

**`Environmental Advisory Committee
Comité consultatif sur l'environnement**

**Agenda 8
Ordre du jour 8**

**Tuesday, November 23, 1999 - 5:00 p.m.
Le mardi 23 novembre 1999 - 17 h**

**Fuller Room, Terrace Level
Bytown Pavilion, City Hall**

**Salle Fuller, Niveau Terrasse
Pavillon Bytown, hôtel de ville**

**Adoption of Agenda
Adoption de l'ordre du jour**

Index

Information Items

Articles pour information

1. **5:00 p.m. / 17 h**
Presentation on the Development of a City-Wide Retrofit Program for Industrial, Institutional and Commercial Buildings
Exposé sur l'élaboration d'un programme d'amélioration des immeubles industriels, institutionnels et commerciaux à l'échelle de la ville
 Ref.: CC2Z1999310 **City Wide**

2. **Proposed Zoning Amendment - 190 Richmond Road** **1**
Modification de zonage proposée - 190, chemin Richmond
 Ref.: CC2Z1999309 **OT1 - Britannia-Richmond**

3. **Update - Environmental Symposium on Sustainable Communities**
Mise-à-jour - Symposium sur l'environnement et le développement durable des communautés
 Ref.: CC2Z1999290 **City Wide**

4. **Update - Queen's Planning School Workshop (Kelly Marsden)**
Mise-à-jour - Atelier offert par l'école d'urbanisme de l'université Queen's (Kelly Marsden)
 Ref.: CC2Z1999252 **City Wide**

Action Items

Articles pour exécution

**Unfinished Business
Questions inachevées**

- | | | |
|----|---|---------------------------|
| 5. | EAC Meeting Schedule - 2000 Calendrier des réunions du CCE en 2000 Ref.: CC2Z1999289 | 4 City Wide |
| 6. | EAC Elections - Chairperson and Vice-Chairperson Élection de membres du CCE - Présidence et vice-présidence Ref.: CC2Z1999270 | City Wide |
| 7. | Environmental Management's Budget Budget - Gestion de l'environnement Ref.: CC2Z1999288 | City Wide |

New Business
Nouvelles questions

Sub-Committees Report

Rapports des sous-comité

- | | | |
|----|---|---------------------------|
| 8. | Sub-Committees Sous-Comités Ref.: CC2Z1999187 | 5 City Wide |
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Circulation File

Dossier de circulation

- | | | |
|-----|---|--------------------------|
| 9. | Community Services and Operations Committee Agenda 13 - July 28, 1999 Le comité sur les services communautaires et des opérations - Ordre du jour 13 - le 28 juillet 1999 Ref.: CC2Z1999146 | City Wide |
| 10. | Youth Violence La violence chez les jeunes Ref.: CC2Z1999307 | City Wide |

Late Items

Articles en retard

Other Business

Autres questions

Deadline for material to be included in the next agenda

Date limite de présentation des documents à inclure dans le prochain ordre du jour

Should you wish to include an item on the next agenda, please submit the information to the Assistant by **Noon on Friday, December 10, 1999**.

Si vous désirez ajouter un article au prochain ordre du jour, veuillez le faire parvenir à l'adjointe d'ici au **vendredi 10 décembre 1999, à midi**.

Next Meeting

Prochaine réunion

The next regular meeting of the Committee will take place on **Tuesday, December 28, 1999, at 5:00 p.m.**, in the Fuller Room, Bytown Pavilion, Terrace Level, City Hall.

La prochaine réunion ordinaire du Comité aura lieu le **mardi 28 décembre 1999, à 17h**, dans la salle Fuller, pavillon Bytown, niveau terrasse, hôtel de ville.

