee Coordinator

Chair

Annex A – Chair’s Opening Remarks, Planning Committee, January 23, 2020

Welcome, everyone, to our first meeting of the year – and if I haven’t had a chance to say so in person, Happy New Year.

I hope you all had a nice break from Committee work over the last month or so.

I’m sure you were happy to put City business out of mind – at least for a few days.

But just like that, our break is over and it’s time to launch into another busy year of discussions.

It’s no secret that the Planning Committee is the busiest of all Council committees, and the last couple of meetings in 2019 were no exception.

There’s always a high level of engagement on planning matters – not only from my fellow committee members but from everyone who joins us for these meetings.

It’s always rewarding to see a full gallery, and to know that residents are truly engaged in decisions about how Ottawa grows. It looks like today is no exception.

I assure you there will be no shortage of interesting planning matters on the docket in the months ahead, but before I do a quick lookahead, I want to say thank you to staff. Thank you for your continued support in helping steward the reports that we consider.

The Councillors around this table have cultivated a great understanding of planning and legal matters, but that knowledge will never replace your expertise and guidance.

You are a critical and valuable resource for us on matters of planning, heritage, economic development, affordable housing, transportation and, of course, the law.

And you can be certain we will call on that expertise again and again as we consider the many applications destined for this committee over the coming year – for everything from the smallest residences to the largest subdivisions.

Last year, the City processed 565 development review applications, and the Planning Committee had to weigh in on a significant number of those.

That number has steadily increased over the last four years and, as the City grows, we can expect that volume to continue to rise.

While there are always applications that might be unpopular or contentious, we know that staff can be trusted to make recommendations that are in line with Council policies and in the best interest of Ottawa’s residents.

In addition to this year’s batch of land-use applications, though, we’re going to need your trusted counsel on several significant policy matters.

First and foremost, the New Official Plan is going to be back for discussion a couple of times this year.

We expect a first draft of the new plan in October, at a joint meeting with the Agriculture and Rural Affairs Committee.

But that won't be the only joint meeting on this topic.

In March, our two committees will discuss a related report on the City's growth management strategy.

Staff will recommend how significantly the urban boundary will have to expand to meet projected needs during the planning horizon of the Official Plan that takes us to 2046.

Beyond the broader Official Plan, we will see several secondary plans coming before us this year as well.

We will consider new secondary plans for Riverside South in Councillor Meehan's ward, and the East Urban Community in Councillor Dudas' ward.

Nearer downtown, we'll discuss secondary plans for Bank Street in the Glebe, in Councillor Menard's ward, and the Gladstone Station District, which borders the wards of both Councillor McKenney and Councillor Leiper.

These plans will all help guide growth in areas that are either seeing significant new development or experiencing redevelopment and infill.

Speaking of infill, we'll also hear about potential changes to the Mature Neighbourhoods By-law, which was put in place two years ago to ensure new development and additions fit with the street character in Ottawa's oldest neighbourhoods.

Staff will bring forward reports recommending amendments to both this by-law and the Infill II By-law that affects urban residential neighbourhoods within the Greenbelt.

And we will also get into phase two of the R4 Zoning Review this year.

The Residential Fourth Density zone is the city's most intensive low-rise residential zone, and it covers Ottawa's oldest established neighbourhoods.

Phase one focused on limiting rooming houses in the inner urban area, but the hope with phase two is to encourage development of a missing middle range of affordable, mid-density infill housing.

We'll also get into talk about guidelines being developed or updated to outline the City's design expectations on several specific issues.

Bird-friendly design guidelines will come before us in the second quarter.

These building, landscaping and lighting guidelines will affect new building that incorporate glass and help reduce the risk to birds and limit bird mortality.

We'll also talk about guidelines for Privately-Owned Public Spaces – the small parks and plazas that are often provided as part of larger development applications.

The guidelines will establish consistent and clear rules around the City's vision for these public spaces.

And later in 2020 we will consider an update to the guidelines for low-rise urban design, which govern the look and form of low-rise development across Ottawa.

So, there's a lot of promise of positive change with these reports, and plenty for us to prepare for.

Of course, we'll get into even more detail about what's coming up when the 2020 work program for the Planning, Infrastructure and Economic Development Department comes before us this spring.

But even with just the few highlights I have listed, we clearly have a busy year ahead.