



## Planning Committee

### AGENDA 39

**Thursday, 23 August 2012, 9:30 AM**

**Champlain Room, 110 Laurier Avenue West**

**Committee Coordinator**

**Christopher Zwierzchowski, 613-580-2424, ext. 21359**

**[Christopher.Zwierzchowski@ottawa.ca](mailto:Christopher.Zwierzchowski@ottawa.ca)**

**Committee Members:**

**Chair: Councillor P. Hume**

**Vice Chair: 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 38](#) of the Planning Committee meeting of 9 July 2012.**

*You can read this document on line and listen to the proceedings live, via audiocast, at [ottawa.ca](http://ottawa.ca).*

*Simultaneous interpretation in both official languages is available for any specific agenda item by calling the committee information number at least 24 hours in advance of the meeting.*

---

**POSTPONEMENTS AND DEFERRALS**

**PLANNING AND INFRASTRUCTURE**

**PLANNING AND GROWTH MANAGEMENT**

1. ZONING - 2084 MONTREAL ROAD  
(Deferred from the Planning Committee meeting of 9 July 2012)  
[ACS2012-PAI-PGM-0172](#) BEACON HILL-CYRVILLE (11) 1

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.

**ADVISORY COMMITTEE**

**OTTAWA BUILT HERITAGE ADVISORY COMMITTEE**

2. APPLICATION FOR DEMOLITION AND NEW CONSTRUCTION  
IN THE ROCKCLIFFE PARK HERITAGE CONSERVATION DISTRICT  
AT 600 ACACIA AVENUE  
[ACS2012-PAI-PGM-0190](#) RIDEAU-ROCKCLIFFE (13) 10

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

1. Approve the application for demolition and new construction at 600 Acacia Avenue as per drawings submitted by Julian Smith & Associates Architects and attached as Documents 3, 4, and 5;
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 October 3, 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.)*

---

		PAGE
<b>PLANNING AND INFRASTRUCTURE</b>		
<b>PLANNING AND GROWTH MANAGEMENT</b>		
3.	ZONING - 3650-3658 JOCKVALE ROAD <a href="#">ACS2012-PAI-PGM-0197</a>	BARRHAVEN (3) 32
	<b>That the Planning Committee recommend Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of 3650 and 3658 Jockvale Road from Development Reserve Zone to Residential Third Density Subzone Z Exception [XXXX], as is shown in Document 1 and detailed in Document 2.</b>	
4.	ZONING - 8 HOBIN STREET <a href="#">ACS2012-PAI-PGM-0142</a>	STITTSVILLE (6) 43
	<b>That the Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 8 Hobin Street from Residential First Density Subzone D (R1D) to Residential First Density Subzone Q exception zone (R1Q[xxxx]) as shown in Document 1 and detailed in Document 2.</b>	
5.	ZONING – 1125, 1129, 1133, 1137, 1145 AND 1149 CYRVILLE ROAD <a href="#">ACS2012-PAI-PGM-0206</a>	BEACON HILL-CYRVILLE (11) 57
	<b>That the Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the Mixed Use Centre, MC1F(1.1) H(15) zone applying to 1125, 1129, 1133, 1137, 1145 and 1149 Cyrville Road to a new Mixed Use Centre, Subzone 1, 15 (MC1 [xxxx]F(1.1)H(15)-h), as shown in Document 1 and detailed in Document 2.</b>	
6.	ZONING - 936 WOODROFFE AVENUE <a href="#">ACS2012-PAI-PGM-0208</a>	BAY (7) 70
	<b>That the Planning Committee recommend Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of 936 Woodroffe Avenue from, R2G, Residential Second Density Zone to a new R3A(xxx), Residential Third Density Zone as detailed in Document 2 and as shown in Document 1.</b>	

---

		PAGE
7.	ZONING - 175 RICHMOND ROAD <a href="#">ACS2012-PAI-PGM-0198</a>	KITCHISSIPPI (15) 97
	<p>That the Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 175 Richmond Road shown in Document 2 from General Industrial Zone, Subzone 1 (IG1) to Traditional Mainstreet Zone, with a new exception and schedule TM [xxxx] Syyy, as detailed in Document 3 and 4.</p>	
8.	ZONING - 174 GLEBE AVENUE <a href="#">ACS2012-PAI-PGM-0199</a>	CAPITAL (17) 118
	<p>That the Planning Committee recommend Council refuse an amendment to the Zoning By-law 2008-250 to change the zoning of 174 Glebe Avenue from Residential Type 3 Zone, Exception 1268 R3B[1268] to permit a four-storey low-rise apartment building.</p>	
9.	ZONING - PART OF 2233 MER BLEUE ROAD AND PART OF 2168 TENTH LINE ROAD <a href="#">ACS2012-PAI-PGM-0176</a>	CUMBERLAND (19) 137
	<p>That the Planning Committee recommend Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of part of 2233 Mer Bleue Road, currently zoned R4A[1572] – Residential Fourth Density Exception 1572 to permit multiple dwelling units with special provisions, to rezone part of the R4A[1572] – Residential Fourth Density Exception 1572 zone to R4A[1572]-h – Residential Fourth Density Exception 1572 Holding to restrict development and to rezone the MC[1573] – Mixed Use Centre Exception 1573 zone to MC[1573]-h – Mixed Use Centre Exception 1573 Holding to restrict development and to rezone Part of 2168 Tenth Line Road from DR – Development Reserve to R3XX[1312] – Residential Third Density Subzone XX Exception 1312 zone as shown in Document 1 and as detailed in Document 2.</p>	

