

MINUTES

REGULAR COUNCIL MEETING

CITY OF KANATA

TUESDAY, SEPTEMBER 19, 2000

7:00 p.m. Council Chambers

PRESENT

M. Nicholds	Mayor
S.E. McKee	Councillor
R. Rutkowski	Councillor
P. Cripps	Councillor
L. Mitchell	Councillor

STAFF

J. Robison	City Manager
R. Ottenhof	Deputy City Manager/City Treasurer
D. Krajaefski	Director of Planning & Development
G. Kemp	Director, Protective Services/Fire Chief
R. Baker	Director of Community and Recreation
R. Mackay	Manager, Economic Development
G. Kargus	Manager, Construction Services
W. Morris	Planner, Planning and Development
M. Boughton	Planner, Planning and Development
L. Lindsay	Planner, Planning and Development
R. MacInnis	Planner, Planning and Development
J. Miskelly	Traffic Co-ordinator, Public Works
T. Dunlop	Engineering Technician, Public Works
L. Donaldson	Acting City Clerk
P. Hall	Acting Administrative Officer

The meeting was called to order at 7:00 p.m.

- PRAYER

Mayor Nicholds opened the meeting with a prayer.

The following was proposed to change to agenda order of the meeting.

294. MOVED by S. McKee and SECONDED by R. Rutkowski

THAT Item H.3 on the Regular Report Agenda become Item H.1; and Item I.2 on the Consent Agenda become Item H.4 on the Regular Report Agenda

CARRIED

- DECLARATIONS OF INTEREST

Mayor Nicholds declared an interest in Regular Report #181-09-00 due to a financial interest. Councillor Rutkowski declared an interest in Regular Report #180-09-00 due to an employment interest.

A. QUESTION PERIOD - 5 MINUTES

Mr. Peter McNichol, President of Katimavik-Hazeldean Community Association made a statement about tonight's agenda not being available on the City of Kanata website. He was assured by the City Manager that this situation was being addressed with staff.

B. CONFIRMATION OF MINUTES

295. MOVED by P. Cripps and SECONDED by L. Mitchell

THAT the minutes of the Regular Council meeting of September 5, 2000, be adopted.

CARRIED

C. RATIFICATION OF DECISIONS

296. MOVED by L. Mitchell and SECONDED by R. Rutkowski

THAT the decision taken in the Committee of the Whole meeting of September 5, 2000 on Item I.2 be deferred until after the Deputation by Murray Chown tonight

CARRIED

297. MOVED by P. Cripps and SECONDED by L. Mitchell

THAT the decisions taken in the Committee of the Whole meeting of September 5, 2000, except for Item I.2, be adopted

CARRIED

D. PRESENTATIONS/DEPUTATIONS

1. West Carleton Estates - R.O.P.A. #15 - Murray Chown, Novatech Engineering Consultants Ltd.

Mr. Murray Chown, Planning Consultant, Novatech Engineering thanked Council for this opportunity to speak to them. He referred to the materials given to Council before the meeting and stated that there was a report at the last Council meeting on September 5th dealing with Official Plan Amendment #15 relating to a parcel of land in the Township of West Carleton. He stated that as he was unable to attend that meeting on September 5 and was unaware staff would be reviewing this, he was here tonight to ask Council to consider a motion to reconsider bringing back this report to another meeting for further discussion. Mr. Chown then went on to highlight the issues he wished to bring to Council's attention and he also gave some background on the history of this application. He stated that the Region was originally scheduled to make a decision on this on September 12th, however, he added that this item has been deferred until October 10th. He stated that as the Regional Planning and Environment Committee has not yet dealt with this item, he requested that Council waive the rules of procedure and adopt a motion to reconsider this report at the next Regular Council meeting on October 3rd.

298. MOVED by L. Mitchell and SECONDED by R. Rutkowski

THAT the decision of Council on Item I.2, Report #177-09-00, on the Consent Agenda of September 5, 2000, be reconsidered and brought

forward for discussion at the next Regular Council Meeting of October 3, 2000

CARRIED
(On the following Recorded Vote)

RECORDED VOTE

<u>NAME OF MEMBER OF COUNCIL</u>	<u>YEAS</u>	<u>NAYS</u>
Councillor McKee	X	
Councillor Rutkowski	X	
Councillor Cripps	X	
Councillor Mitchell	X	
Mayor Nicholds		X

CARRIED 4 TO 1

E. PUBLIC MEETINGS

1. PUBLIC MEETING, Application for Subdivision Approval; Minto Land Development Corporation; Morgan’s Grant, Block 223 RP 4M-744 Flamborough Way at Terry Fox Drive, South March Community (Report #173-09-00)

Mr. Wayne Morris noted that if a person or public body that files an appeal of a decision of the Regional Municipality of Ottawa-Carleton in respect of the proposed plan of subdivision does not make oral submissions at this public meeting or make written submissions to the Regional Municipality of Ottawa Carleton before the proposed plan of subdivision is approved or refused, the Ontario Municipal Board may dismiss the appeal.

Mr. Morris stated notice of this public meeting was advertised in the September 1st edition of the Kanata Kourier Standard. He added that early in summer of this year Minto Development Corporation submitted a plan of resubdivision for a parcel of land in the South March Community. He then went on to describe and illustrate the subject lands on the overhead, as well as explaining how these lands would be affected by the proposed subdivision application. Mr. Morris stated that this is a fairly straight forward subdivision with typical conditions, however, he pointed out two conditions of note that staff are requesting from Minto, which are to build a concrete sidewalk along the front of Flamborough Way from Ipswich to Terry Fox, and the other relates to Minto constructing a noise barrier on lands that abut Terry Fox Drive. He spoke about a site plan application currently being reviewed by staff and demonstrated the area where the new streets would be developed under this plan of subdivision. He stated that the subject application has been reviewed internally by staff and no issues have been raised other than the conditions contained in the report.

Mayor Nicholds declared this public meeting OPEN.

Mary Jarvis, Planner, Minto Developments, stated that they support staff’s recommendations, except for 1 condition, which applies to Condition 15 regarding snow storage within the boulevard and the 50% rule in a 2.9m driveway width. She stated that they have been working with staff since May to finalize the site plan to the stage where it conforms to all the requirements of the zoning and the subdivision conditions. She stated that they have tapered the driveways within the public boulevard, reduced the amount of asphalt, to get all driveways to the requirements, however, 2 units do not comply. She requested Council to consider an exemption

for these two units, or Minto would have to drop these two units and she added that if the exemption is granted, there would still be a significant amount of control that can be exercised by the City and staff on future owners as well as Minto through the site plan agreement.

There being no further comments from the public, Mayor Nicholds declared the Public Meeting CLOSED.

2. PUBLIC MEETING, Application for Subdivision Approval by the Corporation of the City of Kanata; "Main Street" and Central Business District Lands, Kanata Town Centre, North of Highway 417 (Report #184-09-00)

Mr. Michael Boughton stated that this was a public meeting as required under the Planning Act and that notice of this Public Meeting was published in the Kanata Kourier Standard on September 1, 2000. He added that this public meeting was to provide the public with the opportunity to comment either in support or opposition of the proposed plan of subdivision and was being held on behalf of the Regional Municipality of Ottawa Carleton and Mr. Mike Boucher, Planner from RMOC was in the audience tonight to observe the proceedings and to listen to any comments from the public.

Mr. M. Boughton noted that if a person or public body that files an appeal of a decision of the Regional Municipality of Ottawa-Carleton in respect of the proposed plan of subdivision does not make oral submissions at this public meeting or make written submissions to the Regional Municipality of Ottawa Carleton before the proposed plan of subdivision is approved or refused, the Ontario Municipal Board may dismiss the appeal.

Mr. Boughton stated that the City received a request from the Region in August of this year to provide them with comments on an application submitted by the City of Kanata, as the landowner, for a plan of subdivision within the heart of the Town Centre, north of the Queensway. He went on to describe the area affected and illustrate the subject lands on the overhead slide. He stated that this plan of subdivision would give the owner or applicant the right to do four things, which he went on to describe. He spoke about the potential for these lands, being the heart of the Town Centre and the focus of our civic presence which combines different uses that will satisfy the needs of a City with a population of 100,000 and also the western community. He then went on to describe what the uses for this land would be and what could potentially be built in this subdivision, including residential, office, retail, commercial and an urban park. Mr. Boughton stated that staff have reviewed this application on many issues, which included conformity with the Official Plan and the Zoning By-law, etc. and there was no significant issues. He added and described other issues, such as the concern about maintaining the urban streetscape and the public realm, which were reviewed by staff, and addressed or could be addressed easily through the conditions imposed on the applicant through the subdivision agreement. Mr. Boughton stated that this application was circulated to several local agencies for comment, city service groups, community associations, etc. and no significant concerns were received, and any concerns that were received have been addressed by staff already or are included in the conditions. He added that the Region has the responsibility to distribute to regional agencies or provincial ministries, which they are proceeding with. Mr. Boughton stated that one amendment was being proposed tonight, a copy of which was given to Council before the meeting, which is an

additional condition concerning the traffic circle, and staff are recommending it be added.

Mayor Nicholds declared the Public Meeting OPEN.

Mr. Peter McNichol, President of the Katimavik-Hazeldean Community Association stated that they were in support of this plan, however he had questions regarding ensuring the continuation of development of the Town Centre especially with the Kanata West Business Park coming on line, and also regarding cut through traffic in this area. He also made a comment about the possibility that "Main Street" may be a duplication of street names within the new City of Ottawa and, suggested a new street name could incorporate the word "Kanata". He also asked about whether there was protection in place for the area for City Hall.

Mayor Nicholds stated that Council and staff are currently involved in a Request for Proposal process for the development of the Town Centre lands and there will be a special Council meeting on Monday, September 25th at 7:00 p.m. to look at, discuss and make a decision on one of those proposals that has come forward on this.

Mr. Boughton stated that we have to understand this is our downtown and we would be encouraging pedestrian and vehicle traffic. He stated that Main Street would be a low speed road, with one lane each way, with wide sidewalks and on-street parking. He added that there would be no benefit for traffic to cut through this area unless they had business there. Mr. Boughton stated that in regards to protection of civic use, this was done through the conditions and with development of block 1, whatever the proposal, they must respect the civic presence lands and that land must be dedicated for that purpose.

Mr. Fred Boyd, President of the Beaverbrook Community Association stated that they support this proposal in general, however, he requested clarification on the number of blocks being considered in the subdivision plan. Mr. Boughton described and illustrated on the overhead how the blocks were laid out. Mr. Boyd also asked how the core park would be protected from the effects of construction. Mr. Boughton stated that they had had discussions about this with the landscape architect on staff and, under the worst case, the development proposals that come forward for block 1 may go right to the boundary of the core park, which would mean blasting would be involved, therefore, the intention is that the owner of block 1 would be required to plant new growth 25m deep into the Town Centre park immediately upon development of block 1 so that if any mature trees within the core park die in a 3 to 5 year period as a result of blasting, the undergrowth will grow and replace any dead trees. Mr. Mike Boucher, Regional Municipality of Ottawa Carleton, stated that the conditions that Council adopt tonight will be forwarded to the Region for approval and the Region will include the approved conditions from Kanata, all agencies, utilities, authorities, and these will be assumed by the new City of Ottawa.

There being no further comments from the public, Mayor Nicholds declared the Public Meeting CLOSED.

3. PUBLIC MEETING, Road Closing, Part of Scissons Road, being Part of the Road Allowance between Concessions 5 and 6 (R.F.) designated as Parts 1 to 10 on Plan 4R-15756 (Report #188-09-00)

Ms. Louise Sweet-Lindsay stated that this is a Public Meeting as required under the Municipal Act with respect to an application for a

road closure.

Mayor Nicholds declared the Public Meeting OPEN.

Ms. Sweet-Lindsay stated that the purpose of the meeting was to provide an opportunity for the public to make comments on this proposed road closing and that notice of the road closure appeared in the Kanata Courier Standard for four consecutive weeks and was also circulated to affected property owners and agencies. She described and illustrated, on display boards, that portion of the road being dealt with tonight, called Scissons Road, and went on to describe what was involved in the proposed closing. Ms. Sweet-Lindsay stated that Minto are currently completing the development of Phase 4 of the Emerald Meadows subdivision and as required by the subdivision condition they are required to incorporate the west half of the road allowance into their plan of subdivision. This was required as a condition of subdivision approval in the early 90's, because at the time the City of Kanata, the City of Nepean and the Region felt that the existing intersection of Scissons Road and Richmond Road was very dangerous and a new controlled intersection was to be built and now exists at Stonehaven Drive with lights. She went on to describe further details dealing with the closing of this road and she spoke about alternate access for the residents on Scissons Road. She added that two letters of objection were received on this report, one is attached to the report and the other was distributed to Council before the meeting.

Mayor Nicholds declared the Public Meeting OPEN.

Ms. Greta McNaughton, resident and author of a letter on this subject, stated that her children go to school in Nepean and that they want to stay in Nepean schools and she has two concerns, one being that her children may be forced to go to Kanata schools if the road closes and secondly, that the children will not be able to access the school buses because the buses will be forced to travel longer routes. She also asked if there was going to be a four way stop at Sawyer Way and Stonehaven to make it accessible to Stonehaven, otherwise she stated that there will be no benefit for them trying to get out onto the roads. Ms. Sweet-Lindsay stated that no four way stop was planned at this time, however, the Region has been made aware of the concerns about traffic trying to exit out onto Richmond Road and are currently reviewing that intersection. Ms. Sweet-Lindsay then demonstrated where the pedestrian pathway would be and stated that it would not be maintained in winter. Ms. Mary Jarvis, Planner, Minto Development Corporation, stated that they were in support of the road closing and were prepared to meet with staff and the community to address their concerns on the stop signs and/or the pathway.

