



## Planning Committee

### DISPOSITION 36

**Tuesday, 12 June 2012, 9:30 a.m.**

**Champlain Room, 110 Laurier Avenue West**

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- Note:**
- 1. Underlining indicates a new or amended recommendation approved by Committee.***
  - 2. Please note that any written or verbal submissions (including your name but excluding personal contact information) will form part of the public record and be made available to City Council and the public.***
  - 3. Reports requiring Council consideration will be presented to Council on 11 July 2012 in Planning Committee Report 32A, with the exception of Items 1, 2 & 11, which will be presented to Council on 13 June 2012 in Planning Committee Report 32.***

#### CONFIRMATION OF MINUTES

Minutes 35 of the Planning Committee meeting of 22 May 2012.

CONFIRMED

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## PLANNING AND INFRASTRUCTURE

### PLANNING AND GROWTH MANAGEMENT

1. ZONING - 2810 CEDARVIEW ROAD  
ACS2012-PAI-PGM-0133 BARRHAVEN (3)

**That the Planning Committee recommend Council approve an amendment to the City of Ottawa Zoning By-law 2008-250 to change the zoning of 2810 Cedarview Road from DR - Development Reserve to R3Z, Residential Third Density Subzone Z and O1, Parks and Open Space Zone, as shown in Document 1.**

CARRIED

2. ZONING - 645 LONGFIELDS DRIVE AND 35 Highbury Park Drive  
ACS2012-PAI-PGM-0130 BARRHAVEN (3)

**That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of:**

1. **645 Longfields Drive by amending existing Exception 1644, shown as Area A in Document 1, and rezoning the remainder of the property from Residential Third Density Subzone Z Exception [665] to Residential Third Density Subzone Y Exception [1644] and from Residential Third Density Subzone Z Exception [665] to Residential Third Density Subzone G Exception [1639]; and;**
2. **35 Highbury Park Drive from Development Reserve (DR) to Minor Institutional Subzone B (I1B); all of which is shown in Document 1 and detailed in Document 2.**

CARRIED

3. ZONING - 99, 101, 105 AND 107 PARKDALE AVENUE  
ACS2012-PAI-PGM-0113 KITCHISSIPPI (15)

**That the Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 99, 101, 105 and 107 Parkdale Avenue from Residential Fifth Density, Subzone B, Maximum building height of 37 metres, R5B H(37), to a new Residential Fifth Density Subzone B, Exception, Schedule YYY Zone with a holding symbol, R5B[xxxx] Syyy-h, as shown in Document 1 and detailed in Documents 2 and 3.**

CARRIED

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4. ZONING - 2020 DORIMA STREET  
ZONAGE - 2020, RUE DORIMA  
ACS2012-PAI-PGM-0101 CUMBERLAND (19)

**That the Planning Committee recommend Council approve an amendment to the Zoning By-law No. 2008-250 to change the zoning of 2020 Dorima Street from R1HH[714] – Residential First Density Zone, Subzone HH, Exception 714 to R4A[XXXX] – Residential Fourth Density Zone, Subzone A, Exception [XXXX] as shown on Document 1 and as detailed in Document 2.**

CARRIED

5. FRONT-ENDING AGREEMENT FOR REGATTA PARK IN HALF MOON BAY, AMPERSAND PARKETTE IN AMPERSAND SOUTH NEPEAN TOWN CENTRE, ENTRY PARK MAHOGANY AND SPRING POND PARK MAHOGANY  
ACS2012-PAI-PGM-0149 BARRHAVEN (3)  
RIDEAU-GOULBOURN (21)

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**That Planning Committee recommends that Council:**

