



## Planning Committee

### MINUTES 38

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

**Champlain Room, 110 Laurier Avenue West**

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**Present:** Councillor P. Hume (Chair)  
Councillor J. Harder (Vice-Chair)  
Councillors S. Blais, R. Bloess, R. Chiarelli, K. Hobbs, A. Hubley,  
B. Monette, S. Qadri and M. Taylor

#### DECLARATIONS OF INTEREST

No declarations of interest were filed.

#### CONFIRMATION OF MINUTES

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

CONFIRMED

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**Note:**

- 1. Except where otherwise indicated, reports requiring Council consideration will be presented to Council on 11 July 2012 in Planning Committee Report 34.**
- 2. Copies of all correspondence, presentations and related reference material received and marked with an asterisk ( \* ) are held on file with the City Clerk.**

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STATEMENT REQUIRED FOR *PLANNING ACT*  
FOR MATTERS SUBMITTED POST JANUARY 1, 2007

The Chair read a statement required under the *Planning Act*, which advised anyone intending to appeal the proposed Comprehensive Zoning By-law and Official Plan Amendments listed as Items 2 to 14 on the agenda that they must either voice their objections at the public meeting or submit comments in writing prior to the Amendments being adopted by City Council on 11 July 2012, failing which, the Ontario Municipal Board might dismiss all or part of the appeals. In addition, it was noted that applicants could appeal these matters to the Ontario Municipal Board if Council did not adopt amendments within 120 days for Zoning, or 180 days for an Official Plan Amendment, of receipt of the applications.

COMMUNICATIONS

Memorandum from Manager, Development Review, Urban Services Branch, PGM, in response to Planning Committee Direction Re: Bethany Hope Centre (22 May 2012)

**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

**REPORT RECOMMENDATION:**

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

RECEIVED

Written correspondence was received from the following, as noted:

- Ms. Faith Blacquiere\*, asking that the report be tabled as part of the review of the City's Official Plan.

[ \* All individuals marked with an asterisk either provided their comments in writing or by email; all such comments are held on file with the City Clerk. ]

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## PLANNING AND INFRASTRUCTURE

### PLANNING AND GROWTH MANAGEMENT

2. ZONING - 1680 VIMONT COURT  
ACS2012-PAI-PGM-0180

ORLÉANS (1)

#### **REPORT RECOMMENDATION:**

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.

Planning and Growth Management Department (PGM) staff requested that Committee approve an amendment to add a new provision in the Exception Zone as noted below.

#### **MOTION N<sup>o</sup> PLC 38/1**

Moved by Councillor J. Harder:

**Be it Resolved That Document 2 of Report ACS2012-PAI-PGM-0180, 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”**

**And Be it Further Resolved That no further notice be provided pursuant to Section 34(17) of the *Planning Act*.**

CARRIED

The report recommendations, as amended by Motion N<sup>o</sup> PLC 38/1, were then put to Committee and were CARRIED.

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:**

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- 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

Ms. Julie Carrara, FoTenn Planning Consultants Inc., was present in support of the report recommendation, but did not speak.

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

**REPORT RECOMMENDATION:**

**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

Mr. Jim Burghout, on behalf of Claridge Homes (the applicant), was present in support of the report recommendation, but did not speak.

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

**REPORT RECOMMENDATION:**

**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

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Mr. Josh Kardish, on behalf of the Regional Group (the applicant), was present in support of the report recommendation, but did not speak.

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

**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.**

The following delegations had registered, in advance, to speak in opposition to the report recommendation:

- Mr. Richard Chretien and Ms. Anna Berlinguette.

Mr. John Smit, Manager, Development Review, Urban Services Branch, PGM, explained that the ownership of a registered easement between the subject property and an adjacent one was currently in question, with the owners of the adjacent property (listed above) claiming to be in possession of documentation showing it was theirs, but with the applicant claiming to have confirmation of clear title. With the applicant and adjacent landowner both agreeing to accept deferral of this item to allow the matter to be fully resolved, this matter was deferred to the Planning Committee meeting of 23 August 2012.

