



Planning Committee

AGENDA 38

Monday, 9 July 2012, 9:30 a.m.

Champlain Room, 110 Laurier Avenue West

Committee Coordinator:

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Committee Members:

Chair: Councillor P. Hume

Vice Chair: Councillor J. Harder

**Councillors: S. Blais, R. Bloess, R. Chiarelli,
K. Hobbs, A. Hubley, B. Monette, S. Qadri, M. Taylor**

DECLARATIONS OF INTEREST

CONFIRMATION OF MINUTES

Minutes 37 of the Planning Committee meeting of 26 June 2012.

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POSTPONEMENTS AND DEFERRALS

PLANNING AND INFRASTRUCTURE

PLANNING AND GROWTH MANAGEMENT

1. INTRODUCTION TO THE NEIGHBOURHOOD CONNECTION OFFICE
(Deferred from the Planning Committee meeting of 8 May 2012)
[ACS2012-PAI-PGM-0103](#) CITY-WIDE 1
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That Planning Committee receive this report as supplemental information to the 2012 budget.

PLANNING AND INFRASTRUCTURE

PLANNING AND GROWTH MANAGEMENT

2. ZONING - 1680 VIMONT COURT
[ACS2012-PAI-PGM-0180](#) ORLÉANS (1) 15
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That the Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 1680 Vimont Court, shown in Document 1, from Light Industrial Zone, Subzone 4, height limit 21 metres (IL4 H(21)) to Light Industrial Zone, Subzone 4, height limit 21 metres, Exception xxxx (IL4[xxxx] H (21)) as detailed in Document 2.

3. ZONING - 6024 RENAUD ROAD
[ACS2012-PAI-PGM-0175](#) INNES (2) 22
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That the Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of a part of 6024 Renaud Road from Development Reserve Zone, Exception 458 (DR[458]) to Residential Second Density, Subzone A, Exception xxxx (R2A[xxxx]) as shown on Document 1 and as detailed in Document 2.

4. ZONING - 5611 FERNBANK ROAD
[ACS2012-PAI-PGM-0174](#) STITTSVILLE (6) 29
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That the Planning Committee recommend Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of

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part of 5611 Fernbank Road from Development Reserve (DR) to Residential Second Density Subzone N (R2N), Residential Third Density Subzone Z Exception 1837 (R3Z[1837]), Residential Second Density Subzone P Exception 703 (R2P[703]), Minor Institutional Subzone B (I1B), and Open Space 1 (O1), as shown in Document 1 and as detailed in Document 2.	
5. <u>ZONING - 2084 MONTREAL ROAD</u> <u>ACS2012-PAI-PGM-0172</u> BEACON HILL-CYRVILLE (11)	36
That the Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 2084 Montreal Road from R5Z [1459] - Residential Fifth Density Subzone Z, exception 1459 to AM [1459] - Arterial Main Street Zone, exception [1459], as shown in Document 1 and detailed in Document 2.	
6. <u>ZONING - 1008 SHEFFORD ROAD</u> <u>ACS2012-PAI-PGM-0166</u> BEACON HILL-CYRVILLE (11)	45
That the Planning Committee recommend Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of 1008 Shefford Road from Residential Second Density Zone, Subzone N (R2N) to Residential Third Density Zone, Subzone Q, Exception [xxxx] (R3Q [xxxx]), as shown in Document 1 and detailed in Document 2.	
7. <u>ZONING AND COMMUNITY DESIGN PLAN REVISION -</u> <u>222 BEECHWOOD AVENUE, 8 JOLLIET AVENUE AND</u> <u>9 MARQUETTE AVENUE</u> <u>ACS2012-PAI-PGM-0182</u> RIDEAU-VANIER (12)	57

That the Planning Committee recommend Council:

1. Approve a revision to the Beechwood Community Design Plan to change Sections 2.2.3 and 2.4.1 and Figure 11, to permit a high-rise building of up to 34.0 metres in height on 222 Beechwood Avenue, 8 Jolliet Avenue and 9 Marquette Avenue as detailed in Document 4 and as shown in Documents 5; and
2. Approve an amendment to the Zoning By-law 200-250 to change the zoning of 222 Beechwood Avenue from TM S241, Traditional Mainstreet and the zoning of 8 Jolliet Avenue and