Members' Reports - Enquiries

Rapports des membres - demandes de renseignements

Gary Ludington, Chairperson/président

Adrienne Scott, Vice-Chairperson/vice-présidente

Randy Allen

Marcos Alvarez

Lynne Bricker

Pierre Charest

Kent Currie

Michael Holliday

Kelly Marsden

Non-Voting Member
Membre sans droit de vote

Councillor/Conseillère Elisabeth Arnold

Adjournment
Levée de la séance

CAL

November 15, 1999

CC2Z1999309
(File: ACS1300)

Ward/Quartier
OT1 - Britannia-Richmond

2. Proposed Zoning Amendment - 190 Richmond Road Modification de zonage proposée - 190, chemin Richmond

Memo / Note de service

To / Destinataire
Douglas James
Planner
Department of Urban Planning and Public Works

November 1, 1999

From / Expéditeur
Deborah Irwin
Environmental Officer, Natural Environment Biologist
Department of Urban Planning and Public Works

EW-1703-2

Subject / Objet: Proposed Zoning Amendment - 190 Richmond Road

Notes to Planner:

1. There are a number of requirements associated with this development proposal that will be appropriately addressed through conditions of site plan application. These requirements include:

- preparation of a Remedial Action Plan to guide remediation of soil contamination;
- preparation of a Waste Audit and Waste Reduction Work Plan;
- preparation of a Sediment and Erosion Control Plan;
- preparation of a Dewatering Plan;
- location and design of the Greenway System Linkage.

However, some conditions must be linked to the demolition of the existing Crain-Drummond building on the site. All existing structures on the site will be demolished, necessitating the removal of existing asphalt, curbs, overhead wires, and lights. As identified in the MEER, friable asbestos, identified during the Environmental Site Assessment, will require removal prior to demolition in accordance with *Asbestos on Construction Projects* (O.Reg 838/90). In addition, inspection of fluorescent light ballasts will be required to determine presence of PCB, and disposed of in accordance with Regulation 362, Waste Management - PCBs. The applicant has identified the requirement to submit a Waste Audit and Waste Reduction Work Plan in accordance with Ontario Regulation 102/94 *Waste Audit and Waste Reduction Work Plans* to ensure that best management practices are followed regarding the disposal of debris. Could you please advise of the appropriate stage in the planning process where this plan should be submitted for approval and conditions for implementation imposed.

2. The MEER submitted for this application is comprehensive and identifies issues appropriately addressed at both the time of re-zoning and site plan application. Branch comments at this time apply only on those portions of the MEER that relate to the current rezoning application, specifically the proposed re-zoning from Greenway System - Leisure Linkage (L2B-tp11) to Neighborhood Linear Commercial (CN) and Residential (R2). Branch comments on the MEER will be submitted both through the re-zoning and Site Plan Application process, to be addressed in the finalized MEER. Finalization of the MEER to the satisfaction of the Commissioner of Urban Planning and Public Works will be a condition of site plan control approval.

Comments on the draft MEER

A Municipal Environmental Evaluation Report (MEER) is automatically required for all zoning By-law Amendments for sites within the Greenway System. A MEER was submitted to address the proposed re-zoning from Greenway System - Leisure Linkage (L2B-tp11) to Neighborhood Linear Commercial (CN) and Residential (R2). As identified in the MEER, the North-South Hydro corridor extends from the Queensway north to Scott Street, and passes through the subject site. It provides a north-south link to the Richmond/Byron and Scott Street east-west Greenway System corridors.

The proposed zoning change would essentially dismiss the North-South Hydro Corridor function in this location, and would also likely necessitate an Official Plan Amendment to remove the Greenway System designation on the site. Page H43 of the MEER recognizes that the development will impact the City of Ottawa Greenway System, but indicates the severity of the impact as "N/A". Although a portion of the property is to continue to be zoned L2, this property is associated with the east-west Richmond Byron Corridor, and does not compensate for the loss of the north-south linkage function. Sidewalks along the proposed main vehicular access route to the proposed Loblaws parking lot and continuing through the Ontario Hydro easement to the Byron corridor, as indicated in the preferred concept plan, are identified as mitigation for the loss of the Greenway System Linkage.

