



## Planning Committee

### MINUTES 39

**Thursday, 23 August 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, K. Hobbs, A. Hubley, B. Monette,  
S. Qadri and M. Taylor

**Absent:** Councillor R. Chiarelli

#### DECLARATIONS OF INTEREST

No declarations of interest were filed.

#### CONFIRMATION OF MINUTES

Minutes 38 of the Planning Committee meeting of 9 July 2012.

CONFIRMED

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- Note:**
- 1. Except where otherwise indicated, reports requiring Council consideration will be presented to Council on 29 August 2012 in Planning Committee Report 35.**
  - 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 Amendments listed as Item 1 and Items 3 to 11 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 29 August 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.

**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)

**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.**

Mr. John Smit, Manager, Development Review, Urban Services Branch, Planning and Growth Management Department (PGM) spoke to a PowerPoint slide presentation to provide the Committee with a brief overview of the report. Ward Councillor Tim Tierney pointed out that much work had been undertaken to arrive at the current agreement, and noted that he supported the recommendation.

The following delegation spoke in opposition to the report recommendation:

- Ms. Linda Hoad\*, noting that she had provided written correspondence for the Committee's meeting of 9 July 2012, asking then, as now, that the report recommendation be refused for non-conformity with the City's Official Plan.

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The following delegations spoke in support of the report recommendation:

- Messrs. Brian Casagrande, FoTenn Consultants, and Phil Castro, on behalf of Richcraft Homes (the applicant).

[ \* 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. ]

Discussions touched upon intensification goals and the appropriateness of the development as a permitted use. The proponents noted that a feasibility study had indicated the current proposal offered the best potential use for the site was welcomed by neighbours, who were pleased that the vacant site was being redeveloped. Following discussions, the report recommendation was put before Committee and was CARRIED as presented.

## 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)

#### REPORT RECOMMENDATIONS:

**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.)***

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The following delegation spoke briefly in support of the report recommendation:

- Mr. Juan Antonio Martin Burgos, Chargé d'affaires, Embassy of Spain, said he would be pleased if the item were to carry on consent, provided that the plans remain unchanged, to protect the Embassy's existing setbacks.

Ms. Esperanza Sanchez, Embassy of Spain, was also present in support of the report recommendations, but did not speak.

Written submissions were received from the following, originally submitted to the Ottawa Built Heritage Advisory Committee (OBHAC) in support of the report recommendation:

- Ms. Leslie Maitland, President, Heritage Ottawa\*
- Mr. Grant Lindsay, Principal Planner, National Capital Commission\*

[ \* 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. ]

CARRIED

## **PLANNING AND INFRASTRUCTURE**

### **PLANNING AND GROWTH MANAGEMENT**

3. ZONING - 3650-3658 JOCKVALE ROAD  
ACS2012-PAI-PGM-0197 BARRHAVEN (3)
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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 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.**

Mr. Mike Schmidt, Planner, Development Review, Urban Services Branch, PGM, spoke to a PowerPoint slide presentation to provide the Committee with a brief overview of the report. Mr. Fel Petti, Manager, Development Review, Suburban Services Branch, PGM, was also present to respond to questions.

The following delegations spoke in opposition to the report recommendation, primarily to the issues of excessive density, a design that was incompatible with the existing community, inadequate parking, and excessive traffic:

- 
- Mr. Stuart Wightman;
  - Ms. Brenda Cook\*;
  - Mr. Glenn Smith\*; and,
  - Mr. Kai Huang.

Mr. Paul Bourque was also present in opposition to the report recommendation, but did not speak.

Written submissions were received from the following, in opposition to the report recommendation:

- Ms. Lynn Doran\*; and,
- Ms. Maria (Hua) Ye and Mr. Roch Archambault\* (received after the meeting had concluded).

The following delegations spoke in support of the report recommendation, noting that parking would be provided in excess of what was required under current zoning, and that the applicant had agreed to restrict traffic flow by installing a “right turn in, right turn out” concrete barrier modification to the entrance:

- Mr. Bill Holzman, Holzman Consultants Inc., on behalf of DCR Phoenix Homes (the applicant); and
- Mr. Mike Boucher, Manager, DCR Phoenix Homes.