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	9 Marquette Avenue from TM H(15) to a new TM (XXX) S241 as detailed in Document 2 and as shown in Documents 1 and 3.	
8.	ZONING - 968 ST. LAURENT BOULEVARD ACS2012-PAI-PGM-0171 RIDEAU-ROCKLIFFE (13)	95
	That the Planning committee recommend Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of 968 St. Laurent Boulevard from Arterial Mainstreet, Subzone 1, Exception [57] (AM1 [57] to Arterial Mainstreet, Exception [xxxx] (AM [xxxx]) as shown in Document 1 and detailed in Document 2.	
9.	ZONING - 1050 SOMERSET STREET WEST ACS2012-PAI-PGM-0177 KITCHISSIPPI (15)	104
	That the Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 1050 Somerset Street from Traditional Mainstreet Zone, Exception 126, Height 15 metres (TM [126] H(15)) to Traditional Mainstreet Zone, Exception [xxxx], Schedule yyy, Maximum Height 73.0 metres and a holding provision (TM-h[xxxx] Syyy-h) as shown on Document 1 and detailed in Documents 2 and 3.	
10.	ZONING - 505, 573, 605 INDUSTRIAL AVENUE ACS2012-PAI-PGM-0178 ALTA VISTA (18)	136
	That the Planning Committee recommend Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of 505, 573 and 605 Industrial Avenue from General Industrial Subzone 3 (IG3) to a Mixed-Use Centre Subzone 7 Exception 1387 Holding Zone (MC7[1387]-h), as shown in Document 1.	
11.	ZONING - 3699A AND 3701 JOCKVALE ROAD AND PART OF 3760 PRINCE OF WALES DRIVE ACS2012-PAI-PGM-0153 GLOUCESTER-SOUTH NEPEAN SUD (22)	142
	That the Planning Committee recommend Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of 3699A and 3701 Jockvale Road and part of 3760 Prince of Wales Drive from Development Reserve (DR) to Residential First Density Zone Subzone Z (R1Z), Residential Third Density Zone Subzone Z	

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Exception 673 (R3Z[673]), Parks and Open Space (O1) and Environmental Protection Subzone 1 (EP1) as shown in Document 1 and detailed in Document 2.	
12. ZONING - 5306 AND 5358 FERNBANK ROAD ACS2012-PAI-PGM-0147 KANATA SOUTH / SUD (23)	149
That the Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 5306 and 5358 Fernbank Road from Business Park Industrial Subzone 9 (IP9) and Residential Third Density Subzone Z exception zone (R3Z[1007] to Residential Third Density Subzone Z (R3Z), Residential Third Density Subzone Z exception zone (R3Z[xxxx]), Residential Fourth Density Subzone Z (R4Z), Business Park Industrial Subzone 9 (IP9 F (0.33)) and Parks and Open Space Zone (O1) as shown in Document 1 and detailed in Document 2.	
13. ZONING - 2 LASER STREET ACS2012-PAI-PGM-0160 KNOXDALE-MERIVALE (9)	160
That the Planning Committee recommend Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of 2 Laser Street shown on Document 1, by amending Exception [1662] to permit an automobile dealership as detailed in Document 2.	
14. OFFICIAL PLAN AMENDMENT - DELETE REQUIREMENT FOR SIDEWALK ON ONE SIDE OF MADRID AVENUE, WATERLILLY WAY AND KENTON AVENUE ACS2012-PAI-PGM-0169 BARRHAVEN (3)	168
That the Planning Committee recommend Council approve and adopt an amendment to the South Nepean Urban Area Secondary Plan - Area 8, Volume 2A of the Official Plan for lands located on the south side of Madrid Avenue, the north side of Waterlilly Way, and the east side of Kenton Avenue as shown in Document 1 and detailed in Document 2.	
15. DEMOLITION CONTROL - 2781, 2791, 2797 BASELINE ROAD ACS2012-PAI-PGM-0162 COLLEGE/COLLÈGE (8)	182

That the Planning Committee recommend Council approve demolition of 2781, 2791 and 2797 Baseline Road subject to the following conditions:

1. A replacement building for the property shall be substantially commenced within two years from the issuance of a demolition permit and in default thereof, the City Clerk and Solicitor shall enter on the collectors roll the sum of \$10,000.00 for each dwelling unit contained in the residential properties demolished;
2. The Owner(s) enters into an agreement with the City including the forgoing condition and pays all the costs associated with the registration of the said agreement. At such time as a building permit is issued to redevelop the site and the replacement building is in place, the agreement will become null and void and will be released upon request by the Owner. The Owner shall pay all costs associated with the registration of the release from this agreement; and
3. The approval of this application is null and void if the provisions of Condition 2 above have not been fulfilled within 45 days of the date of this approval.

