

MEMO / NOTE DE SERVICE

To / Destinataire Mayor and Members of Council

From / Expéditeur Stephen Willis
General Manager
Planning, Real Estate and
Economic Development Department

Subject / Objet Salvation Army Site Plan Review and
Programming Advisory Committee

Date: April 13, 2022

The purpose of this memorandum is to provide Mayor and Council with an update on the Salvation Army Site Plan Review and Programming Advisory Committee. Staff in the Planning, Real Estate, and Economic Development Department (PRED) have been working to fulfil the mandate of the Advisory Committee.

Background

On November 22, 2017, City Council approved [the Official Plan Amendment and Zoning By-Law Amendment for 325, 327, and 333 Montreal Road, 334 Montfort Street and 273 Ste. Anne Avenue \(hereafter referred to as 333 Montreal Road\)](#). As part of the approved report, Council passed Motion 61/7 which directed City of Ottawa staff to establish a Site Plan Review and Programming Advisory Committee.

Since its establishment, the Advisory Committee has met a total of five times:

- April 17th, 2018
- October 20th, 2021
- January 13th, 2022
- March 7th, 2022
- March 30th, 2022

The mandate of the Advisory Committee was to have productive and meaningful dialogue that would help shape the site plan review and discuss future programming opportunities. Working together, the Advisory Committee aimed to explore options available to improve and enhance the site plan and mitigate any community impacts related to the site design, functionality, and layout of the development.

PRED Business and Technical Support Services were asked to host the Advisory Meetings in 2022. The approach included: sharing documents ahead of time when feasible, providing minutes, action items, documentation, and facilitating a question and answer session during each

meeting.

Current Status

While each of the five meetings resulted in detailed discussions on both site plan conditions and potential future programming it has proven difficult to find consensus between city staff, the Salvation Army and the advisory committee members. Discussions over this period have led to several changes to the site plan including a reduction of height on the west wing to four stories, an increase in landscaping between the building and the property line, additional glazing on the central area of the building, and a refinement of the materials used for the access from Montreal Road to help formalize the pedestrian space. The Salvation Army has also replaced the proposed addictions program with supportive housing and reduced the total number of beds in the facility from 281 to 208. As to be expected in any consultation there have been several unresolved issues particularly around governance and a fundamental disagreement regarding what should and should not be included as a condition of site plan and what is the authority and mandate of the Advisory Committee.

To date, Advisory Committee members have not provided formal written comments on the current site plan proposal. Once received, these comments will be reviewed in full by staff and any specific recommendations will be summarized in the Site Plan staff report. As per motion 61/7 if deemed appropriate by the General Manager of Planning, Infrastructure, and Economic Development they can be included in the site plan approval.

Motion 61/7

Under the [Planning Act \(Section 41\)](#), the City is limited in what can be included and requested to the applicant through the formal Site Plan process. Conditions that may be imposed or required on Site Plan approvals include:

- Facilities for accessibility such as ramps
- Off-street vehicular loading and parking facilities
- Lighting
- Walls, fences, hedges, trees, shrubs or other landscaping
- Facilities for garbage storage
- Easements conveyed to the municipality
- Maintenance requirements and agreements

Further discussions on future programming on the subject site, while included in the motion, goes beyond the Planning Act authority. The Salvation Army has indicated their willingness to continue consultations with the community, stakeholders, and members of the advisory committee through the construction period and as operational programming decisions progress. However, there remains a general discordance of expectations from members of the advisory committee on items

they feel should be included in site plan approval when there is no authority under the Planning Act to do so.

Next Steps

It is the position of staff that the intent of Motion 61/7 has been fulfilled and that the Salvation Army Advisory Committee has completed its function. Again, consultation on programming may continue well past the formal site plan approval process and will likely evolve as the project evolves, service models change and as the needs in the community progress.

The report on the final Site Plan will be considered by the Planning Committee in May.

Please contact Charmaine Forgie at Charmaine.Forgie@ottawa.ca if you have any questions or would like additional information.

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