George Hansel, resident at 57 Scissons Road, and author of the letter included with tonight's report stated that his letter was self explanatory, however, he had other concerns on this problem in regards to access for fire, emergency vehicles and heavy duty equipment to Scissons Road and the Concession Road. He suggested several options for dealing with Scissons Road and what he felt were the problems behind closing this road. Mr. Ted Bouwmeester, resident of Scissons Road, stated that he has lived there for 30 years and stated that the plan is not too bad, however, if the road has to be closed, he asked that it be left until construction in this area is complete.

There being no further comments from the public, Mayor Nicholds declared the Public Meeting CLOSED.

- **COMMITTEE OF THE WHOLE**

299. MOVED by P. Cripps and SECONDED by L. Mitchell

THAT Council move into Committee of the Whole to deal with Special Committees, Reports of Municipal Officers and Notices of Motion.

CARRIED

Committee of the Whole Chairperson - Councillor McKee

F. MATTERS TABLED/DEFERRED

F (J.) NOTICE OF MOTION

F.1 Councillor Lance Mitchell - Purple Loosestrife Weeds

MOVED by L. Mitchell

WHEREAS, Purple Loosestrife (*Lythrum salicaria*) is an aggressive perennial plant which since its accidental introduction to Canada in the 1800's has seen it invade primarily marshland areas; and

WHEREAS, Purple Loosestrife is harmful to the environment, by dominating and outcompeting native vegetation with the result that nutrient recycling and wildlife usage are seriously affected; and

WHEREAS, a single Purple Loosestrife plant can create up to 3 million seeds annually over the period July to September; and

WHEREAS, Purple Loosestrife in urban areas commonly takes hold in ditches and can block or disrupt water flows; and

WHEREAS, the City of Kanata does not have its own Noxious Weeds By-law but rather enforces the Provincial Weed Control Act which defines a number of noxious weeds, and

WHEREAS, Section 10(1) of the Weed Control Act allows a municipality to designate, by local by-law, any additional weeds which are not otherwise defined as noxious in the Act;

THEREFORE, be it resolved that City Council direct the City Manager to prepare a noxious weed by-law wherein Purple Loosestrife will be designed as the sole locally designated weed in addition to the weeds already defined in the Weed Control Act; and

Be it further resolved that the City of Kanata, on a priority basis, undertake a special Purple Loosestrife eradication program to specifically eliminate this weed from the following areas:

- a. all City parkland, open spaces and any other land owned by the City, and
- b. all urban (including Industrial park) ditches and road allowances which are the responsibility of the municipality to maintain; and

Be it further resolved that the City of Kanata make available to residents information on the preferred methods of eradicating Purple Loosestrife.

LOST
(On the following Recorded Vote)

RECORDED VOTE

<u>NAME OF MEMBER OF COUNCIL</u>	<u>YEAS</u>	<u>NAYS</u>
Councillor Rutkowski		X
Councillor Cripps		X
Mayor Nicholds		X
Councillor Mitchell	X	
Councillor McKee		X
		LOST 4 TO 1

F **(L.) MOTIONS FOR DIRECTION**

F.2 Correspondence dated August 04, 2000 from Prentis Clairmont, Director, Kanata Town Housing Co-operative Requesting Assistance and the Appointment of a Member to Their Board of Directors

MOVED by Mayor Nicholds

THAT correspondence dated August 04, 2000 from Prentis Clairmont, Director, Kanata Town Housing Co-operative requesting assistance and the appointment of a member to their Board of Directors, be dealt with In Camera

CARRIED

F.3 Correspondence dated August 23, 2000 from Terry Zanatta Requesting an Adjustment to his property

MOVED by Mayor Nicholds

THAT correspondence dated August 23, 2000 from Terry Zanatta requesting an adjustment to his property, be referred to Public Works

CARRIED

F.4 Correspondence dated August 25, 2000 from Carolyn Hill, President of Ottawa-Carleton Council Concerning a Harmonized No-Smoking By-law in Public Places for the New City of Ottawa

MOVED by R. Rutkowski

THAT correspondence dated August 25, 2000 from Carolyn Hill, President of Ottawa-Carleton Council concerning a Harmonized No-Smoking By-law in Public Places for the New City of Ottawa, be received and filed

CARRIED

G. SPECIAL COMMITTEES

REPORTS OF MUNICIPAL OFFICERS

H. REGULAR REPORT AGENDA**1. 187-09-00 School Guard Crossing - Pilot Program**

Mr. Jim Miskelly gave a presentation on this report and was available to answer questions.

Mr. Peter McNichol, President, Katimavik-Hazeldean Community Association stated that he was here to support this tonight and that the community are awaiting this to address their safety concerns. Ms. Cindy Hunt, Kanata resident and Senior Researcher, Institute for Child Health, stated that she was glad this is being seen as a priority. She went on to provide Council with statistics on children's injuries as related to vehicles and traffic. She mentioned a report she has just finished with Health Canada on this issue. She went on to explain how this was a community mobilizing effort to improve child safety, to improve air quality and to improve fitness. She stated that seniors are already helping children to cross paths, and this program should be part of a strategy to make Kanata a more walkable community and the crossing guards are a first step.

Ms. Suzanne Edwards of the Jackson Court community in Beaverbrook stated that she lives across from both George Vanier and W. Erskine Johnson Schools, and that she is a mother and a home day care provider who escorts younger aged elementary school children four times a day in this community and, as such, expressed her concerns with regards to parents dropping off and picking up children before and after school. She expressed her concern regarding enforcement of issues such as vehicles parking in "no parking" zones, vehicles making u-turns and vehicles parking on sidewalks and stated that more enforcement was required for these issues. Ms. Vicky Cauhie, Kanata resident; Ms. Beverly Graham, Chair of the School Council at W. Erskine Johnson; Ms. Catherine Young-Davies, Chair of the School Council at Glen Cairn Public School, Ms. Gladys Witt, Kanata resident; Ms. Phillipa Wilson, Kanata resident; and Ms. Cathy Corkery, Chair of the School Council at Castlefrank Elementary School all expressed their most enthusiastic support for this program. Mr. Fred Boyd, Beaverbrook Community Association stated that this topic has come up at their meetings quite frequently and had questions about the criteria for choosing the 6 locations for this pilot program which Mr. Miskelly responded to.

MOVED by Mayor Nicholds

THAT City of Kanata Council approve the Adult Crossing Guard - Pilot Program as outlined in the Traffic Safety Committee's Report - Adult School Crossing Guard Proposal to the City of Kanata, dated July 13, 2000; (Attachment "B") and

THAT funding of \$25,000.00 for the Adult Crossing Guard - Pilot Program, be secured from the following sources:

- 2000 Ancillary Roadway Items - \$11,000.00
- 1999 Ancillary Roadway Items - \$14,000.00; and

THAT the City of Kanata, Traffic Safety Committee secure the services of Ensign Security (sole source supplier in the region) for the administration and operation of the Adult Crossing Guard - Pilot Program for a term of four (4) months; and

THAT the City of Kanata, Traffic Safety Committee report to Council, or applicable governing body, at the term of the Adult Crossing Guard - Pilot Program

CARRIED

- 2. 184-09-00 Public Meeting, Application for Subdivision Approval by the Corporation of the City of Kanata; "Main Street" and Central Business District Lands, Kanata Town Centre, North of Highway 417

A public meeting on this report was held earlier in the meeting. Mr. Boughton and Mr. Mackay were available to answer questions on this report.

Councillor Cripps asked for clarification of Conditions #24B and 25. Mr. Boughton stated that Condition 25 was to make Condition 24B more explicit and was added at the request of the applicant. Councillor Mitchell asked about the rationale for concrete sidewalks. Mr. Troy Dunlop responded that the requirement for concrete sidewalks marries up with the Town Centre guidelines. Councillor Mitchell then asked about the rationale for the traffic circle at the intersection of Main St. with Street "A" and how pedestrians will move around it. Mr. Boughton stated that the traffic circle was within the road allowance with the design of the street and those issues will be discussed at the time of design and added that they are looking for traffic calming measures in that area. Mr. Mackay stated that it was the intent to slow traffic down in this area, with on street parking and a traffic circle which would encourage that and it could accommodate safe pedestrian traffic. Councillor Mitchell asked about Condition 33 if a traffic circle were not part of the design, if this condition would be violated. Mr. Boughton stated that if it is shown that a traffic circle is not part of the plan, both parties would look at the options. He added that there is flexibility to negotiate and that the two parties would have to come to an agreement. Councillor Mitchell asked for an explanation of the term "cash in lieu" contained in Condition 43 which Mr. Boughton provided to him. Councillor Mitchell then asked about Condition 44 concerning civic presence in that area and asked Mr. Boughton to explain which Mr. Boughton did.

The following amendment was proposed by Councillor Mitchell.

MOVED by L. Mitchell

THAT the reference to Traffic Circle be removed from Condition 33.

LOST
(On the following Recorded Vote)

RECORDED VOTE

<u>NAME OF MEMBER OF COUNCIL</u>	<u>YEAS</u>	<u>NAYS</u>
Councillor Rutkowski	X	
Councillor Cripps		X
Mayor Nicholds		X
Councillor Mitchell	X	
Councillor McKee		X

LOST 3 TO 2

MOVED by P. Cripps

- A. THAT the application for subdivision approval filed with the Regional Municipality of Ottawa-Carleton by the Corporation of the City of Kanata, Provincial File No. 06T-00014, for the creation of six blocks of land and four municipal roads, comprising an area of 11.64 hectares within the Kanata Town Centre north of Highway 417, legally described as Parts of Lots 2 and 3, Concessions 2 and 3 (March), be approved subject to the following conditions:
1. That the Owner acknowledges and agrees to enter into a Subdivision Agreement(s) for any lands within the Draft Plan of Subdivision, and agrees in writing to satisfy all financial and legal requirements, including the provision of roads, the installation of services, to the satisfaction of the City. Such Agreement(s) shall be binding on the Owner's successors and assigns.
 2. That the Owner agrees that its obligation to construct or install the Works as required by the Subdivision Agreement shall not be assigned to any party who purchases land on which a residence has been constructed.
 3. That the Owner agrees to promptly notify the City Clerk in writing prior to any of the Works required by the Subdivision Agreement being assigned to other parties. The Owner shall enter into an agreement with the City to transfer the obligations of the Subdivision Agreement to any successor or assign.
 4. That the Owner shall comply with all City by-laws, as amended from time to time, in the performance of any Work and shall pay to the City all fees required pursuant to the provisions of the said by-laws and shall furnish such security or insurance as may be specified therein.
 5. That the Owner shall employ Professional Engineers and Landscape Architects, acceptable to the City, to design and supervise the construction of the Subdivision Works in accordance with the City Specifications. No departure from the City Specifications shall be permitted without the written consent of the City. "As built" drawings of the Subdivision Works shall be provided to the satisfaction of the City.
 6. That the Owner agrees to convey, at no cost to the City, all easements, reserves, and open space and parkland blocks that are required at the discretion, and to the satisfaction of, the City.
 7. That the Owner shall grant to Kanata Hydro-Electric Commission, Bell Canada, Ontario Hydro, Rogers Cable T.V., Consumers Gas, or other such utilities, all service easements as are reasonably required for the purpose of furnishing services to the Subdivision, and that the Owner shall enter into installation and maintenance agreements with the said utilities. Such easements and agreements shall be registered on title immediately following the registration of the Plan of Subdivision.
 8. That the Owner agrees to co-ordinate the phasing of construction of services, including sanitary and storm sewers, water supply, access roads, electrical and telephone facilities, with the development of adjacent lands to the satisfaction of the City of Kanata.
 9. That the Owner agrees to provide, at the sole discretion and satisfaction of the City Engineer, access for emergency vehicles at all times by way of two (2) separate and distinct accesses to the Subdivision. One such access may be temporary in construction.