- 1. Approve in accordance with the City Park and Trail Front-End Policy, to authorize the expenditure of \$ 909,322, plus applicable taxes, for reimbursement of design and construction costs for Regatta Park, Ampersand Parkette, Entry Park and Spring Pond Park as detailed in this report.**
- 2. Authorize the City to enter into a Front-ending agreement with Mattamy (Half Moon Bay) Limited to enable the design and construction of Regatta Park at Egret Way Block 111 on 4M-1443 and Block 124 on 4M-1451 in the Half Moon Bay Community in accordance with the Council approved Park and Trail Front-ending Policy in Document 1 and the Front-ending Agreement Principles set out in Document 2 to the satisfaction of the Deputy City Manager, Planning and Infrastructure and the City Clerk and Solicitor;**
- 3. Authorize the City to enter into a Front-ending agreement with Minto Communities Inc. to enable the design and construction of Ampersand Parkette (Block 124) located in Ampersand Community, South Nepean Town Centre in accordance with the Council approved Park and Trail Front-ending Policy in Document 1 and the Front-ending Agreement Principles set out in Document 2 to the satisfaction of the Deputy City Manager, Planning and Infrastructure and the City Clerk and Solicitor;**

4. Authorize the City to enter into a Front-ending agreement with Minto Communities, Inc. to enable the design and construction of Entry Park (Block 198) located in the Mahogany Manotick Community in accordance with the Council approved Park and Trail Front-ending Policy in Document 1 and the Front-ending Agreement Principles set out in Document 2 to the satisfaction of the Deputy City Manager, Planning and Infrastructure and the City Clerk and Solicitor; and
5. Authorize the City to enter into a Front-ending agreement with Minto Communities, Inc. to enable the design and construction of Spring Pond Parkette (Blocks 208 and including Open Space Block 207) located in the Mahogany Manotick Community in accordance with the Council approved Park and Trail Front-ending Policy in Document 1 and the Front-ending Agreement Principles set out in Document 2 to the satisfaction of the Deputy City Manager, Planning and Infrastructure and the City Clerk and Solicitor.

CARRIED

6. RESULTS OF THE ENVIRONMENTAL  
IMPACT STATEMENT GUIDELINES REVIEW  
ACS2012-PAI-PGM-0074

CITY-WIDE

That the Agriculture and Rural Affairs and Planning Committees recommend Council:

1. Approve the revisions to the Environmental Impact Statement Guidelines, as shown in Document 1;
2. Approve the addition of a new condition of draft approval, as shown in Document 2, to the City's standard menu of conditions for draft approval of subdivisions;
3. Delegate authority to the General Manager, Planning and Growth Management, to approve any future minor revisions required to provide additional clarity or to ensure that the Environmental Impact Statement Guidelines are kept current and correct with respect to the City's Official Plan policies, provincial requirements, technical information and best practices for mitigation measures; and
4. Refer the addition of a budget pressure for a second Environmental Planner for consideration in the 2013 budget process.

CARRIED

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**CITY MANAGER'S OFFICE**

7. LANSDOWNE SIGNAGE AND WAY-FINDING PLAN  
ACS2012-PAI-PGM-0155 CITY-WIDE

**That the Planning Committee recommend Council:**

1. Approve the revised Lansdowne Signage and Way-finding Plan attached as Document 1; as amended by the following:
  - a) That Document 1, Appendix 2 of the above-noted report be replaced with the REVISED Appendix 2 which extends the Stadium Zone to include the area behind Buildings I and K, showing the latest proposed footprint areas for Buildings I and K so that the intent is clear and will allow the new Scoreboard, should it be approved in the west location by the Lansdowne Design Review Panel (LDRP);
  - b) That no further notice be provided pursuant to Section 34(17) of the Planning Act, and;
2. Direct the General Manager, Planning and Growth Management to determine the requirements to give legislative effect to the Lansdowne Signage and Way-Finding Plan and report back to Planning Committee and Council.