Official Plan policies for Linkages, such as Policy 6.7 b) below, clearly support only those uses within Linkages that are secondary to, and supportive of leisure resource provided by the Linkage itself.

Policy 6.7 c) City Council may permit uses, ancillary and complimentary to the leisure use/activity, within Linkages provided that these uses are clearly secondary to, and supportive of the primary leisure resource and it can be demonstrated that such uses are not more appropriately located in another area designated on Schedule A - Land Use.

Other Greenway System policies and objectives point to the preservation of the continuity of the System:

Objective 6.2.1 d) *To secure, maintain and expand the linear pattern of the Greenway System to provide a continuous network of lands and related waters that connect all part of the city.*

Policy 6.2.2 c) *City Council shall protect against loss through development or loss through disposal of City owned land of any part of the Greenway System that will:*
ii) interrupt its linear pattern;

It is clear that the primary use proposed for this Greenway System Linkage is for vehicular and pedestrian access and egress to the proposed parking lot and store, not to provide a leisure resource as intended through the Official Plan.

The purpose of the Temporary Leisure Linkage Subzone (L2B-tp-11) currently on the site is to implement the leisure, environment and greenway system policies on those Ontario Hydro corridor lands that are designated as Greenway System - Linkage in the City's Official Plan. Retention of the Greenway System zoning on the site would ensure that the intent for the Greenway System would not be lost either now or through any future redevelopment of the site, and would restrict the use of the site to implementation of the Official Plan policies intended for the site. Removal of the Greenway System - Linkage zoning as proposed runs contrary to both the Official Plan policies for Linkages and the policies and objectives for the Greenway System.

Please feel free to contact me at extension 3000 if you have any questions regarding these comments.



Deborah Irwin

190 Richmond rezoning 1.wpd

c.c. Environmental Advisory Committee



October 19, 1999

CC2Z1999289
(File: ACS1300)Ward/Quartier
City Wide**5. EAC Meeting Schedule - 2000****Calendrier des réunions du CCE en 2000**

*Environmental Advisory Committee
Meeting Calendar - 2000*

| Meeting Dates | Deadlines |
|---------------------------------|--------------------------|
| January 25 | Friday, January 7 |
| February 22 | February 4 |
| March 28 | March 10 |
| April 25 | April 7 |
| May 23 | May 5 |
| June 27 | June 30 |
| July 25 | July 7 |
| August 22 | August 4 |
| September 26 | September 8 |
| October 24 | October 6 |
| November 28 | November 10 |
| December 26 (Boxing Day) | December 8 |

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City of
Ville d' **Ottawa**

May 17, 1999

CC2Z1999187
(File: ACS1300)

Ward/Quartier
City Wide

8. Sub-Committees
Sous-Comités

Sub-Committee List
Liste des sous-comités

- .1 **Site Plans and Zoning Applications**
Demandes de zonage et d'approbation de plan d'emplacement
K. Currie, T. Marta, G. Ludington, K. Marsden
- .2 **RMOC/NCC/Regional EAC liaison**
Liaison avec la MROC, la CCN et les CCE de la région
M. Holliday, K. Marsden
- .3 **Community Liaison**
Liaison communautaire
- .4 **Task Force on the Atmosphere**
Groupe de travail sur l'atmosphère
- .5 **Engineering & Works Status Report**
Rapport d'étape de Génie et travaux publics
- .6 **Mayor & Council Liaison**
Liaison avec le maire et le Conseil
- .7 **Greenspaces/Greenway**
Espaces verts/Réseau de verdure
A. Scott, M. Alvarez
- .8 **Community Pride Program**
Programme de fierté civique
G. Ludington
- .9 **Occasional/Occasionels:**
Environmental Achievement Award (January to May)
Prix de protection de l'environnement (janvier à mai)
- .10 **Mayor's Environmental Award**

Prix du maire pour l`environnement

M. Holliday

- .11 **Administration (budget, annual report, etc)**
Administration (budget, rapport annuel, etc)

- .12 **City Budget**
Budget de la Ville