[ \* 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 touched upon the above, and it was further noted that some of the issues raised pertained to site plan modifications, to be dealt with at a subsequent phase of development, and which did not pertain to zoning. At the conclusion of discussions, the report recommendation was put to Committee and was CARRIED as presented.

4. ZONING - 8 HOBIN STREET  
ACS2012-PAI-PGM-0142

STITTSVILLE (6)

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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 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.**

CARRIED

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Councillor Qadri expressed his thanks to the community and City staff for their work on this agreement, which he said had his support.

Mr. David Bekkers (the applicant) was present in support of the report recommendation, but did not speak.

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

- Mr. Don Cooper\*; and,
- Mr. Bob van Leeuwen\*

[ \* 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. ]

5. ZONING - 1125, 1129, 1133, 1137, 1145 AND 1149 CYRVILLE ROAD  
ACS2012-PAI-PGM-0206 BEACON HILL-CYRVILLE (11)

**REPORT RECOMMENDATION:**

**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.**

CARRIED

Messrs. Lloyd Phillips, Lloyd Phillips and Associates Ltd., and Michael Mrak, Mark Motors, were present in support of the report recommendation, but did not speak.

6. ZONING - 936 WOODROFFE AVENUE  
ACS2012-PAI-PGM-0208 BAY (7)

**REPORT RECOMMENDATION:**

**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.**

The Committee received a brief PowerPoint slide presentation overview (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.

The following delegations spoke in opposition to the report recommendation, to the issues of excessive height and density, lack of open space, incompatibility of the planned unit development zoning with that of the the existing neighbourhood, and 'spot-rezoning' that was considered offensive to community values:

- Ms. Faith Blacquièrè\*;
- Mr. Gary Sealey, Chair, Federation of Citizens' Associations; and,
- Mr. John Blatherwick, Woodpark Community Association.

Written submissions were received from the following, also in opposition to the report recommendation:

- Ms. Sara Lytle\*; and,
- Ms. Maria Zamora\*.

The following delegations spoke in support of the report recommendation, noting significant efforts had been undertaken to determine the best possible use for the site, and the appropriateness of the development for the subject area:

- Ms. Janet Bradley, Borden Ladner Gervais, on behalf of the applicant; and,
- Mr. Hugo Lalonde, Planner, Novatech Engineering Consultants Inc.

*[ \* 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 upon the appropriateness of the development, and Chair Hume explained that despite residents' views on 'spot-rezoning', the City had an obligation, under the *Planning Act*, to consider all applications. He further noted that the next Official Plan (OP) review would seek to ensure that the City's Comprehensive Zoning By-Law would be in conformity with its OP.

Ward Councillor Taylor explained that while he normally supported intensification (with the community's backing), he could not do so in this case, as the proposed development was unacceptably incompatible with the existing neighbourhood. He then called for yeas and nays on the report recommendation.

**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),**

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**Residential Third Density Zone as detailed in Document 2 and as shown in Document 1.**

NAYS (5): S. Blais, A. Hubley, B. Monette, S. Qadri, M. Taylor

YEAS (4): R. Bloess, K. Hobbs, J. Harder, P. Hume

LOST

Councillor Taylor then introduced the following Motion:

**MOTION N<sup>o</sup> PLC 39/1**

Moved by Councillor M. Taylor:

**That the Planning Committee recommend Council refuse 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.**

YEAS (5): S. Blais, A. Hubley, B. Monette, S. Qadri, M. Taylor

NAYS (4): R. Bloess, K. Hobbs, J. Harder, P. Hume

CARRIED as amended

7. ZONING - 175 RICHMOND ROAD  
ACS2012-PAI-PGM-0198

KITCHISSIPPI (15)

**REPORT RECOMMENDATION:**

**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.**

Ms. Melanie Knight, Planner, Inner Core Unit, Development Review, Urban Services Branch, PGM, provided the Committee with an overview of the report via a PowerPoint slide presentation (held on file with the City Clerk). Messrs. Alain Miguez, Program Manager, Development Review, and John Smit, Manager, Development Review, both with the Urban Services Branch, PGM, were also present to respond to questions.