10. That the Owner agrees that no combustible framing of any building shall commence until such time as the first layer of asphalt has been installed on the public streets. Should building commence at a time when asphalt plants are not operational, the minimum public street access permitted shall be the installation of the full depth of Granular "B" material covered with a minimum of 100mm of Granular "A" material.
11. That the Owner agrees that street name signs shall be installed prior to combustible framing (legible temporary signage is acceptable) to the satisfaction of the Fire Chief.
12. That the Owner shall not apply for, nor shall anyone claiming title from the Owner apply for, and the City shall not be bound to issue, any building permit to construct residential buildings or other structures on any lot or block in the Subdivision until the following requirements have been fulfilled:
 - a) the Plan of Subdivision and Subdivision Agreement have been registered;
 - b) the Development Charges and any other fees or charges required by the Subdivision Agreement for the building or structure have been paid in accordance with the Subdivision Agreement or respective by-law;
 - c) access for fire fighting equipment has been provided to each building by means of a public street access with approved street name signage, or an approved private roadway, to the satisfaction of the City Engineer and Fire Chief;
 - d) the access route has been surfaced with concrete, asphalt, or an approved granular base capable of permitting accessibility under all climatic conditions, to the satisfaction of the City, has a clear width of 6.0 metres at all times, and is continuously maintained for immediate use by Fire Department vehicles or any other vehicles in the event of an emergency;
 - e) triple outlet fire hydrants have been installed to the satisfaction of the RMOC and are operational to the satisfaction of the City Fire Chief;
 - f) a site plan and streetscape plan for the cluster of lots of which the lot forms a part have been submitted and approved by the City;
 - g) the City has approved a site plan, a grading plan, and a design plan for the proposed building or structure; and
 - h) the City Engineer is satisfied that any Works required to be completed prior to occupancy of a dwelling unit have progressed to a point where they can reasonably be expected to be completed prior to occupancy of the proposed dwelling unit.
13. That the Owner shall post security in the amount of \$4,000 which the City of Kanata's Engineer may, upon having given four hours written notice, draw upon to undertake:

- a) the cleaning of all streets in the area of the development should the Owner fail to take adequate precautions to prevent debris from the development from fouling said streets; and
 - b) the cleaning of the development/removal of temporary signs which, at the sole discretion of the City of Kanata's Chief Building Official, are deemed to be no longer required.
14. That the Owner agrees to design and construct, at no cost to the City of Kanata, all new streets to the Transportation Association of Canada standards. The design of the traffic circle within Main Street shall be carried out to the satisfaction of the City Engineer.
 15. That all proposed road allowances included in this Plan of Subdivision shall be dedicated to the City of Kanata as public highways.
 16. That all streets shall be named to the satisfaction of the City of Kanata and the Regional Planning and Development Approvals Department.
 17. That the Owner agrees to design all daylight triangles to incorporate the City of Kanata's and the RMOC's minimum intersection radii requirements to allow for a boulevard width sufficient to accommodate utilities and traffic sight lines.
 18. That the Owner shall construct temporary turning facilities as may be required on any street due to the phasing of construction and development for emergency and City service vehicles, and that the Owner shall provide any easements as may be required.
 19. That the Owner agrees, via the City of Kanata subdivision agreement, to restore existing adjacent streets, curbs and other services which may be disturbed during the development of the Plan of Subdivision.
 20. That any dead ends or open sides of road allowances included in or created by this Plan of Subdivision shall be terminated in 0.3m reserves to be conveyed to the City of Kanata, and that such reserves shall be held until required for the future construction of such road allowances, or the future development of the adjacent lands.
 21. That the Owner agrees to pay all costs associated with the lifting of 0.3m reserves by the City of Kanata.
 22. That the Owner acknowledges and agrees to provide full street lighting to the satisfaction of the City of Kanata's Engineer.
 23. That the Owner acknowledges and agrees that the City reserves the right to restrict building on certain lots and/or blocks until such time as road connections are such that snow removal and garbage collection operations can be undertaken to the satisfaction of the City.
 24. That all proposed road rights-of-way shall have a minimum perpendicular width as follows:
 - a) Main Street (Campeau Drive to Castlefrank Road) - 20.0 metres;
 - b) Street "A" (Main Street to east subdivision limits) - 22.5 metres;

- c) Street "C" (Castlefrank Road to Street "B") - 26.0 metres;
 - d) Street "C" (Street "B" to Street "A") - 20.0 metres; and
 - e) Street "B" (Street "C" to east subdivision limits) - 24.0 metres.
25. That the Owner shall modify the Draft Plan of Subdivision such that the perpendicular width of Street "A", envisioned as being the "cross-town esplanade", be increased to 22.5 metres in accordance with the *Kanata Town Centre Street Guidelines and Standards*.
26. That the Owner shall retain a certified soils consulting/geotechnical firm, authorized to practice in the Province of Ontario, to determine the overall pavement structure (asphalt pavements with untreated aggregate base and sub-base) required for the streets within the subdivision. In determining the pavement structure, the Consultant shall take into account such factors as design wheel load, ultimate traffic volume, depth of granular material proposed and the strength of the subgrade. In addition, the Consultant shall utilize bore holes or test pits to determine the existing soils conditions. The minimum pavement structure set out in the City of Kanata's Standard Engineering Drawings shall also apply to this design. All pavement structure designs shall utilize the latest Ministry of Transportation of Ontario methodology.
27. That the Owner acknowledges and agrees to complete transportation/traffic impact studies addressing the roadway and traffic control requirements to service each phase of development on the subject lands. These studies shall address by phase, the initial City and future Regional road requirements related to traffic generation and intersection traffic controls. Such studies shall be completed prior to the registration of each phase to demonstrate how the traffic generated by the development is to be best managed. The methodological and analytical principles employed in these reports shall be to the satisfaction of the RMOC and the City of Kanata.
28. That the Owner acknowledges and agrees to pay its proportionate share of the cost, as set out in the City's Development Cost Charges By-law, of the installation of any traffic signals that may be required either internal to the subdivision, or at proposed road intersection points with Castlefrank Road and Campeau Drive. The Owner further agrees to deposit with the City securities in the amount of one hundred percent (100%) of the estimated cost of his proportionate share of the said Works.
29. That the Owner acknowledges and agrees that Block 6 has been established for the sole purpose of a future road right-of-way to be dedicated at no cost to the City at a future date upon written notification from the City. The Owner further agrees to enter into a cost sharing agreement with the adjacent landowner to the east for the construction of all associated road, sewer, drainage, waterworks and utilities within the future 20 metre road allowance.
30. That the Owner acknowledges and agrees that any future development proposed and built on Block 1 shall incorporate a continuous and unencumbered public pedestrian linkage, accessible during all hours of the day, from Main Street (at the intersection with Street "A") to the adjacent Town Centre Core Park. The design of such linkage shall be to the satisfaction of the Director of Planning and Development Services. The Owner further agrees to convey at no cost to the City the necessary right-

of-way easement over Block 1 for such pedestrian access purposes.

31. That the Owner agrees to install concrete sidewalks on both sides of all public roadways within the subdivision. The location and design of such sidewalks shall be in accordance with the report entitled *Kanata Town Centre Street Guidelines and Standards* prepared by Cumming Cockburn Limited and Corush Sunderland Wright Ltd.
32. That the Owner shall submit to the City of Kanata for approval a Park Development Plan, prepared by a landscape architect in good standing with the Ontario Association of Landscape Architects, of the urban park proposed for Block 5 of the Draft Plan of Subdivision. The Owner shall prepare and submit such plan upon the submission to the City of a development proposal for Block 3 of the Draft Plan.
33. Prior to the issuance of any building permit with the subject lands, the owner shall submit to the City of Kanata for approval a Streetscape Plan and a Street Furnishings Plan prepared by a landscape architect in good standing with the Ontario Association of Landscape Architects. The Streetscape Plan shall include such elements as planting, paving treatments and public art, and shall also include a proposed design treatment for the traffic circle situated at the intersection of Main Street with Street "A". Such plans and design treatments shall be consistent with the principles and guidelines contained within the report entitled *Kanata Town Centre Street Guidelines and Standards*, prepared by Cumming Cockburn Limited and Corush Sunderland Wright Ltd.
34. That the Owner shall be responsible for the following works related to the construction of the urban park identified as Block 5 on the proposed Draft Plan:
 - a) the preparation of a park design plan acceptable to the City;
 - b) the preparation and submission of working drawings for the park for approval by the City; and
 - c) the construction of the park, in accordance with the approved working drawings, including site drainage, curbs, edges and walls as required by the design, surface pavement, surface grading, and grass surface treatment where and as required.

The City shall be responsible for the provision of plant material, site furnishings, and other elements or site embellishments as deemed appropriate.
35. That the Owner acknowledges that in the near future, the City will be investigating the establishment of a policy respecting the provision of art in public and semi-public places within the Town Centre, which may result in either the requirement by land owners to supply art on site, or a cash assessment to an upset limit of \$100,000 for the acquisition of art.
36. That the Owner acknowledges and agrees to make every reasonable effort to preserve vegetation and natural features located on or immediately adjacent to the lands included in this Draft Plan, and not to clear any trees or natural features from any blocks until an Existing Conditions and Preservation Plan has been submitted by the Owner and approved by the City of Kanata. Such

plan shall be submitted prior to the City of Kanata's review of the Block Grading Plans.

37. That the Owner shall prepare and submit to the City for approval an Existing Conditions and Preservation Plan that shall include the following information:
 - a) an inventory of sizable trees and rock outcrops located on or immediately adjacent to the lands included in this Draft Plan;
 - b) limits of blasting zones; and
 - c) remedial measures against the possible effects of blasting operations on Block 1 adjacent to the Town Centre Core Park.
38. That, if necessary, the Owner shall prepare and submit to the City for approval by the Director of Planning and Development Services a Reforestation Plan for the east limit of the Town Centre Core Park abutting Block 1 as a possible remedial measure against the potential effects of blasting operations on Block 1 adjacent to the park. Such plan shall indicate proposed planting types, sizes and quantities, and shall include a suggested schedule for the installation of the plant material.
39. That the Owner shall prepare to the satisfaction of the Director of Planning and Development Services a Wildlife Protection Plan, specifically addressing the deer population inhabiting the subject lands, prior to the commencement of any tree clearing or construction within the Subdivision. Such plan shall include a count of the actual deer population and a proposed strategy or strategies for the relocation and interim protection of the deer.
40. That, prior to the commencement of construction of any phase of the Subdivision (roads, utilities, any off site work, etc.), the owner shall:
 - a) have an Erosion and Sediment Control Plan prepared by a Professional Engineer in accordance with Current Best Management Practices;
 - b) have such plan approved by the RMOC; and
 - c) provide certification to the RMOC through a Professional Engineer that the plan has been implemented.
41. That, prior to registration, or to an application for a Certificate of Approval for any stormwater works (whichever comes first), the Owner shall prepare a Stormwater Site Management Plan in accordance with the approved *Kanata Town Centre Master Drainage Study: Watts Creek* prepared by Cumming Cockburn Ltd., dated May 1993. The said plan shall identify the sequence of its implementation in relation to the construction of the Subdivision, and shall be prepared to the satisfaction of the City of Kanata, the RMOC, and the MVC.
42. That the Owner shall design and construct to the satisfaction of the City Engineer the sewer service systems necessary to service the lands in the Subdivision according to the City of Kanata's specifications. All sewers shall be of such size, depth and location to service the lands internal and external to the Subdivision.

- 43. That the Owner acknowledges that in the near future, the City will be investigating mechanisms to achieving shared parking between uses, thereby ensuring an adequate supply of parking spaces in the Town Centre. The use of cash-in-lieu of parking and the establishment of a parking authority will also be examined by the City.
 - 44. That the Owner shall convey to the City, at no cost to the City, part of Block 1 for the purposes of retaining the “civic plaza” component of the City-approved Town Centre concept plan. The area and configuration of such parcel shall be determined at the time of the acceptance by the City of a development proposal for Block 1 and the conclusion of the purchase and sale transaction. The Owner may choose to develop all or part of the City’s civic plaza in conjunction with an adjacent development proposal in advance of the City’s scheduled construction of the civic plaza, provided a financial contribution is made by the Owner toward the development of the civic plaza. Such contribution will not be reimbursed by the City. Construction of the civic plaza shall not proceed prior to the approval by the City of the design.
 - 45. That the Owner acknowledges and agrees that all development within the Subdivision shall be in accordance with all applicable Town Centre design guideline documents adopted by the City. Such documents shall be appended to the Subdivision Agreement.
 - 46. That the Owner shall be responsible for initiating an application to amend Zoning By-law 78-96 for the sole purpose of rezoning Block 5 on the proposed Draft Plan for municipal park purposes (“Open Space”). Such application shall have received approval from the City, with all opportunities for appeal exhausted, prior to the registration of Block 5. All costs associated with the application shall be borne by the Owner.
- B. That the conditions of subdivision approval outlined in Recommendation “A” of CM Report 184-09-00 be forwarded to the Regional Municipality of Ottawa-Carleton.

CARRIED
(with the following amendment)

MOVED by Mayor Nicholds

That the following new condition of subdivision approval be added to the Recommendation outlined in CM Report 184-09-00:

- “47. That the Owner shall be responsible for the installation of all surface treatments and planted material associated with the design of the traffic circle within the Main Street road allowance situation at the intersection with Street “A”, to the satisfaction of, and at no cost to, the City.”

CARRIED

A Recorded Vote was then taken on the main motion, as amended, and the main motion carried.

RECORDED VOTE

<u>NAME OF MEMBER OF COUNCIL</u>	<u>YEAS</u>	<u>NAYS</u>
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Councillor Rutkowski		X
Councillor Cripps	X	
Mayor Nicholds	X	
Councillor Mitchell	X	
Councillor McKee	X	

CARRIED 4 TO 1

3. 173-09-00 Public Meeting, Application for Subdivision Approval; Minto Land Development Corporation; Morgan's Grant, Block 223 RP 4M-744 Flamborough Way at Terry Fox Drive, South March Community

A public meeting on this report was held earlier in the meeting. Mr. Wayne Morris was available to answer questions on this report.

Mayor Nicholds asked a question regarding the question that was raised by Mary Jarvis from Minto regarding two units and the issue of their driveways. Mr. Glenn Kargus stated that on the block with the 2.9 m driveway, it is not a big issue if Council choses to give an exemption on that, however, there would be a problem with the other unit and he did not see how they could make an exemption without setting a precedent. Mayor Nicholds asked for clarification on this and why one is a problem and the other is not. Mr. Kargus stated that in order for the developer to meet the 50% rule, they had to provide a minimum width driveway because there was a loophole in the previous condition, which previously meant they could reduce the driveway to 2m wide to meet the 50% condition, therefore, to avoid that, the 2.9m minimum was included. He added that if there was an exemption allowed, it would be for this unit, whereas the other unit is exceeding the 50% rule by 8% and we do not want to set a precedent, therefore, Minto may lose one unit in this location. Councillor Cripps stated that she was happy to see the driveways widths included in the Site Plan and she was in support of staff's recommendations. Mr. Morris commented on the fence and the proposed noise barrier.