The following delegations had registered to speak in support of the report recommendation, but agreed to the deferral of this item to the Planning Committee meeting of 23 August 2012 to resolve the issues noted above:

- Mr. Phil Castro, on behalf of Richcraft Homes (the applicant), and;
- Ms. Katherine Grechuta (FoTenn Planning Consultants Inc.).

**MOTION N<sup>o</sup> PLC 38/2**

Moved by Councillor J. Harder:

**That consideration of Planning Committee Agenda 38, Item 5, Zoning - 2084 Montreal Road be deferred to the Planning Committee meeting of 23 August 2012.**

CARRIED

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Written correspondence was also received from the following, as noted:

- Ms. Linda Hoad\*, asking that the report be refused for non-compliance with the City's Official Plan.

*[ \* All individuals marked with an asterisk either provided their comments in writing or by email; all such comments are held on file with the City Clerk. ]*

**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 23 August

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

**REPORT RECOMMENDATION:**

**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

Written correspondence was also received from the following, in opposition to the report recommendation:

- Ms. H el ene Fournier and Mr. Michel Marquis.

*[ \* All individuals marked with an asterisk either provided their comments in writing or by email; all such comments are held on file with the City Clerk. ]*

Mr. Miguel Tremblay (FoTenn Planning Consultants Inc.), was present in support of the report recommendation, but did not speak.

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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)
- 

**REPORT RECOMMENDATIONS:**

**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 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.**

The Committee received a brief PowerPoint slide presentation (held on file with the City Clerk) from Messrs. Alain Miguelez, Program Manager, Development Review, and Douglas Bridgewater, Planner, Inner Core Unit, Development Review, both with the Urban Services Branch, PGM, which served to provide an overview of the report. Mr. John Smit, Manager, Development Review, Urban Services Branch, PGM, was also present to respond to questions.

The following delegations spoke in opposition to the report recommendations:

- Mr. Ben Glossop, Poets' Pathway Committee\*;
- Ms. Kay James\*;
- Ms. Iola Price, Secretary, RockCliffe Park Residents' Association\*;
- Ms. Jane Thompson\*;
- Mr. John Davison\*; and;
- Ms. Ruth Kaufmann\*.

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The following delegation spoke in support of the report recommendations:

- Messrs. Alan Cohen (Soloway Wright), Rod Lahey (R. Lahey Architects), Miguel Tremblay (FoTenn Planning Consultants Inc.) and Ron Jack (Delcan Corporation), who were present to a number of concerns and to answer questions on behalf of Domicile Developments, Inc. (the applicant). Messrs. John and Anthony Doran and David Chick (Domicile), were also present to respond to questions, as necessary.

Written correspondence was also received from the following, as noted:

- Ms. Kathleen Conibear and Ms. Angela Dempsey\*, in opposition, via email;
- Ms. Marilyn Hart, Beechwood Community Design Plan Team\*, in opposition, via email (*Ms. Hart had originally intended to speak at the meeting, but later informed that she could not attend*);
- Ms. Brooke Walter and Mr. Dennis Ho\*, in opposition, via email, and;
- Ms. Lisa Ennis and Mr. Michael Rutherford\*, in opposition, via email.

[ \* All individuals marked with an asterisk either provided their comments in writing or by email; all such comments are held on file with the City Clerk. ]

Committee discussions centred on the appropriateness of the zoning for the subject site(s), particularly with permitted heights, given the potential to affect the sightlines between the historic Beechwood Cemetery and Parliament Hill; clarification regarding the evolution of the Beechwood Community Design Plan from its inception in 2006 to the present; the interpretation of same by different individuals; and the sensitivity of the building design in response to community concerns. Planning and Growth Management staff requested that Committee approve an amendment to correct an addressing error in the report as noted below:

**MOTION N<sup>o</sup> PLC 38/3**

Moved by Councillor J. Harder:

**WHEREAS Report ACS2012-PAI-PGM-0182 recommends zoning changes to the lands known municipally as 222 Beechwood Ave., 8 & 10 Jolliet Ave, and 9 Marquette Ave.;**

**BE IT RESOLVED that the following changes be made to Recommendations 1 and 2, and in Document 2 of the staff report:**

**The references to “8 Jolliet Avenue” be replaced by: “8 and 10 Jolliet Avenue”:**



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**That there be no further notice pursuant to Section 34 (17) of the *Planning Act*.**

CARRIED

The report recommendations, as amended by Motion N<sup>O</sup> PLC 38/3, were then put to Committee and were CARRIED.