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The following delegations spoke in opposition to the report recommendation:

- Mr. Charles Ficner, speaking to the issue of poor land use planning; and,
- Messrs. Tim Chadder, J.L. Richards\*, and Mr. Greg Meeds, Vice Hunter Labrosse (on behalf of their client, the Canadian Bank Note Company), speaking to the need for more information and additional noise studies, and requesting deferral of the Committee's consideration of this item for that purpose.

The following delegation spoke in support of the report recommendation:

- Ms. Janet Bradley, Borden Ladner Gervais, on behalf of Claridge Homes (the applicant), who noted that the concerns raised earlier were more in the nature of site plan issues, and did not pertain to zoning. She also introduced the following panel, who had made themselves available to answer questions of a professional or technical nature, on behalf of the applicant, as required:
- Mr. Rod Lahey (R. Lahey Architects);
- Ms. Katherine Grechuta (FoTenn Planning Consultants Inc.), and;
- Ms. Jennifer Luong, Novatech Engineering Consultants Inc.

In addition to submissions provided by the above (marked with an asterisk\*), correspondence was also received from the following, in opposition to the report recommendation:

- Ms. Giselle Incze\*

*[ \* 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. ]*

Ward Councillor Hobbs noted that, despite assertions to the contrary, neighbours in the area who had been consulted had not expressed dissatisfaction with the proposed development, and she said she would support the recommendation. Committee made no move to defer this item, and following discussions, the recommendation was put before Committee and was CARRIED as presented.

8. ZONING - 174 GLEBE AVENUE  
ACS2012-PAI-PGM-0199

CAPITAL (17)

**REPORT RECOMMENDATION:**

**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.**

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At the outset, Committee heard from Mr. Michael Polowin, Gowlings, on behalf of Moda Development Corporation (the applicant), to request a deferral of Committee's consideration of this item to allow for further discussions. In the temporary absence of Mr. Tim Marc, Senior Legal Counsel, Corporate Development and Environmental Law Branch, the Committee received a PowerPoint slide presentation overview from Ms. Melanie Knight, Planner, Inner Core Unit, Development Review, Urban Services Branch, PGM (held on file with the City Clerk).

Committee discussed the merits of deferral, development timelines and the possibility of appeals to the Ontario Municipal Board (OMB). Following the receipt of legal counsel, and after hearing from Ward Councillor Chernushenko, who felt there was no reason to defer, as the project had been ongoing for a considerable length of time, and that the applicant was seeking a rezoning for a building that was out of character with the surrounding neighbourhood, Committee considered the following Motion:

**MOTION N<sup>o</sup> PLC 39/2**

Moved by Councillor R. Bloess:

**That the Planning Committee approve that consideration of this item be deferred to the Planning Committee meeting of 23 October 2012.**

NAYS (6): S. Blais, K. Hobbs, S. Qadri, M. Taylor, J. Harder, P. Hume

YEAS (2): R. Bloess, B. Monette

LOST

Committee then heard from the following delegation in support of the report recommendation:

- Ms. Valerie Lasher\*.

In the interest of expediency, Councillor Chernushenko conferred with the following parties, who all expressed concurrence with the recommendation, without needing to further speak to the matter:

- Mr. Jamie Worling;
- Mr. Bobby Galbreath, Glebe Community Association\*; and,
- M. Guy Giguère.

Written correspondence was also received from the following, expressing concurrence with the report recommendation:

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- Ms. Linda Fournier\*;
  - Mr. August Heidemann\*;
  - Mr. John & Ms. Jill Hill\*; and,
  - Mr. Brian Roberts (as a signatory to correspondence submitted by Ms. Valerie Lasher\*.