MOVED by P. Cripps

That the Morgan's Grant Phase 6 Draft Plan of Subdivision (Part of 06T-86050) certified by Webster Simmons Surveying Ltd. February 15, 2000, showing 2 blocks for multi-attached dwellings, be approved subject to the following conditions:

1. That the Owner agrees to enter into a Subdivision Agreement(s) for any lands within the Draft Plan of Subdivision and shall satisfy all requirements, specifically, but not limited to, financial, legal and construction, to the satisfaction of the City.
2. That the Owner agrees that its obligation to construct or install the Works, as required by the Subdivision Agreement, shall not be assigned to any party who purchases land on which a residence has been constructed.
3. That the Owner agrees to promptly notify the City Clerk in writing should any of the Works required by the Subdivision Agreement be assigned to other parties. Such notification shall not release the Owner of his obligation to construct such Works.
4. That the Owner shall comply with all City by-laws as amended from time to time, in the performance of any Work and shall pay to the City all fees

required pursuant to the provisions of the said City By-laws and shall furnish such security or insurance as may be specified therein.

5. That the Owner shall employ Professional Engineers and Landscape Architects, to the satisfaction of the City, to design and supervise the construction of the Subdivision Works in accordance with the City Specifications. No departure from the City Specifications is permitted without the written consent of the City. "As Built" drawings of the development works shall be provided to the City's satisfaction.
6. That the proposed road allowance within the Plan of Subdivision shall be dedicated to the City as a Public Highway.
7. That Owner agrees to convey, at no cost to the City, all easements and reserves that are required and Open Space and Parkland blocks at the discretion and satisfaction of the Director of Planning & Development Services.
8. That all streets shall be named to the satisfaction of the Director of Planning & Development Services.
9. That the Owner shall grant to Kanata Hydro-Electric Commission, Bell Canada, Ontario Hydro, Rogers Cable T.V. and Consumers Gas or other such utility service, easements as are reasonably required for the purpose of furnishing services to the Subdivision and shall enter into installation and maintenance agreements; and further that these easements and agreements shall be registered on Title immediately following the registration of the Plan of Subdivision.
10. That the owner acknowledges and agrees to make every effort to preserve vegetation and natural features located on the lands included in the Plan of Subdivision. To this end, no trees shall be cleared or significant natural features disturbed in any lots or blocks within the Plan of Subdivision until an Existing Conditions and Natural Features and Vegetation Preservation Plan, prepared by a Landscape Architect in good standing with the Ontario Association of Landscape Architects, showing existing contours and/or spot elevations, rock outcroppings, drainage swales or ditches and the location, species, size range and condition of all stands of trees or outstanding specimens has been submitted to and approved by the City of Kanata prior to the City of Kanata reviewing the Lot Grading Plan.
11. That the Owner shall not apply for nor shall anyone claiming title from the Owner apply for, and the City shall not be bound to issue, any building permit to construct residential buildings or other structures on any lot or block in the Subdivision until the following requirements have been fulfilled:
 - a) the Plan of Subdivision and Subdivision Agreement have been registered;
 - b) the Development Charges and any other fee or charges required by the Subdivision Agreement for the building or structure has been paid in accordance with the Subdivision Agreement or respective by-law;
 - c) access for fire fighting equipment has been provided to each building by means of a public street access with approved street name signage, or an approved private roadway, to the satisfaction of the City Engineer and Fire Chief;
 - d) the access route has been surfaced with concrete, asphalt, or an approved granular base capable of permitting accessibility under all

climatic conditions, to the satisfaction of the City and it has a clear width of 6.0 metres at all times and is to be continuously maintained for immediate use by Fire Department vehicles or any other vehicles in the event of an emergency; and further that, no combustible framing of any building shall commence until such time as the first layer of asphalt has been installed on the public street access. The City Engineer may in its sole discretion at the request of the Owner, permit building construction at a time when asphalt plants are not operational, if the Owner installs, as a minimum public street access, the full depth of Granular "B" material covered with a minimum of 100mm of Granular "A";

- e) triple outlet fire hydrants have been installed to the satisfaction of the R.M.O.C. and are operational to the satisfaction of the City Fire Chief;
 - f) a site plan and streetscape plan for the cluster of lots of which the lot forms a part has been submitted and approved by the City;
 - g) the City has approved a site plan, a grading plan and a design plan for the proposed building or structure;
 - h) the City Engineer is satisfied that any Works required to be completed prior to occupancy of a dwelling unit have progressed to a point where they can reasonably be expected to be completed prior to occupancy of the proposed dwelling unit; and
 - i) firebreak lots are designated to the satisfaction of the City Fire Chief.
12. That the Owner shall place any covenants on title as required by the City and to place notices in all Purchase and Sale Agreements informing all purchasers of the location of all potential bus routes, possible bus shelters, and paved passenger standing areas to the satisfaction of the City.
13. That the Owner agrees to co-ordinate the staging of the Subdivision to the satisfaction of the City in consideration of the construction of the Works with the development of other lands in the area, or provision of services within the Subdivision.
14. That the Owner agrees that the City reserves the right to restrict the frontage of any lot or block onto a road allowance.
15. That the Owner agrees to design the yard pertaining to each dwelling unit, over which the unit gains direct vehicular access to a street, in such a way that at least 50% of the area of the said yard and at least 50% of the area of the boulevard in front of said yard, shall be available for the purpose of storing snow from that unit's driveway, walkway, etc. and the road in front of the said unit during the winter months. For the purposes of this clause, the area available for snow storage shall be defined as soft or hard landscaped areas not having potential for use as pedestrian or vehicular access or parking. The Owner agrees that the 50% snow storage area shall be maintained while providing a 2.9 metre minimum width for a driveway serving a one car garage, 4.0 metre minimum width for a driveway serving a two car garage (including any garage in excess of the normal single car garage), and 5.5 metre minimum width for a driveway serving a three car garage. Where the boulevard includes a sidewalk, that area taken by sidewalk shall be excluded from the calculation. This shall be to the satisfaction of the City Engineer and the Director of Planning and Development Services.

16. That the owner agrees that, all Offers of Purchase and Sale shall contain a clause notifying the purchasers that the width of the driveway for the residence shall be restricted pursuant to the terms of Condition 15 and that for further information or clarification, the Purchaser is to contact the City.
17. That all daylight triangles shall be designed to incorporate the City's minimum intersection radii to allow for a satisfactory boulevard width to accommodate utilities and traffic sight lines.
18. That the Owner agrees to install, at its sole cost and expense, paved passenger standing areas and litter bins at all bus stop locations and that the paved passenger standing areas shall be constructed at the same time as the roadways.
19. That the Owner shall design and construct the sewer systems to service the lands in the Subdivision according to City Specifications. All sewers shall be of such size, depth and location for the provision of service for the lands internal and external to the Subdivision.
20. That the Owner acknowledges and agrees that street name signs shall be installed prior to occupancy of any dwelling unit.
21. That the Owner agrees to provide year round access suitable for sewer maintenance vehicles to all access chamber sewer lines which traverse this property, to the satisfaction of the City Engineer.
22. That the Owner agrees to ensure that unrestricted access is maintained to all sewer access chambers such that the sewers can be maintained throughout the year.
23. That the Owner shall register on title all sewer easements required by the City of Kanata at the same time as the Subdivision is registered.
24. That the Owner shall post security in the amount of \$5,000.00 which the City of Kanata's Engineer may, upon having given four hours written notice, draw upon to undertake:
 - a) the cleaning of streets in the area of the development should be owner fail to take adequate precautions to prevent debris from the development from fouling said streets; and
 - b) the cleaning of the development/removal of temporary signs which, at the sole discretion of the City of Kanata's Chief Building Official, are deemed no longer required.
 - c) The repair/maintenance of temporary erosion control measures.
25. That the owner shall, at its sole cost and expense, install a concrete sidewalk on the West side of Flamborough Way from Ipswich Terrace to Terry Fox Drive.
26. That the Owner shall, at its sole cost and expense, prepare all required legal plans and documents required for the lifting of 0.3m reserve to the satisfaction of the City.
27. In the event that the Works have not been installed within 24 months of the date of registration of this Agreement, the City Engineer may, at his sole discretion, require a revised Schedule "D" that shall account for increased costs due to inflation. Any additional security and cash deposits required by the revised Schedule "D" shall be deposited with the City prior to the commencement of any Work.

28. That the owner acknowledges and agrees to provide full street lighting to the satisfaction of the City of Kanata's Engineer.
29. That the owner agrees that, where applicable, all Offers of Purchase and Sale shall contain a clause notifying the purchasers of the type, location, construction and size of any sidewalk abutting the lands which are the subject of the offer.
30. Upon completion of rough grading and prior to the placing of topsoil and sod, the owner shall arrange for the City of Kanata's Engineering Department to inspect the land for any grading deficiencies.
31. That the owner acknowledges and agrees through the City of Kanata's Subdivision Agreement to not apply for and the City of Kanata shall not be bound to issue, any building permit for any lot or block on the Plan of Subdivision unless and until a design plan for the proposed buildings and site plan for the development of all lots within the Plan of Subdivision has been submitted to and approved by the City of Kanata and further, that the owner agrees to be bound by the provisions of any approved residential design policy adopted by the City of Kanata.
32. That the Owner acknowledges, and agrees, that prior to the issuance of any building permits, the owner shall submit to the City of Kanata and receive approval of, a Street Landscaping Plan, by a Landscape Architect which plan shall identify:
 - a) footprints of building units, driveway locations, service laterals, drainage swales, retaining walls, fences, street furniture, etc.;
 - b) trees at a minimum ratio of two (2) trees per building lot with one (1) being located in the road allowance and one (1) on private property, where possible and any surplus trees being located on corner lots, flankages, open space blocks and park blocks.
33. That the owner, at the owner's expense, shall have a certified Soils Consulting Firm/Asphalt Pavement Consulting Firm, authorized to transact business in Ontario, determine the overall pavement structure (asphalt pavements with untreated aggregate base and sub-base) required for the streets within the Subdivision. In determining the pavement structure, the consultant shall take into account such factors as design wheel load, ultimate traffic volume, depth of granular material proposed and the strength of the sub-base. In addition, the consultant shall utilize bore holes to determine the existing soil conditions. The minimum overall depth of pavement structure set out in the City of Kanata's Standard Engineering Drawings shall be the minimum thickness of asphalt pavement and untreated aggregate base. The Pavement Structure Report, to be prepared by the consultant to detail the design of pavement structure, shall use the latest Ministry of Transportation methodology and shall be reviewed, approved and to the satisfaction of the City of Kanata.
34. That the Owner agrees to provide, at the Owner's expense, interlock-paved pedestrian crossing at all sidewalk crossings.
35. That the owner acknowledges and agrees to undertake an energy study, at the owner's expense, with detailed terms of reference that will ensure the implementation and monitoring of the energy program of Section 5.4.6.2.3 of the City of Kanata Official Plan.
36. That the owner agrees to:

- a) inform all prospective purchasers, through a clause in the City of Kanata's Subdivision Agreement in all Agreements of Purchase and Sale, and by way of notice in the owner's sales office, as to those lots identified for potential Community Mailbox, mini-park/kiosk locations;
 - b) provide, at the owner's expense, curb depressions, at proposed Community Mailbox site locations, 2m in width and no higher than 25 mm; and
 - c) provide at the owner's expense, a paved layby at the Community Mailbox location when required by the City of Kanata.
37. That the owner shall coordinate the preparation of an overall utility distribution plan showing the location (shared or otherwise) and installation, timing and phasing of all required utilities (on-grade, below-grade or above-grade, including on-site drainage facilities and streetscaping)—such location plan shall be to the satisfaction of all affected authorities and shall consider their respective standards and specification manuals, where applicable.
38. That the owner agrees to orient dwellings and vehicular accesses in the vicinity of bus stops in a manner as to avoid traffic conflicts and visual intrusion and to submit plans for approval by the Region indicating the orientation of all dwellings and private accesses in the vicinity of all bus stop locations. The owner also agrees to inform all prospective purchasers, through a clause in all Agreements of Purchase and Sale, as to those streets identified for potential transit services.
39. That should the Owner fail to provide full time site inspection of the works within the Road Allowance for Ipswich Terrace or Flamborough way, They shall provide an extended 5 year fully secured warrantee.
40. That the owner agrees to provide continuous asphalt overlay on the sections of Ipswich Terrace or Flamborough Way which are disturbed by the install of services for this development.
41. That the owner shall:
- a) have a noise study prepared and certified by a Professional Engineer (expertise in the subject of acoustics related to land use planning). The study shall be to the satisfaction of the RMOC and shall comply with MOEE LU-131, Noise Assessment Criteria in Land Use Planning, the RMOC's Standards for Noise Barriers and Noise Control Guidelines, and be in accordance with the current version of the APEO Guidelines, for Professional Engineers providing Acoustical Engineering Services in Land Use Planning;
 - b) implement the specific noise control measures recommended in the approved noise study and any other measures recommended by the RMOC including, as applicable, the RMOC's "Standards for Noise Barriers" as may be amended;
 - c) prior to the construction of any noise control measures, provide certification to the RMOC through a Professional Engineer that the design of the control features will implement the recommendations of the approved study;
 - d) prior to the registration of the plan of subdivision, provide financial security in the amount of 100% of the cost of implementing the recommended noise control measures; and

- e) prior to final building inspection, provide certification to the RMOC, through a Professional Engineer, that the noise control measures have been implemented in accordance with the approved study.

CARRIED

- 4. 188-09-00 Public Meeting, Road Closing, Part of Scissons Road, being Part of the Road Allowance between Concessions 5 and 6 (R.F.) designated as Parts 1 to 10 on Plan 4R-15756
-

A public meeting on this report was held earlier in the meeting. Ms. Sweet-Lindsay and Mr. Phillips were available to answer questions on this report.