16. FRONT-ENDING AGREEMENT - STORMWATER TREATMENT
CHAMBERS, RIVERSIDE SOUTH COMMUNITY
[ACS2012-PAI-PGM-0164](#) GLOUCESTER-SOUTH NEPEAN SUD (22) 190

That Planning Committee recommend Council:

1. Authorize the City to enter into a Front-Ending Agreement with Riverside South Development Corporation for the design and construction of the Riverside South, Stormwater Treatment Chambers 2, 3 and 8, based upon the principles set forth in Document 1 and the Council-approved Front-Ending Policy in Document 2 with the final form and content of the Front-Ending Agreement being to the satisfaction of the Deputy City Manager, Planning and Infrastructure and the City Solicitor;
2. Approve the expenditure of \$182,160 plus applicable taxes and indexing for the design and construction of Stormwater Treatment Chambers 2, 3 and 8 from development charges collected pursuant to By-law 2009-217 subject to the execution of the Front-Ending Agreement; and

3. Authorize the City to establish a new internal order in the amount of \$182,160 plus applicable taxes and indexing.

CITY MANAGER'S OFFICE

CITY CLERK AND SOLICITOR

17. STATUS UPDATE - PLANNING COMMITTEE INQUIRIES
AND MOTIONS FOR THE PERIOD ENDING 1 JULY 2012
[ACS2012-CMR-CCB-0054](#) CITY-WIDE / À L'ÉCHELLE DE LA VILLE 200

That the Planning Committee receive this report for information.

COUNCILLOR'S ITEM

COUNCILLOR K. HOBBS

18. CASH-IN-LIEU OF PARKING FOR 337 RICHMOND RD
[ACS2012-CMR-PLC-0015](#) KITCHISSIPPI (15) 209

That the Planning Committee approve that the amount of money to be paid for the cash-in-lieu of parking spaces for the property at 337 Richmond Road be reduced from fifteen thousand and six hundred dollars (\$15,600.00) to one (\$1) dollar per space.

PLANNING AND INFRASTRUCTURE

PLANNING AND GROWTH MANAGEMENT URBANISME ET GESTION DE LA CROISSANCE

19. SOURCE WATER PROTECTION ISSUES AND ACTIONS 2012
[ACS2012-PAI-PGM-0186](#) CITY-WIDE

Please note that because this report was issued separately, Committee will be asked to waive the Rules of Procedure to consider it at its meeting of Monday, 9 July 2012.

That Planning Committee recommend Council:

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1. Receive the information regarding the status of Source Water Protection under the *Clean Water Act* contained in this report and attached documents 1, 2 and 3;
 2. Approve technical comments from staff for submission to the Source Protection Committees as set out in Document 4;
 3. Direct staff to prepare amendments to Official Plan Schedule K to update Wellhead Protection Areas and to include Intake Protection Zones for surface water intakes;
 4. Direct staff to prepare any necessary amendments to the Official Plan, Comprehensive Zoning By-law, Community Design Plans or Secondary Plans needed after final provincial approval of the Source Protection Plans and report back to Planning Committee on recommended changes;
 5. Establish the new position of a City Risk Management Official, the role of which is defined under the *Clean Water Act*, to be funded in 2012 through existing capacity in the water rate budget; and
 6. Direct staff to develop financial impacts of potential projects arising from the implementation of the *Act* within the boundaries of the City of Ottawa, and include the costs of the program for consideration in the 2013 draft operating and capital rate budgets.

NOTICES OF MOTION (FOR CONSIDERATION AT SUBSEQUENT MEETING)

INQUIRIES

OTHER BUSINESS

ADJOURNMENT
LEVÉE DE LA SÉANCE

NEXT MEETING

23 August 2012

Note: 1. 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.

2. Except where otherwise indicated, reports requiring Council consideration will be presented to Council on 11 July 2012 in Planning Committee Report 34.