

MINUTES

PLANNING AND ENVIRONMENT COMMITTEE

REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

CHAMPLAIN ROOM

11 APRIL 2000

3:00 P.M.

PRESENT:

Chair: G. Hunter

Members: M. Bellemare, B. Hill, P. Hume, A. Munter, W. Stewart and R. van den Ham

REGRETS: D. Beamish and J. Legendre

CONFIRMATION OF MINUTES

**That the Planning and Environment Committee confirm the Minutes of the Meeting of 28 March 2000.**

CARRIED

ENVIRONMENTAL SERVICES ITEM

1. PRESENTATION:  
INTERNATIONAL AWARD FOR ASSET MANAGEMENT  
- Director, Engineering Division, Environment and  
Transportation Department report dated 15 Mar 2000

Mike Sheflin, Commissioner, Environment and Transportation Department, introduced Jim Miller, Director, Engineering Division and Fattah Hashem-Zadeh, Asset Management Project Manager. Mr. Sheflin advised that Dr. Hashem-Zadeh, on behalf of the Region would be receiving at Council the next day, an international award from Asset Management Quarterly (AMQ) International. This award is for a paper Dr. Hashem-Zadeh wrote based on the way in which Council has proceeded with its watermain asset management.

- Notes:
1. Underlining indicates a new or amended recommendation approved by Committee.
  2. Reports requiring Council consideration will be presented to Council on 26 April in Planning and Environment Committee Report Number 55.

Mr. Miller and Dr. Hashem-Zadeh then provided an overview of the asset management program and details of the award from AMQ International. A copy of Mr. Miller's and Dr. Hashem-Zadeh's presentation, together with a copy of the AMQ International publication containing the executive summary of the Region's submission, are held on file with the Regional Clerk.

In concluding his presentation, Mr. Miller noted that Dr. Hashem-Zadeh's submission on behalf of the Region, had earned the GHD Asset Management Excellence Award. He advised that the editor of AMQ International, Dr. Penny Burns from Australia, would be at Council the next day to formally present the Award to Dr. Hashem-Zadeh on behalf of the Region.

Committee Chair Hunter stated this was a very prestigious and well deserved award. He noted normally such things are taken for granted when dealing with watermains, sewers and roads: one can either do nothing and wait for the break and be reactive or take a planned approach to keeping assets in optimal condition. This is not a new program, it is one of the many things that Regional staff have been doing and doing well behind the scenes. He said that this program is being recognized worldwide, is a tribute to the entire Environment and Transportation Department. On behalf of the Committee, Chair Hunter thanked Dr. Hashem-Zadeh for making the submission.

Mr. Sheflin stated that in order to have a progressive organization, you must have a progressive Council and staff would not be able to do this without the support and desire of Council to achieve these types of goals.

**That the Planning and Environment Committee receive this report for information.**

RECEIVED

PLANNING ITEMS

2. OSGOODE OFFICIAL PLAN - DEFERRALS 12 AND 13  
- Planning and Development Approvals Commissioner's report  
dated 15 Mar 2000

**That the Planning and Environment Committee recommend that Council lift Deferral Nos. 12 and 13 to the Township of Osgoode Official Plan, and approve the designations as described on the Approval Page attached as Annex I.**

CARRIED

3. CANADA LANDS COMPANY LTD.  
PROPOSED SUBDIVISION - 363 SMYTH ROAD, OTTAWA  
- Planning and Development Approvals Commissioner's report  
dated 24 Mar 2000

Nigel Brereton, Senior Project Manager, Development Approvals - District 2, Development Approvals Division, Planning and Development Approvals Department, provided the Committee with a brief overview of the staff report.

Mr. Brereton drew the Committee's attention to condition 3 on page 17 of the staff report which spoke to there being no more than 25 units per residential block. He indicated this condition was included in error and should be removed. He explained this was a fairly standard condition included in many subdivisions. The reasoning behind it is that in searching an abstract in the Land Titles Office, the fewer number of units per block, the easier it is to search that abstract. The difficulty this condition would present for the developer in this case, is that if lot lines were to be put down the middle of the blocks, under the City of Ottawa Zoning by-law this would immediately trigger requirements for setbacks of houses from the "artificial lot line" and would mean that the blocks could not be developed in the fashion proposed. Mr. Brereton indicated in this instance the maximum number of units in these blocks will be about 40 and the Land Registrar has concurred that this condition could be deleted in this instance.