The Committee then heard from the following delegations in opposition to the report recommendation:

- Mr. Brian Casagrande, FoTenn Consultants Inc.;
- Mr. Michael Polowin, Gowlings; and,
- Mr. Vincent Colizza, Architect.

[ \* 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. ]

Messrs. Casagrande and Colizza suggested that the design, as presented, was a better use of built form, and superior to that which was currently allowed under the existing zoning for the area. They cautioned that a need to recoup losses from a protracted engagement at the OMB could result in a design that would maximize the use of the available space and offer less, aesthetically, than that which was currently being proposed.

Committee discussions having been concluded, the recommendation was then put before Committee and was CARRIED as presented.

9. ZONING - PART OF 2233 MER BLEUE ROAD  
AND PART OF 2168 TENTH LINE ROAD  
ACS2012-PAI-PGM-0176 CUMBERLAND (19)
- 

**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 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**

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**Subzone XX Exception 1312 zone as shown in Document 1 and as detailed in Document 2.**

Councillor Blais noted that staff had drafted a Motion for the Committee's approval to correct a minor error contained within the report, and he asked for Committee's concurrence in approving the following:

**MOTION N<sup>o</sup> PLC 39/3**

Moved by Councillor S. Blais:

**WHEREAS Report ACS2012-PAI-PGM-0176 recommends zoning changes to the lands known municipally as Part of 2233 Mer Bleue Road and Part of 2168 Tenth Line Road;**

**AND WHEREAS Document 1 of the report incorrectly identifies Area B;**

**BE IT RESOLVED that Document 1 of the report be replaced with the attached Document 1 so that Area B on the Location Map be properly identified.**

**BE IT FURTHER RESOLVED THAT pursuant to the Planning Act, subsection 34(17) no further notice be given.**

CARRIED

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, as amended by the following:

- 1. That Document 1 of the report be replaced with the attached Document 1 so that Area B on the Location Map be properly identified, and;**
- 2. That pursuant to the Planning Act, subsection 34(17) no further notice be given.**

CARRIED as amended

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10. ZONING - 2129 NANTES STREET  
ACS2012-PAI-PGM-0173 CUMBERLAND (19)
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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 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.**

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

- Ms. Rachelle Lecours\*;
- Ms. Caroline Riendeau\*; and,
- Mr. Roger Roy\*.

*[ \* 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. ]*

CARRIED

Mr. Murray Chown, Novatech Engineering Consultants Inc., and Ms. Donna Hicks, Habitat for Humanity (NCR), were present in support of the report recommendation, but did not speak.

11. ZONING - 4699 BANK STREET  
ACS2012-PAI-PGM-0104 GLOUCESTER-SOUTH NEPEAN SUD (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 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.**

CARRIED

Mr. Murray Chown, Novatech Engineering Consultants Inc., was present in support of the report recommendation, but did not speak.

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12. REPORTING - CASH-IN-LIEU OF PARKLAND FUNDS  
ACS2012-PAI-PGM-0204 CITY-WIDE

**REPORT RECOMMENDATION:**

**That Planning Committee recommend that Council approve quarterly reporting to Members of Council on City-wide and Ward Cash-in-lieu of Parkland funds.**

Ms. Linda Hoad, Hintonburg Community Association, indicated that she was in agreement with the report recommendation and asked whether the quarterly reports would be made public. Ms. John Moser, General Manager, PGM, confirmed that this documentation would be made available. The report recommendation was then put to Committee and was CARRIED as presented.

13. A FUTURES STRATEGY FOR THE BYWARD MARKET  
ACS2012-PAI-PGM-0184 RIDEAU-VANIER (12)

**REPORT RECOMMENDATION:**

**That Planning Committee receive this report and supporting documents.**

RECEIVED

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  
ACS2012-PAI-PGM-0207 KITCHISSIPPI (15)

**REPORT RECOMMENDATIONS:**

**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**

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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.

