



## Planning Committee

### DISPOSITION 37

**Tuesday, 26 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 33A, with the exception of Items 18 & 19, which will be presented to Council on 27 June 2012 in Planning Committee Report 33.***

#### CONFIRMATION OF MINUTES

Minutes 36 of the Planning Committee meeting of 12 June 2012.

CONFIRMED

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## PLANNING AND INFRASTRUCTURE

### PLANNING AND GROWTH MANAGEMENT

1. ZONING - 96 NEPEAN STREET  
ACS2012-PAI-PGM-0120 SOMERSET (14)

That the Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 96 Nepean Street from Residential Fifth Density Subzone B, Exception 482, FSI 3.0 (R5B (482) F(3.0)) to Residential Fifth Density Zone, Subzone B, with a new exception, schedule and a holding provision (R5B-h[xxxx] Syyy -h) as detailed in Document 2 and 3 and as shown in Document 4.

CARRIED

## ADVISORY COMMITTEE

### OTTAWA BUILT HERITAGE ADVISORY COMMITTEE

2. APPLICATION TO ALTER 19 KINDLE COURT, A PROPERTY PROTECTED UNDER THE *ONTARIO HERITAGE ACT* AND LOCATED IN THE BRIARCLIFFE HERITAGE CONSERVATION DISTRICT STUDY AREA  
ACS2012-PAI-PGM-0152 BEACON HILL- CYRVILLE (11)

That Planning Committee recommend that Council:

1. Approve the application for construction of a rear addition as per drawings submitted on May 22, 2012 and included as Document 4 subject to the shape of the rear addition being changed to rectangular instead of semi-circular and inset 60 cm from the east and west sides of the rear elevation;
2. Approve the application for a one storey flat roofed addition at the east side of the building included in Document 4;
3. Approve the application for the new garage as per the drawings attached in Document 5; and
4. Delegate authority for minor design changes to the General Manager, Planning and Growth Management Department.

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*(Note: The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on August 6, 2012)*

*(Note: Approval to Alter this property under the Ontario Heritage Act must not be construed to meet the requirements for the issuance of a building permit.)*

CARRIED, as amended

3. APPLICATION TO ALTER 216 CATHCART STREET, A PROPERTY LOCATED IN THE LOWERTOWN WEST HERITAGE CONSERVATION DISTRICT  
ACS2012-PAI-PGM-0134 RIDEAU VANIER (12)

**That the Ottawa Built Heritage Advisory Committee recommend that Planning Committee recommend that Council:**

1. **Approve the application for new construction at 216 Cathcart Street, in accordance with plans submitted by Tito Jurado, received on May 7, 2012;**
2. **Delegate authority for minor design changes to the General Manager, Planning and Growth Management Department; and**
3. **Issue the heritage permit with a two-year expiry date from the date of issuance.**

*(Note: The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on August 5, 2012)*

*(Note: Approval to Alter this property under the Ontario Heritage Act must not be construed to meet the requirements for the issuance of a building permit.)*

CARRIED

4. APPLICATION TO ALTER 129 HOWICK STREET, A PROPERTY DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT* LOCATED IN THE ROCKCLIFFE PARK HERITAGE CONSERVATION DISTRICT  
ACS2012-PAI-PGM-0137 RIDEAU ROCKCLIFFE (13)

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**That the Ottawa Built Heritage Advisory Committee recommend that Planning Committee recommend that Council:**

- 1. Approve the application to alter 129 Howick Street as per plans submitted by S.A.I. Consulting on May 7, 2012 included as Documents 3 and 4;**
- 2. Delegate authority for minor design changes to the General Manager, Planning and Growth Management Department; and**
- 3. Issue the heritage permit with a two-year expiry date from the date of issuance.**

***(Note: The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on August 6, 2012)***

***(Note: Approval to Alter this property under the Ontario Heritage Act must not be construed to meet the requirements for the issuance of a building permit.)***

CARRIED

- 5. APPLICATION FOR DEMOLITION AND NEW CONSTRUCTION AT 220 SANDRIDGE ROAD, A PROPERTY DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT* AND LOCATED IN THE ROCKCLIFFE PARK HERITAGE CONSERVATION DISTRICT  
ACS2012-PAI-PGM-0138 RIDEAU ROCKCLIFFE (13)**

**That the Ottawa Built Heritage Advisory Committee recommend that Planning Committee recommend that Council:**

- 1. Approve the application for demolition of the existing building at 220 Sandridge Road;**
- 2. Approve the application for new construction at 220 Sandridge Road as per drawings by Ilg Ilg Design dated May 7, 2012 included as Documents 3, 4, 5 and 6;**
- 3. Delegate authority for minor design changes to the General Manager, Planning and Growth Management Department; and**
- 4. Issue the heritage permit with a two year expiry date from the date of issuance.**