CARRIED as amended

8. QUARTERLY PERFORMANCE REPORT TO COUNCIL,  
Q1: JANUARY 1 – MARCH 31, 2012  
ACS2012-CMR-PLC-0013 CITY-WIDE

**That the Planning Committee receive this report for further review and discussion of the service areas' performance results, as outlined in document 1.**

RECEIVED

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## COUNCILLORS' ITEMS

### COUNCILLOR J. HARDER

9. ONASSA SPRINGS GATEWAY FEATURE  
ACS2012-CMR-PLC-0004 BARRHAVEN (3)

That Planning Committee recommend that Council:

1. Approve that this gateway feature be exempted from the size limitations for primary neighbourhood features, the funding formula for the maintenance of gateway features, and the restrictions on design elements including mechanical, water, and electrical components as set out in the City of Ottawa's Gateway Feature Design Guidelines; and
2. Subject to the approval of Recommendation 1, require the applicant to enter into a Maintenance and Liability agreement with the City to assume ongoing maintenance and liability obligations with respect to the portion of the gateway feature that is to be on City lands.

CARRIED

### COUNCILLOR K. HOBBS

10. EXEMPTION FROM THE DEMOLITION CONTROL BY-LAW  
FOR THE BUILDINGS LOCATED AT 99-107 PARKDALE  
ACS2012-CMR-PLC-0011 KITCHISSIPPI (15)

That Planning Committee recommend Council approve that 99-107 Parkdale Avenue be exempted from the requirements set out in the Demolition Control By-law in order to enable the demolition of the buildings to its foundation subject to the following conditions:

1. The Owner ensures the property is graded, sodded or seeded, fenced and maintained to the standards set out in the Property Standards By-law pending development;
2. The property is not used or occupied for any other interim use, except for the construction and occupancy of an on-site sales office and accessory parking;
3. The Owner obtains all the required planning approvals within 2 years of June 12, 2012; the building permit is submitted within three years

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of June 12, 2012 and construction substantially completed within five years of June 12, 2012.

4. Subject to the approval of Recommendations 1 to 3, and prior to issuance of a demolition permit, that the Owner enter into an agreement with the City, to be registered on title to the lands, to ensure compliance with the above-noted conditions.

CARRIED

**COUNCILLOR M. FLEURY**

11. EXEMPTION FROM THE DEMOLITION CONTROL BY-LAW  
FOR THE BUILDING LOCATED AT 206 HENDERSON STREET  
ACS2012-CMR-PLC-0014 RIDEAU-VANIER (12)

That Planning Committee recommend Council approve that 206 Henderson be exempted from the requirements set out in the Demolition Control By-law in order to enable the demolition of the buildings to its foundation subject to the following conditions:

1. The Owner ensures, pending development, the property is not used or occupied for any other interim use other than a staging area for construction at 727 King Edward Ave. and is graded, sodded or seeded, and maintained to the standards set out in the Property Standards By-law;
2. The Owner ensures that the existing street trees are protected before, after and during demolition; and
3. Subject to the approval of Recommendations 1 and 2, within 30 days of the issuance of a demolition permit, the Owner must enter into an agreement with the City, to be registered on title to the lands, to ensure compliance with the above-noted conditions with said agreement to include a provision that if conditions in Recommendations 1 and 2 are not met, the City will perform the necessary works and the owner will pay the City for the cost of these works.

CARRIED

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**NOTICE OF MOTION  
(FOR CONSIDERATION AT SUBSEQUENT MEETING)**

**COUNCILLOR K. HOBBS**

CASH-IN-LIEU OF PARKING – 401 RICHMOND ROAD

**WHEREAS** the Staff Delegated Authority report has approved the payment in lieu of providing one parking space at 401 Richmond Road, for a one-storey retail building;

**AND WHEREAS** the amount of money required to be paid for the parking space is five-thousand seven-hundred, fifty-one dollars and ninety-two cents (\$5,751.92);

**AND WHEREAS** the property owner is undergoing substantial improvements to the façade and public facilities of the building, including new accessible public washrooms; and is partnering with the City in the creation of new public space in the City right-of-way adjacent to the site;

**NOW THEREFORE BE IT RESOLVED THAT** since the property owner has made a positive addition to the street, the amount of money to be paid for the cash-in-lieu of parking space be reduced from five-thousand seven-hundred and fifty-one dollars and ninety-two cents (\$5,751.92) to one (\$1) dollar.