



Planning Committee

DISPOSITION 38

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

Champlain Room, 110 Laurier Avenue West

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

CONFIRMATION OF MINUTES

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

CONFIRMED

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

That Planning Committee receive this report as supplemental information to the 2012 budget.

RECEIVED

PLANNING AND INFRASTRUCTURE

PLANNING AND GROWTH MANAGEMENT

2. ZONING - 1680 VIMONT COURT
ACS2012-PAI-PGM-0180 ORLÉANS (1)

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, as amended by the following:

1. That Document 2, being the Details of Recommended Zoning, be amended by adding the following to item 2(b) as a new provision to be included in Column V of the proposed new Exception: “(v) no parking is required for outdoor storage”;
2. And that no further notice be provided pursuant to Section 34(17) of the Planning Act.

CARRIED as amended

3. ZONING - 6024 RENAUD ROAD
ACS2012-PAI-PGM-0175 INNES (2)

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.

CARRIED

4. ZONING - 5611 FERNBANK ROAD
ACS2012-PAI-PGM-0174 STITTSVILLE (6)
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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 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.

CARRIED

5. ZONING - 2084 MONTREAL ROAD
ACS2012-PAI-PGM-0172 BEACON HILL-CYRVILLE (11)
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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.

DEFERRED to August 23

6. ZONING - 1008 SHEFFORD ROAD
ACS2012-PAI-PGM-0166 BEACON HILL-CYRVILLE (11)
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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 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.

CARRIED

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7. ZONING AND COMMUNITY DESIGN PLAN REVISION -
222 BEECHWOOD AVENUE, 8 AND 10 JOLLIET AVENUE AND
9 MARQUETTE AVENUE
ACS2012-PAI-PGM-0182 RIDEAU-VANIER (12)

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 and 10 Jolliet Avenue and 9 Marquette Avenue as detailed in Document 4 and as shown in Documents 5;**
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 and 10 Jolliet Avenue and 9 Marquette Avenue from TM H(15) to a new TM (XXX) S241 as detailed in Document 2 (as amended by the following) and as shown in Documents 1 and 3; and;**
3. **That the references to “8 Jolliet Avenue” in Document 2 be replaced by “8 and 10” Jolliet Avenue.**

CARRIED as amended

8. ZONING - 968 ST. LAURENT BOULEVARD
ACS2012-PAI-PGM-0171 RIDEAU-ROCKLIFFE (13)

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.

CARRIED

9. ZONING - 1050 SOMERSET STREET WEST
ACS2012-PAI-PGM-0177 KITCHISSIPPI (15)

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, as amended by the following:

1. That the Zoning Schedule contained in Document 2 be amended by replacing the 15.0 metre setback from Somerset Street West to Area "B" with 15.3 metres;
2. That there be no further notice pursuant to Section 34(17) of the Planning Act, and;
3. That the Recommended Zoning contained in Document 3 be amended by adding the following to the existing Column V changes: "Residential visitor parking shall be provided at a rate of 0.83 per dwelling unit after the first 12 units."

CARRIED as amended

10. ZONING - 505, 573, 605 INDUSTRIAL AVENUE
ACS2012-PAI-PGM-0178 ALTA VISTA (18)
-

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.

CARRIED

11. ZONING - 3699A AND 3701 JOCKVALE ROAD
AND PART OF 3760 PRINCE OF WALES DRIVE
ACS2012-PAI-PGM-0153 GLOUCESTER-SOUTH NEPEAN (22)
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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 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 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.

CARRIED

12. ZONING - 5306 AND 5358 FERNBANK ROAD
ACS2012-PAI-PGM-0147 KANATA SOUTH (23)
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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 (exception zone IP9 [yyyy]) and Parks and Open Space Zone (O1) as shown in Document 1 and detailed in Document 2, and as amended by the following:

1. by replacing in bullet 5 on page 5 the text “ a floor space index of 0.3” with “a minimum floor space index of 0.3”;
2. by replacing under the heading “Details of Proposed Zoning” on page 6 within the paragraph which begins “Area F” the text “ to include a minimum Floor Space Index of 0.33 (IP9 F(0.3))” with “to include an exception specifying a minimum Floor Space Index of 0.3 (IP9[yyyy])”;
3. by making the following changes to Document 2 – Details of Recommended Zoning:
 - a) replacing in Item 1(e) the text “IP9 F (0.33)” with “O1”; and,
 - b) replacing in Item 1(f) the text “O1” with “IP9[YYYY]”;
 - c) adding as a new Item 3 the text:

“3. Add a new exception, IP9[yyyy] to Section 239 – Urban Exceptions with provisions similar in effect to the following:
- Table 205(g) does not apply and the minimum Floor Space Index is 0.3”; and,
4. by replacing the text “Area F to be rezoned from IP9 to IP9 F(0.33)” with “Area F to be rezoned from IP9 to IP9[YYYY]” in the legend of the Zoning Key Plan shown in Document 1.
5. And that no further notice be provided pursuant to Section 34(17) of the *Planning Act*.

CARRIED as amended

13. ZONING - 2 LASER STREET
ACS2012-PAI-PGM-0160

KNOXDALE-MERIVALE (9)

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.

CARRIED

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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)

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.

CARRIED

15. DEMOLITION CONTROL - 2781, 2791, 2797 BASELINE ROAD
ACS2012-PAI-PGM-0162 COLLEGE (8)

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.**

CARRIED

16. FRONT-ENDING AGREEMENT - STORMWATER TREATMENT
CHAMBERS, RIVERSIDE SOUTH COMMUNITY

ACS2012-PAI-PGM-0164

GLOUCESTER-SOUTH NEPEAN (22)

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.**

CARRIED

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

That the Planning Committee receive this report for information.

RECEIVED

COUNCILLOR'S ITEM

COUNCILLOR K. HOBBS

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

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.

CARRIED

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
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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

That Planning Committee recommend Council:

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, and

- 7. That Staff coordinate efforts with the three conservation authorities that cover the City of Ottawa and report back to Committee and Council prior to the 2013 budget.**

CARRIED as amended