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*(Note: The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on August 6, 2012.)*

*(Note: Approval to Alter this property under the Ontario Heritage Act must not be construed to meet the requirements for the issuance of a building permit.)*

CARRIED

6. APPLICATION FOR NEW CONSTRUCTION AT 165 CRICHTON STREET, A PROPERTY DESIGNATED UNDER PART V OF THE ONTARIO HERITAGE ACT AND LOCATED IN THE NEW EDINBURGH HERITAGE CONSERVATION DISTRICT  
ACS2012-PAI-PGM-0136 RIDEAU ROCKCLIFFE (13)

**That the Planning Committee approve the replacement of the report recommendation erroneously included in Planning Committee Agenda 38 for Item 6, with the following revised recommendation, as amended by the Ottawa Built Heritage Advisory Committee at its meeting of 7 June 2012.**

CARRIED

**That the Ottawa Built Heritage Advisory Committee recommend that Planning Committee recommend that Council:**

1. Approve the application to construct a new detached garage on River Lane at the rear of 165 Crichton Street as per plans submitted by Peter Boole on May 7, 2012 included as Documents 3 and 4 and subject to the following amendments:
  - a) Increased separation from the adjacent property line on west side of property from 4 ft to 5 ft, and;
  - b) Reduction in garage area from initial proposed 26'x24', to 25'x24', and;
  - c) Landscaping modifications as agreed with the adjacent property owner on the west side of the property.
2. Designate authority for minor design changes to the General Manager, Planning and Growth Management Department.
3. Issue the heritage permit with a two-year expiry date from the date of issuance.

*(Note: The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on August 6, 2012.)*

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*(Note: Approval to Alter this property under the Ontario Heritage Act must not be construed to meet the requirements for the issuance of a building permit.)*

CARRIED, as amended

7. APPLICATION FOR NEW CONSTRUCTION IN THE CENTRETOWN  
HERITAGE CONSERVATION DISTRICT AT 406-408 BANK STREET  
ACS2012-PAI-PGM-0122 SOMERSET (14)

**That the Ottawa Built Heritage Advisory Committee recommend that Planning Committee recommend that Council:**

1. **Approve the application for new construction at 406-408 Bank Street, in accordance with plans by Brian Clark, Architect, received on April 19, 2012;**
2. **Delegate authority for minor design changes to the General Manager, Planning and Growth Management Department; and**
3. **Issue the heritage permit with a two-year expiry date from the date of issuance.**

*(Note: The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on July 17, 2012)*

*(Note: Approval to Alter this property under the Ontario Heritage Act must not be construed to meet the requirements for the issuance of a building permit.)*

CARRIED

## **PLANNING AND INFRASTRUCTURE**

### **PLANNING AND GROWTH MANAGEMENT**

8. OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT –  
VARIOUS ADDRESSES  
ACS2012-PAI-PGM-0047  
KANATA NORTH, WEST CARLETON-MARCH  
STITTSVILLE, KANATA SOUTH (4, 5, 6 AND 23)

**That the Planning Committee recommend:**

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1. Council approve and adopt an amendment to the Official Plan to add a special policy area for the Carp River Restoration Area as detailed in Document 2 and;
  2. Council approve an amendment to the Zoning By-law 2008-250 to:
    - a) amend the flood plain hazard overlay as shown on Document 4;
    - b) add a holding symbol and establish conditions for the removal of the holding symbol for the developable lands within the Carp River Restoration Policy Area;
    - c) remove the flood fringe provisions on lands at 5487 Hazeldean Road and 20 Frank Nighbor Place.

CARRIED

9. ZONING - 800 CEDARVIEW ROAD  
ACS2012-PAI-PGM-0143 BARRHAVEN (3)

**That the Planning Committee recommend Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of 800 Cedarview Road from Rural Residential Fourth Density (RR4) and Parks and Open Space Sub-zone(O1A) to Rural Residential Fourth Density (RR4), Rural Residential Fourth Density Exception [xxxx] (RR4[xxxxr]) and Parks and Open Space (O1), as shown in Document 1 and detailed in Document 2.**

CARRIED

10. ZONING - 927 RICHMOND ROAD AND 108 WOODROFFE AVENUE  
ACS2012-PAI-PGM-0159 BAY (7)

**That the Planning Committee recommend Council approve:**

1. An amendment to the City of Ottawa Zoning By-law 2008-250 to change the zoning of 927 Richmond Road and 108 Woodroffe Avenue from a Traditional Mainstreet zone with a height limit of 25 metres(TM (H25)) to a new Traditional Mainstreet (TM [xxxx](H47)) exception zone with a height limit of 47 metres to permit a mixed-use development as detailed in Document 2 and as shown in Document 1; and
2. The implementing by-law go forward to City Council for approval after Site Plan Control Approval is obtained and the agreement registered on title.