Councillor Rutkowski wanted confirmation that all the options had been explored with the developer and that they will work with residents there for solutions. Ms. Sweet-Lindsay stated that the developer would work with the community regarding the pathway. Councillor Cripps wanted confirmation regarding emergency equipment being able to get access to this area and whether the Fire Department has looked at this. Ms. Sweet-Lindsay responded that the Fire Department would inform staff if there was a problem. Councillor Cripps asked about the suggestion for continuation of the name of Scissons Road and whether this was ever considered or whether it would be too confusing. Ms. Sweet-Lindsay stated that staff had looked at it, however, it was not considered feasible.

Councillor Mitchell asked if it was recalled when the subdivision plan was passed. Mr. Phillips responded that the draft plan was submitted in 1990 and draft plan conditions were prepared for the whole parcel of land owned by Minto Developments and this is one of the phases, Phase 4. There was a recent OMB decision on the lands that reconfigured some of the properties. He added that all the roads were laid out at the time the draft plan conditions were done in 1990. He stated that Urbandale's Phase 6 will develop the upper end of Scissons Road, and he added that the City has been dealing with issue of closing this road for a long time. Councillor McKee asked what the impact would be if this road was not closed. Ms. Sweet-Lindsay stated that the lots would be too short. Mayor Nichols stated that the Region was determined 9 years ago to close that road, however, the road was kept open, and now we are fulfilling our promise to the Region. She stated that she understands the resident's concerns, but stated that residents have been fortunate to have had it open for this long and she was glad there would be an alternative route. Councillor Mitchell recognized the history of this and stated that it was clear that Scissons Road would loop into the road network of Emerald Meadows. He stated that he has heard the concerns from residents about traffic coming out of that area and realized that there would be a continued concern for that area with continued development and added that a four way stop may not help. He added that this is has been a done deal for a long time and residents are getting a bonus with the pathway and he stated that he supported staff's recommendations.

MOVED by L. Mitchell`

1. THAT the by-law forming Attachment #1 to Report 188-09-00, closing Parts 1 to 10 on Plan 4R-15756, be enacted and passed by Council on September 19, 2000.
2. THAT the by-law forming Attachment #2 to Report 188-09-00, declaring as surplus Parts 2 to 10 on Plan 4R-15756, be enacted and passed by Council on September 19, 2000.

CARRIED

5. 159-09-00 Corporate Art Purchase Program for the new Kanata Seniors Centre
-

Mr. Rick Baker was gave a presentation and was available to answer questions on this report.

MOVED BY L. Mitchell

THAT the sentence in the first recommendation, which reads, "That the art collection will be donated to the Kanata Seniors Council", be deleted

LOST

MOVED by R. Rutkowski

THAT the Council of the City of Kanata approve the juried art process for the purchase of art for the new Kanata Seniors Centre. The art collection will be donated to the Kanata Seniors Council.

THAT the Council of the City of Kanata approve a grant of \$1,500 from the Community Grants Program to supplement the Arts Collection Capital Budget of \$2,500 for a total of \$4,000. This Capital Budget item is managed by the Community & Recreation Services Group.

CARRIED

6. 180-09-00 Terrace Corporation, Site Plan Approval of Two, (2) Three (3) Storey Office Buildings Totalling approximately 12,000 m², East of Cyclone Taylor Boulevard and North of Palladium Drive, Corel Centre Area
-

Mr. Wayne Morris gave a presentation and was available to answer questions on this report. Councillor Rutkowski, having declared an interest in this report, left the Council table and did not vote on this item.

MOVED by P. Cripps

A. That the application filed by Hoppner Facilities Inc., on behalf of Terrace Corporation for site plan control approval of two (2) three (3) storey buildings totaling 12,000 m² (129,000 ft²) of office space on part of Block 11, Plan 4M-818, within the Corel Centre site, be approved subject to the following conditions:

1. That Council authorizes the Mayor and Clerk to enter into an agreement with the City of Kanata to amend accordingly the existing site plan agreement between Terrace Investments Limited and the Corporation of the City of Kanata, dated 10 June 1992 and registered as Instrument No. 776086.

2. That the owner shall submit all securities, fees, and certificate of insurance as determined by the Director of Planning and Development Services.
 3. That the owner shall revise all required drawings and plans to the satisfaction of the Director of Planning and Development Services.
 4. That the owner submit a Minor Variance Application to the Committee of Adjustment for a variance from Section 5.16 xiii of By-law 125-90 for the parking area that abuts the east property line.
 5. That that the City shall cause the amending agreement to be registered on the lands to which it applies immediately after the execution of the said agreement by both parties, and further, that all costs associated with the registration of the said amending agreement be borne by the owner.
 6. That the existing Site Plan Agreement between Terrace Investments Limited and the Corporation of the City of Kanata, dated 10 June 1992, shall remain in full force and effect subject to the amendments hereafter setout.
- B. That the following special conditions pertaining to the proposed development outlined in Recommendation A to City Manager's Report 180-09-00 be included in the amending agreement between Terrace Corporation and the City of Kanata:
1. That the owner acknowledge the existence of a Subdivision Agreement and any special conditions within the said agreement which may be applicable to the site.
 2. That the owner shall be responsible for executing an Electrical Distribution Agreement with the Kanata Hydro-Electric Commission incorporating such items and conditions as the Kanata Hydro-Electric Commission deems appropriate. The owner also acknowledges the Kanata Hydro-Electric Commission will require the payment of funds to design the Electrical Distribution System and will further require the payment of funds prior to the purchase of any materials and prior to the installation of any part of the said system.
 3. That the owner acknowledges that an Electrical Facilities Distribution Charge shall be assessed by the Commission, under the Development Charges Act, in an amount to be determined at the current Kanata Hydro rate in effect at the time of actual construction. This assessment shall be dependent upon the service entrance capacity requested by the owner.
 4. That the owner shall be responsible for the conveyance of easements over the lands to be occupied by the Hydro Commission's facilities which are required to supply electrical service to the proposed building.
 5. That the owner shall be responsible for all costs associated with the relocation/protection of existing Kanata Hydro Facilities which may be affected by this development.
 6. That the owner acknowledges that any sanitary or storm drainage from the site must comply with the provisions of Section 5.2 of the Regional Regulatory Code.

7. That the owner acknowledges that, prior to discharge of sewage into the sewer system, a completed Waste Survey Report shall be submitted to the Regional Municipality of Ottawa Carleton for approval, in accordance with Section 5.2.5 of the Regional Regulatory Code.
8. That the owner acknowledges that the disposal of transported liquid material to a sewage works is prohibited, except as permitted by Section 5.2.4 of the Regional Regulatory Code.
9. That the owner shall submit a Site Lighting Design Plan to the City for review and approval prior to the registration of the Amending Agreement. The proposed on-site lighting plan shall be designed such that there is no spillage and glare onto adjacent properties.
10. That the owner shall undertake erosion and sediment controls, appropriate to site conditions, prior to undertaking any site alterations and during all phases of site preparation and construction in accordance with the "*Guidelines on Erosion and Sediment Control for Urban Construction Sites*" (Government of Ontario, May 1987) and to implement Stormwater Best Management Practices for the receiving storm sewer or watercourse during construction activities.
11. That a "Composite Utility Drawing" be prepared and circulated to all pertinent utility companies for confirmation of their approval prior to the approval of the drawing by the City of Kanata.
12. That the owner agrees to install and maintain, in good repair, a manhole designed and constructed so as to allow observation, sampling and measurement of the flow of sanitary sewage therein. The structure is to be placed within the owners lands, in close proximity to the property line, adjacent to Palladium Drive to the satisfaction of RMOC.
13. That the owner shall prepare a site Stormwater Management Design Plan. This plan is to be in accordance with the "Stormwater Design Plan for the Ottawa Senators Palladium NHL Area Development" (1992), with respect to stormwater management controls and flood plain management for the proposed development. The report is to include a erosion and sedimentation plan for all construction works.
14. That the owner acknowledges that any filling within the fill regulated area and /or the Regulatory Floodplain of the Carp River will require prior approval of the MVCA under Ontario Regulation 159/90.
15. That the owner acknowledges and agrees that due to the site's storm water runoff being discharged into the Corel Centre Storm Pond, no excavation and construction works on the site are permitted to commence until the erosion and sedimentation protection measures are approved and installed to the satisfaction of the City and any other approval agency and further that written authorization to commence is provided by the City.
16. That the owner shall pay associated legal and survey costs for the transfer of the subject surplus City lands to the owner and the

establishment of an easement over the lands to the satisfaction of the City.

17. That the owner agrees to pay the Town Centre Sanitary Sewer System Special Area Development Charge pursuant to City of Kanata Development Charges By-law and amendments thereto.
18. That the owner agrees to adhere to the conditions and guidelines and to take all necessary precautions and environmental measures deemed necessary by the various agencies having jurisdiction and the City with respect to wildlife and ecological concerns over the Carp River and its facilities.
19. That the owner agrees to participate in future discussions regarding a possible recreational trail linking the subdivision lands with lands to the south of the development and to 'partner' with the City in the event that the project advances.
20. That the Architectural Design submission and exterior materials for the proposed building be approved as per Recommendation A of City Manager Report No. 180-09-00.

CARRIED

Councillor Rutkowski returned to the Council table at this point.

7. 171-09-00 Kanata Research Park Corporate, Site Plan Approval for a 24,459 m² (263,000 ft²) Development Consisting of a Hotel and Retail Link Connecting Towers B and C and a Parking Structure, East Side of Legget Drive, South of Terry Fox Drive, Kanata North Business Park

Mr. Wayne Morris gave a presentation on this report and was available to answer questions.

MOVED by L. Mitchell

(A) That the Site Plan Application filed by Novatech Engineering Consultants Limited on behalf of Kanata Research Park Corporation for the development of an eighteen (18) storey 21,459 m² hotel, a two (2) storey 3,000m² office/retail link connecting Towers 'B' and 'C', and a five (5) storey parking structure to be constructed on Part of Lots 8 and 9, Concession 4, located south west of the intersection of Legget Drive and Terry Fox Drive in the Kanata North Business Park, be granted Site plan Approval subject to the following conditions:

1. That the recommendation approved by Council on 20th June, 2000 giving the Chief Building Official authority to issue a Conditional Building Permit prior to Site Plan Approval for the Parking Structure located on part of Block 2 Plan 4M-642 be rescinded.
2. That the owner shall enter into a Site Plan Agreement with the City of Kanata, and that the Standard Conditions of Site Plan Approval outlined in Parts A and C of City Manager Report # 93-05-97, dated 13 May 1997, shall apply.

3. That the owner shall submit all securities, fees, and certificate of insurance in accordance with the terms outlined in the site plan agreement and as determined by the Director of Planning and Development Services.
 4. That the owner shall revise all required plans to the satisfaction of the Director of Planning and Development Services.
 5. That the owner submit a Minor Variance Application to the Committee of Adjustment and receive approval for a variance from Section 6.2 (d) of By-law 132-93 for a 0.0 metre setback where the hotel link abuts to the retail link connecting Tower's 'B' and 'C'.
- (B) That the following special conditions pertaining to the proposed development outlined in Recommendation A to City Manager's Report No. 171-09-00 be included in the site plan agreement between Kanata Research Park Corporation and the Corporation of the City of Kanata:
1. The owner acknowledges the Kanata Hydro-Electric Commission will require the payment of funds to design the Electrical Distribution System and will further require the payment of funds prior to the purchase of any materials and prior to the installation of any part of the said system.
 2. That the owner also acknowledges that an Electrical Facilities Distribution Charge shall be assessed by the Commission, under the Development Charges Act, in an amount to be determined at the current Kanata Hydro rate in effect at the time of actual construction. This assessment shall be dependent upon the service entrance capacity requested by the owner.
 3. That the owner shall be responsible for the conveyance of easements over the lands to be occupied by the Hydro Commission's facilities which are required to supply electrical service to the proposed building.
 4. That the owner shall be responsible for all costs associated with the relocation/protection of existing Kanata Hydro Facilities which may be affected by this development.
 5. That the owner acknowledges that any sanitary or storm drainage from the site must comply with the provisions of Section 5.2 of the Regional Regulatory Code.
 6. That the owner acknowledges that, prior to discharge of sewage into the sewer system, a completed Waste Survey Report shall be submitted to the Regional Municipality of Ottawa Carleton for approval, in accordance with Section 5.2.5 of the Regional Regulatory Code.
 7. That the owner acknowledges that the disposal of transported liquid material to a sewage works is prohibited, except as permitted by Section 5.2.4 of the Regional Regulatory Code.
 8. That the owner shall submit a Site Lighting Design Plan to the City for review and approval prior to the registration of the Site Plan Agreement. The proposed on-site lighting plan shall be designed such that there is no spillage and glare onto adjacent properties.
 9. That a "Composite Utility Drawing" be prepared and circulated to all pertinent utility companies for confirmation of their approval prior to the approval of the drawing by the City of Kanata.