Mr. Brereton asked that the Committee concur that this condition be removed and the subsequent conditions be renumbered. Chair Hunter confirmed this was acceptable.

Councillor Hume sought assurance that the block of land containing the burr oak tree, was protected. Mr. Brereton confirmed this block of land is protected through a City of Ottawa condition and will be conveyed to the City.

Councillor Hume noted there were two concerns that the community has raised. The first had to do with helicopter noise, which the Councillor noted is outside the jurisdiction of the Region to deal with. The other concern had to do with the through movement from the entrance to the subdivision to Fairbanks as he said, it becomes an offset intersection. The Councillor asked if there would be a problem in reviewing this intersection to ensure the movement is safe so that any mitigation measures that are required can be put in before the intersection is designed and put in place. Mr. Brereton stated this was perfectly appropriate and would be done with public consultation. Councillor Hume indicated he would be putting forward a motion asking that staff and the developer review this intersection to ensure its design takes into account any safety measures required.

The Committee then heard from the following delegations.

Lois K. Smith, advised she had a couple of points to raise. The first was a question of whether the traffic lights that go in, will be equipped with audible push-button signal for the visually impaired. Miss Smith felt this was a concern as the proposed development includes a seniors' residence. Her next point had to do with pedestrians and the grade of the sidewalks. She explained the danger of having slopes on sidewalks and felt the conditions should require that the sidewalks be almost level throughout and that slopes be very gentle when they have to be there.

Miss Smith then went on to point out a number of editing errors in the staff report. For example she noted in condition 33 (page 30 of the Agenda), there is a reference to condition 18 b). She pointed out there is no condition 18 b) and condition 18 speaks to an entirely different topic. As well, condition 23 a) (on page 27), refers to condition 23 and she felt the correct reference should have been condition 22.

Miss Smith indicated she had found a number of other such errors, however, Committee Chair Hunter suggested she meet directly with Mr. Brereton to address these. The Chair then asked Mike Sheflin, Commissioner, Environment and Transportation Department to respond to Miss Smith's questions concerning the audible traffic signal and the slope of the sidewalks.

Mr. Sheflin replied previously the visually impaired community wanted audible signals only in areas where training was being carried out. They have since changed their position in this regard and are in favour of having audible signals everywhere. He said he was almost positive this intersection would have an activated signal and it would be an audible signal. Mr. Sheflin also commented that because of the road alterations required, this issue would be the subject of a public hearing.

With respect to the issue of slope on the sidewalks, Mr. Sheflin advised that with a curb faced sidewalk there will always be a slope. If there is a boulevard, then the slope is not necessary. At the Chair's request, Ron Jack, Delcan, advised that in this instance the sidewalks would be curb faced.

Paul Kelly advised he was a resident of 310 Smyth Road and had lived there for 25 years. Mr. Kelly observed that Smyth Road had decayed over the last few years, as it is a truck route that generates a lot of traffic and noise. He said the vacated veterans land was also in a state of decay and the community is very enthused about this project with a bit of open space and a much cleaner streetscape.

Mr. Kelly went on to speak of the community safety zone designation and noted it is not working. He said people are not driving 50 kph on Smyth Road. The speaker advised he had carried out some sound measurements and from 25 feet in the noise level is approximately 70 decibels from a car, and even more for trucks, vans, buses and motorcycles. He requested that during the construction period the speed limit be lowered to 40 kph and enforced. Mr. Kelly commented on the number of children, pedestrians and cyclists in the area, as well there are a number of people attending rehab at the hospital, travelling in wheelchairs. He said if the reduced speed limit works, it should remain at 40 kph and not be put back to normal. On the issue of the erection of sound barriers on the proposed development, Mr. Kelly stated he had lived with the noise for 25 years and suggested that sound barriers be provided for the residents on the south side of Smyth Road who want them.

Committee Chair Hunter noted the Planning and Environment Committee could not deal with the issue of a reduced speed limit but suggested Mr. Kelly's Councillor, Peter Hume, could bring the issue to the Transportation Committee.