**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, and;**
4. **That there be no further notice pursuant to Section 34 (17) of the *Planning Act*.**

CARRIED as amended

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

**REPORT RECOMMENDATION:**

**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

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Mr. Eric Haar, on behalf of the applicant, was present in support of the report recommendation, but did not speak.

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

**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.**

The Committee received a brief PowerPoint slide presentation (held on file with the City Clerk) from Mr. Alain Miguelez, Program Manager, Development Review, and Ms. Melanie Knight, Planner, Inner Core Unit, Development Review, both with the Urban Services Branch, PGM, which served to provide an overview of the report. Mr. John Smit, Manager, Development Review, Urban Services Branch, PGM, was also present to respond to questions.

The following delegations spoke in opposition to the report recommendations:

- Mr. Ovidio Sbrissa, Ovidio Sbrissa & the Architect's Workshop Inc.;
- Ms. Cathy Kim;
- Ms. Linda Hoad, Hintonburg Community Association\*, and;
- Mr. Kevin Skerrett.

The following delegation spoke in support of the report recommendations:

- Ms. Janet Bradley, Borden Ladner Gervais, on behalf of Claridge Homes.

Ms. Bradley also noted that the following experts were present to answer questions on behalf of the applicant, as necessary:

- Mr. Rod Lahey, Rod Lahey Architect and Associates;
- Ms. Katherine Grechuta, FoTenn Planning Consultants Inc., and;
- Ms. Jennifer Luang, a Traffic Engineer with Novatech Consulting Engineers.

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Written correspondence was also received from the following, in opposition to the report recommendations:

- Mr. James and Ms. Ellen Bruce\* (letter dated 6 July 2012);
- Ms. Karla Hilton\* (via email, 6 July 2012);
- Ms. Viki Holan\* (letter sent via email, 6 July 2012);
- Mr. Richard Janecky\* (via email, 6 July 2012);
- Ms. Jody Lobb\* (via email, 6 July 2012);
- Mr. Chris Styvers\* (via email, 6 July 2012);
- Ms. Catherine Henry\* (via emails, 8 and 9 July 2012);
- Mr. Chad and Ms. Kandis Delorey\* (via email, 8 July 2012);
- Ms. Rachel Eugster\* (via email, 8 July 2012), and;
- Ms. Cheryl Parrott\* (via email, 9 July 2012).

*[ \* All individuals marked with an asterisk either provided their comments in writing or by email; all such comments are held on file with the City Clerk. ]*

Committee discussions included the planning rationale for the zoning and its fit within the existing context of adjacent commercial and residential mixed use of the subject area; the height of the built form in contrast to the surrounding neighbourhood; traffic and safety concerns, given the proposed location of the building's entryway access along an existing laneway, and; compliance with the Wellington West Community Design Plan (CDP) and Secondary Plans.

Planning and Growth Management staff also requested that Committee approve amendments as noted below:

#### **MOTION NO 38/4**

Moved by Councillor J. Harder:

**WHEREAS Report ACS2011-PAI-PGM-0177 recommends zoning changes to the lands known municipally as 1050 Somerset Street West;**

**BE IT RESOLVED that the following changes be made to the Zoning Schedule contained in Document 2 of the staff report:**

**Amend the Zoning Schedule as follows:**

**Replace the 15.0 metre setback from Somerset Street West to Area "B" with 15.3 metres**

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**That there be no further notice pursuant to Section 34 (17) of the *Planning Act*.**

CARRIED

**MOTION NO 38/5**

Moved by Councillor S. Blais:

**WHEREAS Report ACS2012-PAI-PGM-0177 recommends zoning changes to the lands known municipally as 1050 Somerset Street;**

**BE IT RESOLVED that the following changes be made to the details of the recommended zoning contained in Document 3 of the staff report:**

**Add 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.**

**That there be no further notice pursuant to Section 34 (17) of the *Planning Act*.**

CARRIED

There being no further discussion, the report recommendations, as amended by Motions 38/4 and 38/5 were then put to Committee and were CARRIED.