10. Notwithstanding Condition E6 of Section E - Engineering Requirements of the standard Site Plan Agreement, should the Owner fail to provide the necessary site inspection and written report for works carried out within the City's road allowance, the City shall retain securities to a minimum \$5000 per road cut to be cashed at the discretion of the City Engineer for reinstatement of deficiencies occurring within a duration of 5 years from the date of the work being carried out. Securities will only be released to the Owner after the five year period when there is no evidence of deterioration in the area disturbed.
11. That the owner acknowledges the Subdivision Agreement for the lands on which this development is located and the restrictions and covenants contained therein that maybe applicable.
12. That the 100 year storm flow routings be accounted for in the design of the site.
13. That the sanitary sewer system be designed for future extension to connect to Legget Drive. This shall include provision for future sewer and access easements to the City, Ministry of Environment approvals, and inspection and approval procedures for this sewer shall be in accordance with the subdivision agreement for the lands on which this site is located.
14. That the owner prepare a Traffic Study addressing both on site and transportation links to the Regional Road network. That the owner shall implement the recommendations of the Traffic Study at their sole cost.
15. That the owner shall be advised that Rogers Ottawa will require a 2-4" conduit from the property line to the communication room and individual conduits to each utility panel, supplied and installed by the owner at no cost to Rogers Ottawa.
16. That the owner also acknowledge that they will be responsible for the relocation of any Rogers Ottawa plant should it be necessary as a result of the proposed development.
17. That the owner agrees to install and maintain, in good repair, a manhole designed and constructed so as to allow observation, sampling and measurement of the flow of sanitary sewage therein. The structure is to be placed within the owner lands, in close proximity to the property line adjacent to Legget Drive to the satisfaction of R.M.O.C.
18. That the owner prepare a stormwater design and maintenance plan for the site. This report shall address stormwater quality and quantity and shall be cognisant of the recommendations contained in the report entitled "Stormwater Management Plan, Kanata Research Park" by Novatech Engineering Consultants Ltd., dated April 2000. The owner agrees to implement the recommendations of Stormwater Report at their sole cost.
19. That the owner agrees to undertake erosion and sediment controls, appropriate to the site conditions, prior to undertaking any site alterations and during all phases of site preparation and construction in accordance with the "Guidelines on Erosion and Sediment Control for Urban Construction Sites" (Government of Ontario, May 1987), and to implement Stormwater Best Management Practices for the receiving storm sewer or water course during construction activities.

(C) That Council authorizes the Mayor and Clerk to enter into agreements with the City of Kanata to amend accordingly the existing site plan agreements between Kanata Research Park Corporation and the Corporation of the City of Kanata, Tower 'A' Agreement dated 21st March 1997, registered as Instrument No. 1102067, Tower 'B' Agreement dated 13th March 1998, registered as Instrument No. 1137745, Monmouth Agreement dated 10th November 1998 as Instrument No. 1162460 and Tower 'C' Agreement 15th March 1999, registered as Instrument No. 1246776, all subject to the following conditions;

1. That the owner shall revise all required drawings, plans and reports to the satisfaction of the Director of Planning and Development Services.
2. That the owner shall submit a minor variance Application to the Committee of Adjustment and receive approval for a variance from Section 6.2 (d) of By-law 132-93 for a 0.0 metre setback where the new proposed retail link connects to Tower 'B'.
3. That the City shall cause the amending agreements to be registered on title of the lands to which they apply immediately after execution of the said amending agreements by both parties, and further, that all costs associated with the registration of the said agreements be borne by the owner.

CARRIED

8. 179-09-00 Imasco Enterprises Inc., Subdivision Application, Part Lot 6, Con. 2 (March Twp) North of Castlefrank Road, West of Walden Drive Extension and East of Goulbourn Forced Road, Marchwood Community

Mr. Wayne Morris gave a presentation and was available to answer questions on this report. There were several speakers from the public on this item which included Mr. Chris Teron from Teron Inc. who presented a proposed amendment to the recommendations, Mr. Ray Watkins from Genstar Developments and Mr. Ted Phillips on behalf of Richcraft and Urbandale. Ms. Tracey Hagyard, President of the South March Kanata Community Association had a question regarding the wildlife in the area and Mr. Watkins responded that there was a policy in place to deal with wildlife before the land is cleared and the new owners will adhere to that policy.

MOVED by Mayor Nicholds

TO EXTEND

CARRIED

MOVED by Mayor Nicholds

That the Draft Plan of subdivision filed by Mr. Don Kennedy on behalf of Imasco Enterprises Inc., Provincial File No. 06T-00005, for the creation of 143 lots and 8 blocks over Part of Lot 6, Concession 2, (March) within the Marchwood Community be approved subject to following conditions:

General Draft Plan Conditions:

1. That the Owner acknowledges and agrees to enter into a Subdivision Agreement(s) for any lands within the Draft Plan of Subdivision and shall satisfy all requirements, specifically, but not limited to financial, legal and construction, to the satisfaction of the City.
2. That the Owner agrees that its obligation to construct or install the Works, as required by the Subdivision Agreement, shall not be assigned to any party who purchases land on which a residence is to be constructed.
3. That the Owner agrees to promptly notify the City Clerk in writing prior to any of the Works required by the Subdivision Agreement be assigned to other parties. The Owner shall enter into an agreement with the City to transfer the obligations of the Subdivision Agreement to any successor or assign.
4. That the Owner shall comply with all City by-laws as amended from time to time, in the performance of any Work and shall pay to the City all fees required pursuant to the provisions of the said City By-laws and shall furnish such security or insurance as may be specified therein.
5. That the Owner shall employ Professional Engineers and Landscape Architects, to the satisfaction of the City, to design and supervise the construction of the Subdivision Works in accordance with the City Specifications. No departure from the City Specifications is permitted without the written consent of the City. "As Built" drawings of the development works shall be provided to the City's satisfaction.
6. That the Owner shall not apply for nor shall anyone claiming title from the Owner apply for, and the City shall not be bound to issue, any building permit to construct residential buildings or other structures on any lot or block in the Subdivision until the following requirements have been fulfilled:
 - a) the Plan of Subdivision and Subdivision Agreement have been registered;
 - b) the development charges and any other fee or charges required by the Subdivision Agreement for the building or structure has been paid in accordance with the Subdivision Agreement or respective by-law;
 - c) access for fire fighting equipment has been provided to each building by means of a public street or an approved private roadway with approved street name signs to the satisfaction of the City Engineer and Fire Chief;
 - d) the access route has been surfaced with concrete, asphalt, or an approved granular base capable of permitting accessibility under all climatic conditions, to the satisfaction of the City and it has a clear width of 6.0 metres at all times and is to be continuously maintained for immediate use by City Fire Department vehicles or any other vehicles in the event of an emergency. No combustible framing of any building shall commence until such time as the first layer of asphalt has been installed on the public street providing access to that building. The City Engineer may in his sole discretion, permit building construction at a time when asphalt plants are not operational, if the Owner constructs, as a minimum, public street accesses with the full depth of Granular "B" material covered with a minimum of 100mm of Granular "A";

- e) triple outlet fire hydrants have been installed to the satisfaction of the R.O.C. and are operational to the satisfaction of the City Fire Chief;
 - f) a site plan and streetscape plan for the cluster of lots which the lot forms a part has been submitted and approved by the City;
 - g) the City has approved a site plan, a grading plan and a design plan for the proposed building or structure;
 - h) the City Engineer is satisfied that any Works required to be completed prior to occupancy of a dwelling unit have progressed to a point where they can reasonably be expected to be completed prior to occupancy of the proposed dwelling unit; and
 - i) firebreak lots are designated to the satisfaction of the Fire Chief.
7. That the Owner shall grant to Kanata Hydro-Electric Commission, Bell Canada, Ontario Hydro, Rogers Cable T.V. and Enbridge Consumers Gas or other such utility service, easements as are reasonably required for the purpose of furnishing services to the Subdivision and shall enter into installation and maintenance agreements; and further that these easements and agreements shall be registered on Title immediately following the registration of the Plan of Subdivision.
8. That the Owner acknowledges and agrees to place any covenants on title as required by the City and to place notices in all Purchase and Sale Agreements informing all purchasers of the location of all potential bus routes, possible bus shelters, and paved passenger standing areas to the satisfaction of the City.
9. That the Owner agrees to inform all prospective purchasers of the proposed location(s) of community mailboxes within the subdivision through purchase and sale agreements and City subdivision agreements. All plans used for marketing purposes shall indicate the proposed location(s) for community mailboxes, and mini-park kiosk locations.
10. That the Owner shall provide any mortgagee/chargee consents that are required and the holder of the mortgage or charge shall enter into a postponement agreement that is to be prepared and registered by the Owner, at the Owner's sole cost and expense, to agree to postpone its interests in the charge to that of the City of Kanata under the Subdivision Agreement.
11. The Owner agrees to pay all costs associated with the preparation of legal plans for the lifting of 0.3 m reserves by the City of Kanata.
12. That all streets shall be named to the satisfaction of the Director of Planning and Development Services and the Regional Planning and Property Commissioner.
13. That the Owner shall dedicate the proposed road allowances within the Plan of Subdivision to the City of Kanata as public highways on the final Plan.
14. That Street No. 1, 2, 4, and 5 shall have a perpendicular right-of-way width of 18 metres and Street No. 3 shall have a perpendicular right-of-way width of 20 metres.
15. That the Owner acknowledges and agrees that the City reserves the right to restrict buildings on certain lots and/or blocks until such time as

road connections are made so that snow removal and garbage collection operations can be undertaken.

16. That the Owner agrees to provide, at the sole discretion and to the satisfaction of the City Engineer, access for emergency vehicles at all times by way of providing two (2) separate and distinct access to the Subdivision; one access may be temporary in construction.
17. That the Owner acknowledges and agrees that the City reserves the right to restrict the frontage of any lot or block onto a road allowance.
18. That the Owner agrees to restore existing adjacent streets, curbs and other services which may be disturbed in the development of this plan.
19. That the Owner agrees to design the yard pertaining to each dwelling unit, over which the unit gains direct vehicular access to a street, in such a way that at least 50% of the area of the said yard and at least 50% of the area of the boulevard in front of said yard, shall be available for the purpose of storing snow from that unit's driveway, walkway, etc. and the road in front of the said unit during the winter months. The Owner further agrees that 50% shall be maintained by providing 2.9 metres minimum width for a driveway serving a one car garage, 4.0 metres minimum width for a driveway serving a two car garage (including any garage in excess of the normal single car garage), and 5.5 metres minimum width for driveways serving a three car garage. Where the boulevard includes a sidewalk, that area taken by sidewalk shall be excluded from the calculation. This shall be to the satisfaction of the City Engineer and the Director of Planning and Development Services.
20. That the Owner shall notify all Purchasers of lots or blocks where a residence is to be constructed that the width of the driveway for the residence shall be restricted pursuant to the terms of Condition No. 19 and that for further information or clarification, the Purchaser is to contact the City.
21. That the Owner shall install an asphalt pathway, post and rail wood fencing and pathway lights, in accordance with the City Specification within all pathway blocks and shall construct the required works within all pathway blocks pursuant to the requirements of the Subdivision Agreement, no later than 60 days after the residences within the lots or blocks abutting the pathway blocks have been occupied to the satisfaction of the City.
22. That the City shall permit the phasing of the registration of the Plans of Subdivision within the Draft Plan in addition to, the phasing of the completion of road and service works for the Plans of Subdivision. The phasing of the Plan of Subdivision and completion of road and service works shall be to the satisfaction of the City of Kanata.
23. The Owner shall construct temporary turning facilities that may be required on any street, due to the phasing of the construction of the development, for emergency and City service vehicles and provide any easements that may be required.
24. Any dead ends or open sides of road allowances included in or created by the Plans of Subdivision shall be terminated in 0.3m reserves to be conveyed to the City of Kanata until the future construction of such road allowances or the future development of the adjacent lands at the discretion of and satisfaction of the City.

25. That all intersection corners shall be designed to incorporate the City's minimum intersection radii and provide adequate boulevard width for utilities and traffic sight lines.
26. That the Owner shall provide continuous street lighting on all proposed roadways to the satisfaction of the City Engineer.
27. That the Owner shall provide the City with a Traffic Impact Study, prepared by a Professional Engineer to assess the impact of the proposed development on the local road network. The study is to be submitted and approved prior to the development of Street No.'s 1, 2, 3, and 4. Furthermore, the Owner agrees to comply with all recommendations of the study that relate specifically to the mitigation of increased traffic levels.
28. That the Owner agrees to construct, at its sole cost and expense, paved passenger standing areas or shelter pads and shelters, including the installation of litter bins at all bus stop locations and that these facilities shall be constructed at the same time as the roadways.
29. That the Owner acknowledges and agrees to construct, at its sole cost and expense, Castlefrank Road, from the intersection of Walden Drive at the westerly limit of Plan 4M-741 to the intersection of the Goulbourn Forced Road to transit standards in relation to right-of-way width, pavement structure, horizontal and vertical geometry requirements for collector roads in accordance with the Transportation Association of Canada - Geometric Design Guidelines for Canadian Roads - Urban Supplement to the satisfaction of the City.
30. The Owner agrees to register the road allowance for entire Castlefrank Road at the time that Leverton Road within the abutting Plan of Subdivision is approved for registration. The Owner agrees to construct Castlefrank Road at the time that any development occurs within Block 151 or at such time as the abutting school site, being Block 2 on Plan 4M-917 is developed which ever occurs first or at any time that the Owner is directed to construct the road by Council.
31. That the Owner acknowledges and agrees to pay 50% of the costs to construct the Goulbourn Forced Road, commonly called the future Goulbourn Road, from Castlefrank Road to the north western limit of the Draft Plan of Subdivision to transit standards in relation to right-of-way width, pavement structure, horizontal and vertical geometry requirements for collector roads in accordance with the Transportation Association of Canada - Geometric Design Guidelines for Canadian Roads - Urban Supplement to the satisfaction of the City.
32. That the Owner acknowledges that as the future Goulbourn Road is a roadway that is to be developed in conjunction with the adjacent land owners, the Owner agrees to develop the roadway in conjunction with the adjacent land owners at a time which will be to the sole discretion and satisfaction of the City.
33. That the Owner acknowledges and agrees to enter into a Construction Agreement for the costs of construction of Castlefrank Road and Goulbourn Road that are eligible for a funding contribution for those works that are related to growth pursuant to the City's Development Charges By-law.
34. That the Owner agrees to install 1.5m concrete sidewalks within each roadway boulevard for Castlefrank Road and Goulbourn Road and a 1.5 m concrete sidewalk within one boulevard on Street No. 3 to the satisfaction of the City.