Ted Fobert, Fotenn Consultants, representing Canada Lands Co. stated he was pleased this matter was moving forward. He noted at the public meeting held at the City, there were approximately 250 people in attendance. There were 17 or 18 identified issues and they had resolved all of these. He said he felt there was a very satisfied and positive feeling in the community for this development. He urged the Committee to support this item.

The Committee then considered the motion put forward by Councillor Hume.

Moved by P. Hume

**That Transportation staff and the developer review the intersection of Smyth/Fairbanks/Subdivision entrance to ensure that the through movement to/from Fairbanks and to/from the entrance to the proposed subdivision is a safe movement and that the results of the review are incorporated into the final intersection if required.**

CARRIED

The Committee then considered the staff recommendation as amended.

**That the Planning and Environment Committee recommend that Council give draft approval to the proposed subdivision at 363 Smyth Road, Ottawa (06T-99002), subject to the conditions attached as Annex I as amended by the following:**

**That Transportation staff and the developer review the intersection of the Smyth/Fairbanks/Subdivision entrance to ensure that the through movement to/from Fairbanks and to/from the entrance to the proposed subdivision is a safe movement and that the results of the review are incorporated into the final intersection if required.**

CARRIED as amended

4. SUMMARY OF ASSIGNED FUNCTIONS:  
OFFICIAL PLAN AMENDMENTS, SUBDIVISIONS,  
CONDOMINIUMS, PART LOT CONTROL BY-LAWS,  
ZONING BY-LAWS, SITE PLANS AND SEVERANCES,  
AND APPEALS OF FOUR ZONING BY-LAWS  
AND ONE COMMITTEE OF ADJUSTMENT DECISION  
- Planning and Development Approvals Commissioner's report  
dated 28 Mar 2000

Councillor Hill indicated that she had a motion to defer the portion of this report dealing with the Regional staff appeal of Township of Goulbourn Comprehensive Zoning By-law 40-99 (Annex VII). She indicated she had only learned of this matter the previous Friday and wanted the opportunity to meet with staff. The Councillor was therefore asking that it be deferred to the next meeting of the Planning and Environment Committee.

Moved by B. Hill

**That Annex VII of the Summary of Assigned Functions, OMB Appeal Summary Report Re: Comprehensive Zoning By-law #40-99, Township of Goulbourn, be deferred to the Planning and Environment Committee meeting of 25 April, 2000.**

CARRIED

The Committee then considered the staff recommendation as amended.

**That the Planning and Environment Committee and Council receive this report for information purposes and confirm the Planning and Development Approvals Department's appeal of three zoning bylaws (Annex V, & VIII) and one Committee of Adjustment decision (Annex VI), and that Annex VII of the**

**Summary of Assigned Functions, OMB Appeal Summary Report Re: Comprehensive Zoning By-law #40-99, Township of Goulbourn, be deferred to the Planning and Environment Committee meeting of 25 April, 2000.**

CARRIED

**CONFIDENTIAL AGENDA**

1. **PROPOSED SETTLEMENT FOR AMENDMENTS 45, 46 AND 51 TO THE OFFICIAL PLAN OF THE CITY OF KANATA AND PARTIAL SETTLEMENT OF THE REGIONAL OFFICIAL PLAN RETAIL POLICIES IN KANATA**  
- Planning & Development Approvals Commissioner's and Acting Regional Solicitor's joint report dated 06 April 2000

The Committee waived discussion on the confidential report and approved the staff recommendation without an In Camera session.

**That the Planning and Environment Committee recommend that Council approve the staff recommendation set out in the report.**

CARRIED

Moved by W. Stewart

**That Council be requested to waive the rules of procedure to consider this item at its meeting of 12 April 2000.**

CARRIED

**OTHER BUSINESS**

On the issue of solid waste recycling, Committee Chair Hunter advised he would be visiting the two plants the Region uses for recycling facilities on Friday, 14 April 2000. He extended an invitation to members of the Committee to join him and asked that they contact him if they were interested.

Planning and Environment Committee Minutes 8  
11 April 2000

ADJOURNMENT

The meeting adjourned at 3:55 p.m.

Original signed by Dawn Whelan  
COMMITTEE COORDINATOR

Original signed by Gord Hunter  
COMMITTEE CHAIR