CARRIED

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11. ZONING - 486 AND 500 PRESTON STREET  
ACS2012-PAI-PGM-0165 SOMERSET (14)

**That the Planning Committee recommend Council:**

1. Approve an amendment to the Zoning By-law 2008-250 to change the zoning of 486 and 488 Preston Street from TM[86] Traditional Mainstreet, Exception 86 to a new Traditional Mainstreet zone with an exception and schedule (TM[XXXX] SXXX), as detailed in Documents 2 and 3 (as amended below) and shown in Document 1;
2. Approve an amendment to the Zoning By-law 2008-250 to change the zoning of 490 and 500 Preston Street from TM[86] F(6.5) H(67) Traditional Mainstreet with an exception to a new Traditional Mainstreet zone with an exception and schedule (T M[XXXX] SXXX), as detailed in Documents 2 and 3 (as amended below) and as shown in Document 1;
3. Approve that a holding symbol be added to the new TM[XXXX] SXXX zone requiring the Owner to enter into a related Site Plan agreement with the City, which shall include the requirement to provide funding for community benefits, before the holding may be lifted; and,
4. Approve that the following changes be made to the details of the recommended zoning contained in Document 3 of the staff report:

Replace the following text in the existing Column V changes:

Replace:

*“Balconies are not allowed to project into Areas A and B on Schedule XXX from that part of a building greater than 15.6 m in height up, facing Preston Street and located in Area D on Schedule XXX.”*

With:

*“Balconies are not allowed to project into Areas A and B on Schedule XXX for that part of a building between 15.6 metres in height and up to 80.0 metres in height, facing Preston Street and located in Area D on Schedule XXX.”*

CARRIED, as amended



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12. **ZONING - 4471, 4479 AND 4487 INNES ROAD**  
**ACS2012-PAI-PGM-0141 CUMBERLAND (19)**

**That the Planning Committee recommend Council:**

1. **Approve an amendment to the Zoning By-law 2008-250 to change the zoning of 4471 Innes Road from General Mixed Use, Subzone 15, Height Limit of 8 metres (GM 15 H(8)) to General Mixed Use, Subzone 15, Exception zone, Height Limit of 8 metres with a schedule (GM 15 [XXXX] H(8) SXXX), as shown in Documents 1 and 3 and as detailed in Document 2; and**
2. **Approve an amendment to the Zoning By-law 2008-250 to change the zoning of 4479 and 4487 Innes Road from Residential, First Density, Subzone HH, Exception 1173 (R1HH [1173]) to General Mixed Use, Subzone 15, Exception zone, Height Limit of 15 metres with a schedule (GM 15 [XXXX] H(15) SXXX); as shown in Documents 1 and 3 and as detailed in Document 2.**

CARRIED

13. **OFFICIAL PLAN AMENDMENT AND ZONING -**  
**350 CRESTHAVEN DRIVE**  
**ACS2012-PAI-PGM-0150 GLOUCESTER-SOUTH NEPEAN (22)**

**That the Planning Committee recommend Council:**

1. **Approve and adopt an amendment to Volume 2a of the Official Plan to redesignate 350 Cresthaven Drive from Business Park in the South Nepean Secondary Plan Area 4, 5 and 6 to Mixed Density Residential, as shown in Document 1 and detailed in Document 2; and**
2. **Approve an amendment to the Zoning By-law 2008-250 to change the zoning of 350 Cresthaven Drive from Development Reserve - DR to Residential Fourth Density Zone, Subzone Z Exception XXXX (R4Z[XXXX]) as shown in Document 3 and detailed in Document 4.**

CARRIED

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14. STATEMENT OF WORK TO REVIEW AND UPDATE THE 2013  
OFFICIAL PLAN AND INFRASTRUCTURE MASTER PLAN  
ACS2012-PAI-PGM-0170 CITY-WIDE

**That Planning Committee recommend that Council:**

1. **Approve the scope and timing for the review and update of the Official Plan and Infrastructure Master Plan contained in this report.**
2. **Approve a Sponsors Group, Industry Panel, Agency Panel and Community Panel as outlined in this report to oversee the review of the Official Plan, Transportation Master Plan, and Infrastructure Master Plan.**
3. **Confirm 2031 as the planning horizon for the review of the Official Plan, Transportation Master Plan, Infrastructure Master Plan and the Development Charges By-law.**

CARRIED

15. VACANT URBAN RESIDENTIAL LAND SURVEY, 2011 UPDATE  
ACS2012-PAI-PGM-0157 CITY-WIDE

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

RECEIVED

16. 2012 GREEN BUILDING PROMOTION PROGRAM  
ACS2012-PAI-PGM-0127 CITY-WIDE

**That Planning Committee recommend that Council receive the 2012 Green Building Promotion Program, as attached in Document 1.**