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 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", and;**

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**3. That there be no further notice pursuant to Section 34(17) of the Planning Act.**

CARRIED as amended

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

**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

Mr. Bill Holzman, Holzman Consultants Inc., on behalf of the applicant, was present in support of the report recommendation, but did not speak.

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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**REPORT RECOMMENDATION:**

**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

Ms. Kathleen Willis, Willis & Associates, on behalf of Uniform Urban Developments (the applicant), was present in support of the report recommendation, but did not speak.

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12. ZONING - 5306 AND 5358 FERNBANK ROAD  
ACS2012-PAI-PGM-0147 KANATA SOUTH (23)

**REPORT RECOMMENDATION:**

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.

Written correspondence was received from the following, in opposition to the report recommendations:

- Ms. Faith Blacquiere\*.

[ \* All individuals marked with an asterisk either provided their comments in writing or by email; all such comments are held on file with the City Clerk. ]

Planning and Growth Management staff requested that Committee approve the amendments noted below:

**MOTION N<sup>o</sup> 38/6**

Moved by Councillor J. Harder:

**Be It Resolved That Report ACS2012-PAI-PGM-0147 be amended as follows:**

- 1. by replacing in the Report Recommendation the text “(IP9 F(0.33))” with “ exception zone (IP9[yyyy])” and in the Recommendations du Rapport the text “(IP9 F (0.33))” with “assortie d’une exception (IP9[yyyy])”;**
- 2. 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”;**
- 3. 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])”;**

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4. 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,
  
  5. 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.

And Be it Further Resolved That no further notice be provided pursuant to Section 34(17) of the *Planning Act*.

CARRIED

There being no further discussion, the report recommendation, as amended by Motion No. PLC 38/6, was put to Committee and was CARRIED.

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:

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- “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

Mr. Jim Burghout, on behalf of Claridge Homes (the applicant), was present in support of the report recommendation, but did not speak.

13. ZONING - 2 LASER STREET  
ACS2012-PAI-PGM-0160 KNOXDALE-MERIVALE (9)

**REPORT RECOMMENDATION:**

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

Mr. Bill Holzman, Holzman Consultants Inc., on behalf of the applicant, was present in support of the report recommendation, but did not speak.

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)

**REPORT RECOMMENDATION:**

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



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**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

Ms. Julie Carrara, FoTenn Planning Consultants Inc., was present in support of the report recommendation, but did not speak.

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

**REPORT RECOMMENDATIONS:**

**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

Mr. Lloyd Phillips, Lloyd Phillips & Associates, Ltd., on behalf of Greatwise Developments Ltd. (the applicant), was present in support of the report recommendation, but did not speak.

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

**REPORT RECOMMENDATIONS:**

**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

**REPORT RECOMMENDATION:**

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

RECEIVED

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## COUNCILLOR'S ITEM

### COUNCILLOR K. HOBBS

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

#### **REPORT RECOMMENDATION:**

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

Ms. Julie Carrara, FoTenn Planning Consultants Inc., was present in support of the report recommendation, but did not speak.

## 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

As staff were unable to complete this report in time for the agenda deadline, Committee was requested to waive the Rules of Procedure in order to have Council-approved comments for submission to the Ontario Ministry of the Environment by the August deadline as described in the report.

#### **MOTION NO PLC 38/7**

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

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**REPORT RECOMMENDATIONS:**

That the 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;
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.

Councillor Blais introduced the following Motion:

**MOTION N<sup>o</sup> PLC 38/8**

Moved by Councillor S. Blais:

**Whereas the Conservation authorities play a critical role in source water protection;**

**Therefore be it resolved 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

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The report recommendations, as amended by Motion No. PLC 38/8, were then put to Committee and were CARRIED.

**That the 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;**
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

ADJOURNMENT

The Committee meeting was adjourned at 12:30 p.m.

*Original signed by*  
*C. Zwierzchowski*

*Original signed by*  
Councillor P. Hume

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**Committee Coordinator**

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**Chair**