35. That the Owner agrees to place a notice in all Purchase and Sale agreements as well as place a covenant in all Deeds or Transfers that will run with the lands for the benefit of the lands in the Plan, such that the covenant shall be included in all subsequent Deeds or Transfers to inform prospective purchasers that the Transferee acknowledges and agrees that the installation of sidewalks within the municipal road allowances of Street No's 1, 2, 4, and 5 are prohibited.
36. That the Owner shall, at its sole cost and expense, prepare to the satisfaction of the City of Kanata, the ROC, and the MVC, a Storm Water Site Management Report for the subject lands. The City of Kanata and the ROC will not approve the MOE sewer application until such time as the report has been submitted and approved. The report shall detail the storm water management requirements that are to be undertaken within the development, to provide any required control measures to prevent adverse effects on the environment, on any private properties and on any existing municipal infrastructure from Storm Water runoff from both the minor and major rainfall events throughout the development of the subdivision lands. Any changes to the design, of the Subdivision that are required due to requirements for control measures shall be undertaken at the Owner's sole cost and expense.
37. That the Owner shall design and construct the sewer systems to service the lands in the Subdivision according to City Specifications. All sewers shall be of such size, depth and location for the provision of service for the lands internal and external to the Subdivision, to the satisfaction of the City Engineer.
38. That the Owner acknowledges and agrees to conserve the vegetation and natural features located within the Draft Plan of Subdivision and that no trees or natural land features shall be cleared from any future lots or blocks within the Plan until written approval is provided by the City. All clearing shall be in accordance with the approved Preliminary Tree Planting and Conservation Plan prepared by Larocque Levstek Consulting Services.
39. That the Owner agrees to provide to the City a comprehensive Tree Conservation Inventory Plan inclusive of those natural land features that are to be preserved as required by the City. The inventory of sizeable trees and natural land features shall be submitted to the City prior to the commencement of any tree clearing or leveling of the Subdivision and the City reviewing and approving the Lot Grading Plan.
40. That the Owner acknowledges that the City reserves the right to make adjustments to the final configuration of Block 146 through the registration of the Plan of Subdivision, to accommodate for the preservation of any natural features and vegetative cover in conjunction with the storm water management uses prescribed for the block at the discretion and to the satisfaction of the City.
41. That the Owner shall undertake, at its sole expense a Noise Impact Assessment study for the Draft Plan of Subdivision. Any resultant noise attenuation measures that may be required shall be to the satisfaction of the City Engineer. The study shall be completed and receive approval prior to the registration of any Plans of Subdivision within the Draft Plan. Certification in writing shall be provided indicating that all measures recommended in the study are in compliance and that all works have been completed prior to occupancy of any dwelling unit which the report identifies as requiring noise attenuation measures.
42. That the Owner shall, at its' sole cost and expense, and at the sole discretion and satisfaction of the City Engineer, undertake and submit for

approval, a detailed site specific Noise Study for any location within the Draft Plan for the determination of the requirement for specific noise attenuation measures that may be required due to the development of the Subdivision. Such study shall be submitted and approved prior to the registration of the Subdivision Agreement.

43. That the Owner agrees to develop Lots 51 to 67 and 133 to 135 both inclusive, such that the elevations along the rear property line of the lots are within maximum grade differential of 0.3m plus or minus, from the existing elevations in accordance with City Standards and in consideration of the cut and fill balance along the property line to the satisfaction of the City.

44. That the Owner agrees to convey, at no cost to the City, all easements, reserves, road widenings, open space, pathway and park land blocks that are required at the discretion and satisfaction of the City, specifically:

- I) Block 144 as a 6.0m Pathway Block;
- II) Blocks 145 and 148 as 10.0m Pathway Blocks;
- III) Block 149 as a 15.0m Pathway Block;
- IV) A new 15.0m pathway block from Street No.1 to Castlefrank Road;
- V) Block 146 and a new Beaver Pond block (NEA area) as Park and Open Space; and
- VI) Block 152, 153 and 154 as a road widenings.

45. That the Owner acknowledges that at the time that the construction of Goulbourn Road is required, the Owner agrees to pay half of all legal and survey costs for the closure of the existing Goulbourn Forced Road and transference of the respective closed portions of the road to the Owner and abutting land owners.

46. That the Owner agrees to provide at no cost or expense to the City an Open Space Block from the northern property line of the Draft Plan of Subdivision in the vicinity of Lots 134 and 135 and Block 144 to the northern limit of the lands described as the Natural Environment Area Park 14 within the Marchwood-Lakeside Open Space Master Plan and more commonly known as the "Beaver Pond" and bounded by the Goulbourn Forced Road to the west and Block 43, Plan 4M-1051 to the east at the time of the first registration of a Plan of Subdivision.

47. That the Owner agrees not to sell or develop Lots 42 to 47 that back onto the existing Goulbourn Forced Road until such time as the final configuration of the future Goulbourn Road is determined and all land exchanges have occurred between the City and the Owner in order to extend the lots so that they back onto the future Goulbourn Road allowance to the satisfaction of the City.

48. That the Owner agrees to register the pathway block from Street No. 1 to Castlefrank Road at such time as the abutting Plan of Subdivision for Leverton Road is registered.

CARRIED

9. 181-09-00 RT Nineteenth Pension Properties Limited, Site Plan Approval of a 4,180m² (45,000 ft²) Three (3) Storey Office Building, East Side of Hines Road, Kanata North Business Park
-

Mr. Wayne Morris gave a presentation and was available to answer questions on this report. Mayor Nicholds, having declared an interest in this report, left the Council table and did not vote on this item.

MOVED by P. Cripps

- A. That the complete site plan application filed on the 18th of July, 2000, by Colonnade Developments Inc., for the development of a 4,180 m² (45,000 ft²) three (3) storey, office and research/development facility on a 0.7 hectare (1.7 acre) site, within the Kanata North Business Park, be approved subject to the following conditions:
1. That the owner shall enter into a Site Plan Agreement with the City of Kanata, and that the Standard Conditions of Site Plan Approval outlined in Parts A and C of City Manager Report # 93-05-97, dated 13 May 1997, shall apply.
 2. That the owner shall submit all securities, fees, and certificate of insurance in accordance with the terms outlined in the site plan agreement and as determined by the Director of Planning and Development Services.
 3. That the City shall release the existing Site Plan Agreement registered on title of the subject lands, as Instrument No. NG87586, dated February 18, 1994, and further, that all cost associated with releasing the said agreement be borne by the owner.
 4. That the owner shall revise all required plans to the satisfaction of the Director of Planning and Development Services.
 5. That the owner shall pay a Parkland Dedication - Cash-in-Lieu amount equal to 2% of the value of the land prior to the issuance of a building permit as per the Planning Act R.S.O. 1990.
- B. That the following special conditions pertaining to the proposed development outlined in Recommendation A to City Manager's Report No. 180-09-00 be included in the site plan agreement between RT Nineteenth Pension Properties Limited and the City of Kanata:
1. The owner acknowledges the Kanata Hydro-Electric Commission will require the payment of funds to design the Electrical Distribution System and will further require the payment of funds prior to the purchase of any materials and prior to the installation of any part of the said system.
 2. That the owner also acknowledges that an Electrical Facilities Distribution Charge shall be assessed by the Commission, under the Development Charges Act, in an amount to be determined at the current Kanata Hydro rate in effect at the time of actual construction. This assessment shall be dependent upon the service entrance capacity requested by the owner.
 3. That the owner shall be responsible for the conveyance of easements over the lands to be occupied by the Hydro Commission's facilities which are required to supply electrical service to the proposed building.
 4. That the owner shall be responsible for all costs associated with the relocation/protection of existing Kanata Hydro Facilities which may be affected by this development.

5. That the owner acknowledges that any sanitary or storm drainage from the site must comply with the provisions of Section 5.2 of the Regional Regulatory Code.
6. That the owner acknowledges that, prior to discharge of sewage into the sewer system, a completed Waste Survey Report shall be submitted to the Regional Municipality of Ottawa Carleton for approval, in accordance with Section 5.2.5 of the Regional Regulatory Code.
7. That the owner acknowledges that the disposal of transported liquid material to a sewage works is prohibited, except as permitted by Section 5.2.4 of the Regional Regulatory Code.
8. That the owner shall implement the recommendations of the Stormwater Design Plan including the maintenance requirements at their costs.
9. That the owner shall submit a Site Lighting Design Plan to the City for review and approval prior to the registration of the Site Plan Agreement. The proposed on-site lighting plan shall be designed such that there is no spillage and glare onto adjacent properties.
10. That a "Composite Utility Drawing" be prepared and circulated to all pertinent utility companies for confirmation of their approval prior to the approval of the drawing by the City of Kanata.
11. That the owner agrees to install and maintain, in good repair, a manhole designed and constructed so as to allow observation, sampling and measurement of the flow of sanitary sewage therein. The structure is to be placed within the owners lands, in close proximity to the property line, adjacent to Hines Road to the satisfaction of RMOC.
12. Notwithstanding Condition E6 of Section E - Engineering Requirements of the standard Site Plan Agreement, should the Owner fail to provide the necessary site inspection and written report for works carried out within the City's road allowance, the City shall retain securities to a minimum \$5000 per road cut to be cashed at the discretion of the City Engineer for reinstatement of deficiencies occurring within a duration of 5 years from the date of the work being carried out. Securities will only be released to the Owner after the five year period when there is no evidence of deterioration in the area disturbed.
13. The Owner acknowledges and agrees that due to the site's storm water runoff being discharged into the Shirley's Brook, no excavation and construction works on the site are permitted to commence until the erosion and sedimentation protection measures are approved and installed to the satisfaction of the City and any other approval agency and further that written authorization to commence is provided by the City.
14. The Owner shall install a street light identical to that of the existing street lighting, within the road allowance for Hines Road to provide additional street lighting to the satisfaction of the City.
15. The Owner agrees that should the abutting land owner be provided services on terms satisfactory to the owner through the subject lands, private maintenance and access agreements will be required by the two parties.

16. That the Owner agrees to take every possible measure to protect and retain those existing trees indicated on plan and to consult with the City in the event that either modifications to the site plan or removal of the tree is required, prior to that event.
17. That the Owner agrees to implement those measures as the first priority and to restrict vehicle and equipment access and to maintain such protective barriers for the duration of the construction.
18. That, in the case of existing vegetation on adjacent lands, the Owner agrees to exercise extreme care in limiting disturbance in the immediate area and will take the same measures as if the vegetation were on his property and to the satisfaction of the Director of Planning and Development.
19. That the Architectural Design submission and exterior materials for the proposed building be approved as per Recommendation A of City Manager Report No. 181-09-00.

CARRIED

Mayor Nicholds returned to the Council table at this time.

10. 182-09-00 Kanata Carling Partnership in Trust, Site Plan Approval for a 2 Storey, 3,274m² Office Building, 4037- 4043 Carling Avenue, Kanata North Business Park

Ms. Roxane MacInnis gave a presentation and was available to answer questions on this report. Ms. Tracey Hagyard, President of South March Kanata Community Association stated that they were in support of staff's recommendations.

MOVED by P. Cripps

- A. That the site plan application filed by Dolyne Developments Inc. on behalf of Kanata Carling Partnership "In Trust" requesting the development of a 3,274 m², 2 storey office building on a 5,574.18 m² parcel of land in the Kanata North Business Park, legally known as Part Lot 6, Concession 4 on Plan 5R-357, City of Kanata, be approved subject to the following conditions:
 1. That the Owner shall enter into a Site Plan Agreement with the City of Kanata and that the Standard Conditions of Site Plan Approval as outlined in Parts A and C of City Managers Report # 93-05-97, dated May 13, 1997 shall apply.
 2. That the Owner shall submit all fees, securities, and a certificate of insurance in accordance with the terms outlined in the site plan agreement and as determined by the Director of Planning and Development Services.
 3. That the Owner shall revise all required plans to the satisfaction of the Director of Planning and Development Services.
 4. That the application to the Committee of Adjustment for the minor variance to permit a reduction in the landscaping buffer from 9 metres to 3 metres pursuant to Zoning By-law 132-93 be approved.

- B. That the following special conditions pertaining to the proposed development outlined in Recommendation A to CM Report #182-09-00 be included in the Site Plan Agreement between Kanata Carling Partnership "In Trust" and the City of Kanata:
1. That a "Composite Utility Drawing" be prepared and circulated to all pertinent utility companies for confirmation of their approval prior to the approval of the drawing by the City of Kanata.
 2. That the owner agrees to prepare and implement an erosion and sediment control plan to the satisfaction of the City of Kanata, appropriate to the site conditions, prior to undertaking any site alterations (filling, grading, removal of vegetation, etc.) and during all phases of site preparation and construction in accordance with the current Best Management Practices for Erosion and Sediment Control.
 3. That the owner agrees to prepare and implement a Stormwater Site Management Plan to the satisfaction of the City of Kanata. Such Site Management Plan shall be in accordance with Stormwater Best Management Practices.
 4. That the owner shall incorporate into the Site Management Plan source control measures and agree to discharge any stormwater to the existing ditch on Carling Avenue to a level not more than the pre-development level.
 5. That any sanitary or storm drainage from the site must comply with the provisions of Section 5.2 of the Regional Regulatory Code.
 6. That prior to discharge of sewage into the sewer system, the owner shall complete and submit to the Industrial Waste Inspector, a Waste Survey Report as required by Section 5.2.5 of the Regional Regulatory Code.
 7. That all existing services that will not be utilized, shall be capped at the watermain by the Region, in accordance with the Regional Regulatory Code. The owner shall be responsible for all applicable costs.
 8. That the owner acknowledge that in accordance with the Regional Official Plan, the Region has a widening requirement across the complete Carling Avenue frontage measuring 20 metres from the existing centreline of pavement to bring the existing Carling Avenue right-of-way to 40 metres. The exact widening must be determined by legal survey. The owner shall provide a Reference Plan for registration, indicating the widening. Such reference plan must be tied to the Horizontal control network in accordance with the municipal requirements and guidelines for referencing legal surveys and will be submitted to the Region for review prior to its deposit in the Registry Office. The widening must be conveyed to the Region of Ottawa-Carleton prior to construction on the site or on the regional road. The conveyance will be at no cost to the Region.
 9. That the owner shall be required to enter into a Land Use Agreement with the Region for the proposed interlocking sidewalk and stone ditch headwall and further, the owner shall remove such features at their expense at the time the Region requires this land for road widening purposes to the satisfaction of the Region. The Reference Plan shall indicate any encroachments in the widened right-of-way.