---

		PAGE
10.	ZONING - 2129 NANTES STREET <a href="#">ACS2012-PAI-PGM-0173</a> CUMBERLAND (19)	144
	<b>That the Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 2129 Nantes Street from Development Reserve (DR) to Residential First Density, Subzone J, Exception XXXX (R1J[xxxx]), Residential Second Density, Subzone Z, Exception YYYY (R2Z[yyyy]), and Residential Second Density, Subzone I (R2I), as shown in Document 1 and Document 2, and as detailed in Document 6.</b>	
11.	ZONING - 4699 BANK STREET <a href="#">ACS2012-PAI-PGM-0104</a> GLOUCESTER-SOUTH NEPEAN SUD (22)	162
	<b>That the Planning Committee recommend Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of 4699 Bank Street from Development Reserve (DR) to Minor Institutional Zone, Subzone A with Exceptions (I1A [XXXX]), as shown in Document 1 and as detailed in Document 2.</b>	
12.	REPORTING – CASH-IN-LIEU OF PARKLAND FUNDS <a href="#">ACS2012-PAI-PGM-0204</a> CITY-WIDE	172
	<b>That Planning Committee recommend that Council approve quarterly reporting to Members of Council on City-wide and Ward Cash-in-lieu of Parkland funds.</b>	
13.	A FUTURES STRATEGY FOR THE BYWARD MARKET <a href="#">ACS2012-PAI-PGM-0184</a> RIDEAU-VANIER (12)	175
	<b>That Planning Committee receive this report and supporting documents.</b>	
14.	WELLINGTON STREET WEST COMMUNITY DESIGN PLAN (CDP) – ONTARIO MUNICIPAL BOARD (OMB) SALVATION ARMY APPEAL UPDATE: SUBMISSION OF MINUTES OF SETTLEMENT TO AMEND THE ZONING, OPA 93 (SECONDARY PLAN), AND CDP <a href="#">ACS2012-PAI-PGM-0207</a> KITCHISSIPPI (15)	185

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

1. The Minutes of Settlement (Document 1, including attachments herein described as Documents 2, 3 and 4) with the Salvation Army so as to resolve appeals to the Wellington Street West Official Plan Amendment 93 (Secondary Plan) and Zoning By-law 2011-216 pertaining to the Salvation Army lands
2. The following amendments to incorporate changes agreed to through the above-noted Minutes of Settlement, and direct that the City Clerk and Legal Department request that the Ontario Municipal Board (OMB) approve:
  - a. The “Proposed Modifications to By-law 2011-216” and approve By-law 2011-216 as modified (Document 2);
  - b. The “Proposed Modifications to Official Plan Amendment 93” (Document 3) and approve By-law 2011-211 as modified.
3. The “Proposed Modifications to Wellington Street West Community Design Plan (Document 4) to incorporate changes agreed to through the above noted Minutes of Settlement and the amended Zoning By-law 2011-216 and Official Plan Amendment 93.
4. The Proposed Advisory – Bethany Hope Site and Grace Manor Site (Document 5) to incorporate changes agreed to through the above noted Minutes of Settlement and the amended Zoning By-law 2011-216 and Official Plan Amendment 93.
5. The General Manager, Planning and Growth Management and the City Clerk and Solicitor be delegated the power to authorize minor changes to the Minutes of Settlement consistent with this report.

INFORMATION PREVIOUSLY DISTRIBUTED

- A. CONSULTATION STRATEGY – OFFICIAL PLAN AND MASTER PLAN REVIEWS - IPD  
[ACS2012-PAI-PGM-0211](#) CITY-WIDE

NOTICES OF MOTION (FOR CONSIDERATION AT SUBSEQUENT MEETING)

INQUIRIES

OTHER BUSINESS

ADJOURNMENT

NEXT MEETING

*Tuesday, 11 September 2012, 9:30 a.m.*

- 
- 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 29 August 2012 in Planning Committee Report 35.**