Councillor Hobbs spoke of the subject site’s importance to the community, and expressed that the process undertaken would ensure that the interests of the Salvation Army remained paramount, and would help it to keep providing its services to the community. She asked that staff keep the zoning for this area unchanged when considering future development, and when modifying the CDP, to allow for compatible development and the retention of greenspace. She thanked Mr. John Smit, Manager, Development Review, Urban Services Branch, PGM, and Salvation Army staff for their work. The report recommendations were then put to Committee and were CARRIED as presented.

Mr. Michael Maidment, Salvation Army, and Ms. Katherine Grechuta, FoTenn Consultants Inc., were present in support of the report recommendation, but did not speak.

## **ADDITIONAL COUNCILLOR’S ITEM**

### **COUNCILLOR K. HOBBS**

15. APPEAL WITHDRAWALS BY THE HINTONBURG COMMUNITY ASSOCIATION (HCA) TO WELLINGTON STREET WEST COMMUNITY DESIGN PLAN  
ACS2012-CMR-PLC-0018 KITCHISSIPPI (15)

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**MOTION N<sup>o</sup> PLC 39/4**

Moved by Councillor K. Hobbs:

**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

Chair Hume noted that Mr. Tim Marc, Senior Legal Counsel, Corporate Development and Environmental Law Branch had, in working with the Hintonburg Community Association, helped to achieve a partial resolution to its appeal to the Ontario Municipal Board (OMB) regarding the Wellington West Community Design Plan. The Chair noted the appeal was currently scheduled to be considered on 22 October 2012, and that this resolution would help shorten the duration of the hearing. Councillor Hobbs then moved the following for Committee's consideration:

**MOTION N<sup>o</sup> PLC 39/5**

Moved by Councillor K. Hobbs:

**WHEREAS City of Ottawa Zoning By-law 2011-216 to implement the Wellington Street West Community Design Plan was appealed by the Hintonburg Community Association (HCA) on July 7, 2011; and**

**WHEREAS appeals to Zoning By-law 2011-216 will be heard by the Ontario Municipal Board (OMB) on October 15, 2012; and**

**WHEREAS the HCA wishes to withdraw a number of its appeals to Zoning By-law 2011-216, with an amendment to add a clause to Zoning By-law 2011-216; and**

**WHEREAS the City of Ottawa staff concur with the HCA and have developed wording to amend Zoning By-law 2011-216; and**

**WHEREAS adoption of the amendment to Zoning By-law 2011-216 and withdrawal of the HCA appeal would reduce the length the OMB hearing;**

**THEREFORE BE IT RESOLVED THAT Council approve the following:**



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1. That By-law No. 2011-216, MC16 Subzone - Parkdale Park Subzone (16) be amended to add a new clause “(h)” as follows:

Minimum side yard setback of a building on properties located within Attachment 2, Area I, fronting onto Hinton Avenue and between Armstrong and Wellington Streets: 1.2m

2. That all subsequent numbering following the insertion of the above new clause be appropriately renumbered.

BE IT FURTHER RESOLVED THAT pursuant to the *Planning Act*, subsection 34(17) no further notice be given.

CARRIED

INFORMATION PREVIOUSLY DISTRIBUTED

- A. CONSULTATION STRATEGY -  
OFFICIAL PLAN AND MASTER PLAN REVIEWS  
ACS2012-PAI-PGM-0211 CITY-WIDE

RECEIVED

INQUIRY

Councillor Hobbs submitted the following Inquiry (PLC 05-12):

**Demolition Permits and the *Occupational Health and Safety Act***

- Why does the City of Ottawa not overtly require the identification of designated substances under the *Occupational Health and Safety Act*, as the City of Windsor, for example, does on an application for demolition?
- Does any legislation prevent the City from collecting this information? Is any legislation not being adhered to in the lack of collection of this information?
- Is a designated substance audit and follow-up required as part of the demolition permit process in the City of Ottawa?
- What consideration is given to accumulated exposure to areas where multiple demolitions in quick succession are taking place of building that may contain these designated substances?

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**ADJOURNMENT**

The Committee meeting was adjourned at 2:35 p.m.

*Original signed by  
C. Zwierzchowski*

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**Committee Coordinator**

*Original signed by  
Councillor P. Hume*

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**Chair**