RECEIVED

17. EXTENSION OF SERVICES AND  
FRONT-ENDNG AGREEMENTS - FERNBANK LANDS  
ACS2012-PAI-PGM-0140 STITTSVILLE (6)

**That Planning Committee recommend Council approve:**

1. The City to entering into an Extension of Services Agreement with the Fernbank Landowners Group for the installation of trunk sanitary services as set out in Document 2;
2. The City to entering into a Front-Ending Agreement with the Fernbank Landowners Group for the design and construction of a 2.4 kilometre trunk sewer, based on the Front-Ending Principles set forth in Document 3 and the Council Approved Front-Ending Policy in Document 4, with the final form and content of the Front-Ending Agreement to the satisfaction of the Deputy City Manager, Planning and Infrastructure and the City Clerk and Solicitor; and
3. Payments with upset limits of \$982,704 from the 2011 Capital Budget, \$517,296 from the 2013 Capital Forecast, \$500,000 from the 2015 Capital Forecast and \$500,000 from the 2017 Capital Forecast plus applicable taxes and indexing in accordance with the Council Approved Front-Ending Agreement Policy and subject to the execution of a Front-Ending Agreement to the Fernbank Landowners Group for design and construction of the Fernbank Trunk Sanitary Sewer.

CARRIED

18. RECOMMENDED COUNCIL POSITION FOR URBAN BOUNDARY -  
PHASE 2B HEARING - ONTARIO MUNICIPAL BOARD  
ACS2012-PAI-PGM-0167 CITY-WIDE
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That the Planning Committee recommend Council approve:

1. That in respect of Area 2 in the report “Recommended Council Position for Urban Boundary – Phase 2B Hearing – Ontario Municipal Board” it be shown that it has 38.7 gross developable hectares;
2. A revision to Tables 1 and 2 to include in Table 1 parcels 2 & 8A and that the necessary modifications be made to Document 1;
3. The parcels shown in Document 1, as amended by the foregoing, as Schedules R47, R48 and R49 as the City’s submission to the Ontario Municipal Board to form the balance of the urban area expansion; and
4. An amendment to the Urban Tree Conservation By-law, By-law 2009-200, effective 27 June 2012, extending the application of the by-law to the additional parcels shown in Document 1 as amended by the foregoing.

CARRIED, as amended

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19. URBAN BOUNDARY PHASE 2B WITNESS STATEMENTS  
ACS2012-PAI-PGM-0168 CITY-WIDE

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

RECEIVED

**COUNCILLOR'S ITEM  
COUNCILLOR K. HOBBS**

20. REDUCTION IN CASH-IN-LIEU OF  
PARKING FEE FOR 401 RICHMOND ROAD  
ACS2012-CMR-PLC-0012 KITCHISSIPPI (15)

**That the Planning Committee approve the reduction of the Cash-in-Lieu of parking fee for 401 Richmond Road from \$5,751.92 to \$1.**

CARRIED

**ADDITIONAL COUNCILLOR'S ITEM**

**COUNCILLOR M. TAYLOR**

21. EXEMPTION FROM THE DEMOLITION CONTROL BY-LAW FOR THE  
BUILDINGS LOCATED AT 927 AND 929 RICHMOND ROAD AND 108  
WOODROFFE AVENUE  
ACS2012-CMR-PLC-0016 BAY (7)

Moved by Councillor J. Harder:

**That the Planning Committee approve the addition of this item for consideration by the Committee at today's meeting, pursuant to Section 84(3) of the Procedure By-Law (being By-Law No. 2006-462).**

CARRIED

Moved by Councillor M. Taylor:

WHEREAS the Demolition Control By-law was introduced by the former City of Ottawa to control or reduce the depletion of residential rental units, either being demolished outright or converted into condominium units;

AND WHEREAS the By-law provides the property owner the choice to apply to Council for an exemption to the by-law, which if approved requires the applicant to enter into an agreement with the City to demolish and build within a fixed period of time, failing which a penalty applies;

AND WHEREAS the owner of 927/929 and 108 Woodroffe Avenue has met with Planning and Growth Management staff under File D02-12-0002 which is also before Planning Committee this morning for consideration of their re-zoning application;

AND WHEREAS the Ward Councillor has indicated his support for exempting this property from the requirements of the Demolition Control By-law;

THEREFORE BE IT RESOLVED THAT that the buildings at 927/929 Richmond Road and 108 Woodroffe Avenue be exempted from the requirements set out in the Demolition Control By-law in order to enable the demolition of the building immediately subject to the following conditions which shall be incorporated into a registered agreed prior to the exemption taking effect:

1. The Owner ensures the property is graded 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 and
3. The Owner obtains all required planning approvals within two years of June 26, 2012; the building permit is submitted within three years of June 26, 2012 and construction substantially completed within five years of June 26, 2012.

CARRIED