10. That, in accordance with the Regional Regulatory Code, the grade of the access shall not exceed 2% for a distance of 9 metres from the widened street line.
11. That, in accordance with the Regional Regulatory Code, the owner shall obtain a private approach access permit from the Region prior to construction.
12. That the owner shall be responsible for executing an Electrical Distribution Agreement with the Kanata Hydro-Electric Commission incorporating such items and conditions as the Kanata Hydro-Electric Commission deems appropriate. The owner acknowledges that the Kanata Hydro-Electric Commission will require payment of funds to design the Electrical Distribution System and will further require payment of funds prior to the purchase of any materials and prior to the installation of any part of the said system.
13. That the owner acknowledges that an Electrical Facilities Distribution Charge shall be assessed by the Commission, under the Development Charges Act, in an amount to be determined at the current Kanata Hydro rate in effect at the time of actual construction. The assessment shall be dependent upon the service entrance capacity requested by the applicant.
14. That the owner be responsible for the conveyance of easements over the lands to be occupied by the Commission's facilities which are required to supply electrical service to the proposed building.
15. That the owner shall be responsible for all costs associated with the relocation/protection of existing Kanata Hydro facilities which may be affected by the construction of the development.
16. That the owner shall provide 4" duct for Bell Canada service to the property line.
17. That the owner will be responsible for the relocation of Rogers plant should it be necessary.
18. That the required 2-4" conduit from the property line to the communications room and individual conduits to each unit from the utility panels be supplied and installed by the developer at not cost to Rogers Ottawa.
19. That the paving stones in the Fire Route be of a solid form.
20. That the required (maximum) distance of 45 metres between the fire department connection and the hydrant remain unobstructed at all times and in all seasons.
21. That the owner agrees to undertake every possible measure to protect and retain those existing trees indicated on the landscape plan and to consult with the City in the event that either modifications to the site plan or removal of the tree is required prior to the event.
22. That, in the case of existing vegetation on adjacent lands, the Owner agrees to exercise extreme care in limiting disturbance in the immediate area and will take the same measures as if the vegetation were on his property and further, agrees to replace that vegetation any time within a two year period in the event that it is deemed by the City that the vegetation has been negatively impacted and will have to be replaced.

- 23. That the owner shall be required to enter into a maintenance and liability agreement for all plant material placed in the Regional road right of way and the owner shall assume all maintenance and replacement responsibilities in perpetuity.
- 24. That the owner provide a garbage enclosure to be constructed of materials consistent with those of the main building to the satisfaction of the Director of Planning and Development Services.
- 25. That the Architectural Design submission and exterior materials for the proposed building be approved as per Recommendation A of City Manager's Report No.182-09 -00.

CARRIED

I. CONSENT AGENDA ITEM

Consent agenda item I.2 was formerly dealt with as item H.4 under the Regular Report Agenda. Item I.3 was removed from the Consent Agenda by Mayor Nicholds for discussion purposes.

MOVED by Mayor Nicholds

THAT the following Consent Agenda Item(s) be adopted by a consent motion:

I.1 186-09-00 Conveyance of Rural Properties

- 1. THAT the following Rural Properties declared surplus by the Council of the City of Kanata under City Manager Report Number 104-06-00 dated June 20, 2000 be conveyed to the successful bidders of the public sale process of these properties.

Subdivision Name - Street	Lot	Reg. Plan	Acquired	Size (Ha)	Size (Acres)
Hillsview Estates - Houston Cres.	27	4M849	April 93	0.89	2.189
Hillsview Estates - Houston Cres.	28	4M849	April 93	0.90	2.237
Marchvale Estates - Sherruby Way	5	4M740	Dec. 89	0.84	2.084
Weatherly Estates - Maley Lane	18	4M804	Jan. 92	0.81	2.002
Black Horse Estates - McCord St.	1	4M809	May 86	0.80	2.000
Stathmar Estates - Monaghan Lane	10	4M829	Aug. 92	0.89	2.203
Strathmar Estates - Monaghan Lane	11	4M829	Aug. 92	0.94	2.322

- 2. That the proceeds from the sale of rural property as outlined in City Manager Report No. 186-09-00 be deposited to the Parkland Reserve Fund.

CARRIED

I.3 190 -09-00 Kanata Community Health

MOVED by Mayor Nicholds

WHEREAS

1. By previous resolution, Council endorsed and supported the proposal entitled, "Disposition of Grace Hospital Land – Gift to Community Health Service" dated March 2, 1995, ("the Proposal").
2. The lands described in the Proposal have been sold, and there are funds available for disbursement, in accordance with the terms of the Proposal.
3. The Proposal contemplated the creation of the Community Health Services Foundation, to hold funds in trust to support capital needs of the community based health services in Kanata, Goulbourn and West Carleton.
4. It is the opinion and recommendation of legal counsel that, if the funds are going to be disbursed within a short time frame, it is not necessary to form a foundation. Instead, the Salvation Army can continue to hold the funds. Once the selection process described in the Proposal has been completed, the Salvation Army can be directed by the City of Kanata to pay the funds to the selected recipients.

THEREFORE, BE IT RESOLVED:

1. The Salvation Army, the Proposal shall be amended so that the requirement for the creation of the Community Health Services Foundation will be replaced with a requirement for the creation of the Community Health Services Selection Committee.
2. There will be 4 members of the Community Health Services Selection Committee, consisting of the Mayor of Kanata, the Mayor of Goulbourn, the Mayor of West Carleton, and one Councillor from Kanata, to be appointed by Kanata Council.
3. The role of the Community Health Services Selection Committee will be:
 - a) to publicize the availability of the funds, and the selection criteria,
 - b) to receive applications for the funds
 - c) to select the recipients of the funds, using the conditions and screening criteria set out in Appendix A of the Proposal.
 - d) to direct the Salvation Army to disburse the funds to the recipients so selected.
4. The members of the Community Health Services Selection Committee shall be appointed for a term of 1 year. If, at the end of one year, the funds have not been entirely disbursed, a foundation will be created, as contemplated by the original Proposal, to hold the funds in trust until they are disbursed.

CARRIED
(On a later Recorded Vote)

MOVED by Mayor Nicholds

THAT Condition #2 on page I-3.2 be amended to add the name of Councillor Sheila McKee as the fourth member of the Community Health Services Selection Committee

CARRIED

MOVED by R. Rutkowski

THAT a third member of Kanata Council be added to the Community Health Services Selection Committee

LOST

The following Recorded Vote was then taken on the main motion, as amended, and the main motion carried.

RECORDED VOTE

<u>NAME OF MEMBER OF COUNCIL</u>	<u>YEAS</u>	<u>NAYS</u>
Councillor Rutkowski	X	
Councillor Cripps	X	
Mayor Nicholds	X	
Councillor Mitchell		X
Councillor McKee	X	

CARRIED 4 TO 1

J. NOTICE OF MOTION

- COMMITTEE OF THE WHOLE RISES

MOVED by R. Rutkowski

THAT this Committee rise.

CARRIED

CORRESPONDENCE AND PETITIONS

K. REFERRALS

L. MOTIONS FOR DIRECTION

1. Correspondence received by Councillor Mitchell on September 3, 2000 from Mr. George Marcello regarding Step By Step Program

300. MOVED by L. Mitchell and SECONDED by R. Rutkowski

THAT Correspondence received by Councillor Mitchell on September 3, 2000 from Mr. George Marcello regarding Step By Step Program, be responded to by the Mayor expressing support for his efforts

CARRIED

N. COUNCILLORS ENQUIRIES

Councillor Mitchell had two questions relating to the Bridlewood Community Centre. The first was a question regarding changes to the plan and how those changes are proceeding and secondly he asked when the site plan would be coming to Council for approval. Mr. Baker responded that they were having ongoing discussions with Vestar and they would be providing concepts to the Community Association, and once they recommended a concept it would be priced out, however, there is no guarantee that that component will be built unless the Community

Association comes forward with appropriate funding for it. Mr. Krajaefski stated that the site plan should probably be before Council by the end of October. Mayor Nicholds stated that neither herself or Councillor Mitchell have the seen the plans yet, and stated that these should be provided to them.

O. MOTION TO ADOPT DECISIONS/REPORTS & RELEVANT BY-LAWS

301. MOVED by S. McKee and SECONDED by L. Mitchell

THAT the following report(s) be adopted this evening:

1. 184-09-00 Public Meeting, Application for Subdivision Approval by the Corporation of the City of Kanata; "Main Street" and Central Business District Lands, Kanata Town Centre, North of Highway 417
2. 173-09-00 Public Meeting, Application for Subdivision Approval; Minto Land Development Corporation; Morgan's Grant, Block 223 RP 4M-744 Flamborough Way at Terry Fox Drive, South March Community
3. 187-09-00 School Guard Crossing - Pilot Program
4. 159-09-00 Corporate Art Purchase Program for the new Kanata Seniors Centre
5. 180-09-00 Terrace Corporation, Site Plan Approval of Two, (2) Three (3) Storey Office Buildings Totalling approximately 12,000 m², East of Cyclone Taylor Boulevard and North of Palladium Drive, Corel Centre Area
6. 171-09-00 Kanata Research Park Corporate, Site Plan Approval for a 24,459 m² (263,000 ft²) Development Consisting of a Hotel and Retail Link Connecting Towers B and C and a Parking Structure, East Side of Legget Drive, South of Terry Fox Drive, Kanata North Business Park
7. 179-09-00 Imasco Enterprises Inc., Subdivision Application, Part Lot 6, Con. 2 (March Twp) North of Castlefrank Road, West of Walden Drive Extension and East of Goulbourn Forced Road, Marchwood Community
8. 181-09-00 RT Nineteenth Pension Properties Limited, Site Plan Approval of a 4,180m² (45,000 ft²) Three (3) Storey Office Building, East Side of Hines Road, Kanata North Business Park
9. 182-09-00 Kanata Carling Partnership in Trust, Site Plan Approval for a 2 Storey, 3,274m² Office Building, 4037- 4043 Carling Avenue, Kanata North Business Park
10. 186-09-00 Conveyance of Rural Properties
11. 188-09-00 Public Meeting, Road Closing, Part of Scissons Road, being Part of the Road Allowance between Concessions 5 and 6 (R.F.) designated as Parts 1 to 10 on Plan 4R-15756.
12. 190-09-00 Kanata Community Health Services

CARRIED

P. CONFIDENTIAL ADDENDUM AGENDA

302. MOVED by L. Mitchell and SECONDED by S. McKee

THAT Council move In Camera to deal with

- 1. 175-09-00 Land Matter
- 2. 183-09-00 Land Matter
- 3. (Verbal) Land Matter
- 4. (Verbal) Personnel Matter

CARRIED

303. MOVED by S. McKee and SECONDED by L. Mitchell

TO EXTEND

CARRIED

Council moved in Camera at 11:28 p.m. and reconvened the Council meeting at 12:34 a.m.

Q. BY-LAWS

304. MOVED by L. Mitchell and SECONDED by P. Cripps

THAT the following by-law(s) be and they are hereby ENACTED and PASSED:

- 1. By-law No. 126-00 Being a By-law to Exempt Certain Lands from Part Lot Control, Urbandale, Kanata Town Centre, Village Green, Block 26 on 4M-975 being Parts 1 to 13 on Plan 4R-15987
- 2. By-Law No. 127-00 Being a By-law to authorize the temporary closing of a highway for a recreational purpose - Remembrance Day Parade
- 3. By-Law No. 128-00 Being a By-law to Permit a Road Closing, Part of Scissons Road, being Part of the Road Allowance between Concessions 5 and 6 (R.F.) designated as Parts 1 to 10 on 4R-15756 (Report #188-09-00-September 19, 2000)
- 4. By-law No. 129-00 Being a By-law to Declare as Surplus Certain Lands Described as Part of Scissons Road, Being Part of the Road Allowance Between Concessions 5 and 6 (R.F.) designated as Parts 2 to 10 on Plan 4R-15756, in the City of Kanata (formerly Nepean Township) (Report #188-09-00- September 19, 2000)

CARRIED

R. CONFIRMATION

305. MOVED by P. Cripps and SECONDED by S. McKee

THAT By-law No. 130-00 to confirm the proceedings of the Regular Council meeting of September 19, 2000, be and it is hereby ENACTED and PASSED.

CARRIED

S. ADJOURNMENT

306. MOVED by R. Rutkowski and SECONDED by L. Mitchell

THAT this Regular meeting of Council does now adjourn until Tuesday, October 3, 2000 at 7:00 p.m. in the Council Chambers.

CARRIED

The meeting adjourned at 12:38 a.m.

L. Donaldson, Acting City Clerk

M. Nicholds, Mayor