



## Planning Committee

### DISPOSITION 43

**Tuesday, 23 October 2012, 9:30 AM**

**Champlain Room, 110 Laurier Avenue West**

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- 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 14 November 2012 in Planning Committee Report 39A***

#### CONFIRMATION OF MINUTES

Minutes 42 of the Planning Committee meeting of 9 October 2012.

CONFIRMED

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**ADVISORY COMMITTEE  
OTTAWA BUILT HERITAGE ADVISORY COMMITTEE**

1. APPLICATION TO DEMOLISH 273 SUSSEX AND 275-279 SUSSEX, TWO BUILDINGS DESIGNATED UNDER PART V OF THE ONTARIO HERITAGE ACT AND LOCATED IN THE LOWERTOWN WEST HERITAGE CONSERVATION DISTRICT  
ACS2012-PAI-PGM-0217 RIDEAU-VANIER (12)
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**OBHAC RECOMMENDATION AS AMENDED:**

**That Planning Committee recommend that Council refuse the application to demolish the buildings located at 273 and 275-279 Sussex Drive.**

CARRIED

**PLANNING AND INFRASTRUCTURE  
PLANNING AND GROWTH MANAGEMENT**

2. DEMOLITION CONTROL - 273, 275-279 SUSSEX DRIVE  
ACS2012-PAI-PGM-0234 Rideau-Vanier (12)
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**That the Planning Committee recommend Council approve the demolition of 273 and 275-279 Sussex Drive subject to the conditions contained in Document 3.**

RULED REDUNDANT by carriage of recommendation for preceding item.

3. DEMOLITION CONTROL - 518 ROCHESTER STREET  
ACS2012-PAI-PGM-0229 SOMERSET (14)
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**That Planning Committee recommend Council approve that 518 Rochester Street be exempted from the requirements of the Demolition Control By-law subject to the following conditions:**

1. **Until the time of construction of the replacement building, the Owner shall be responsible for the installation, to City standards and at no cost to the City, of sod within the City boulevard along the public street frontage of 514, 516, 518, 530 and 532 Rochester Street (including the exterior side lot line of 532 Rochester Street, abutting Pamilla Street);**
2. **The Owner provides the City with a certified cheque or bank draft for the securities associated with the above works;**

3. A replacement building for the property shall be substantially commenced within three 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;
4. The Owner enters into an agreement with the City including the foregoing conditions and pays all the costs associated with the registration of the said agreement;
5. At such time as a building permit is issued to redevelop the site and the replacement building is in place, the above noted agreement will become null and void and will be released upon request by the Owner, and the Owner shall pay all costs associated with the registration of the release from this agreement; and
6. The approval of this application is null and void if the provisions of Condition 4 above have not been fulfilled within six months of the date of this approval.

CARRIED

4. ZONING - 905 TAYLOR CREEK DRIVE  
ACS2012-PAI-PGM-0231 ORLÉANS (1)
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That the Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to amend the zoning of 905 Taylor Creek Drive to permit a funeral home, including a crematorium, a visitation centre and a place of worship, and to remove Automobile Service Station, Convenience Store, Car Wash and Gas Bar as permitted uses as detailed in Document 2.

CARRIED

5. AMENDMENT TO THE DELEGATED AUTHORITY BY-LAW 2012-109 TO  
ENABLE PROVISIONS OF THE GUARANTEED APPLICATIONS TIMELINE  
INITIATIVE  
ACS2012-PAI-PGM-0226 CITY WIDE
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That Planning Committee recommend Council approve By-law #XXXX-XXX, A By-law to Amend Delegated Authority By-law 2012-109 as detailed in Document 1.

CARRIED

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6. TRANSIT ORIENTED DEVELOPMENT PLANS, OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT FOR TRAIN, ST. LAURENT AND CYRVILLE AREAS  
ACS2012-PAI-PGM-0183
- BEACON HILL – CYRVILLE (11)  
RIDEAU-ROCKCLIFFE (13)  
ALTA VISTA (18)
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**That Planning Committee recommend Council approve:**

1. **Approve the Transit Oriented Development Plans for Train, St. Laurent and Cyrville areas (distributed separately and on file with the City Clerk – Document 12), and as shown in Document 1;**
2. **Approve Amendment No. XX to the Official Plan, as detailed in Document 2, to implement the Transit Oriented Development Plans;**
3. **Approve an amendment to Zoning By-law 2008-250 as shown on the maps in Documents 3 to 8, and as detailed in Document 9; and**
4. **Approve that staff bring forward for consideration as part of the annual Capital Budget process requests for funding in years 2015 to 2017 to undertake design and implementation of cycling and pedestrian facilities.**
5. **That Document 3 be amended to change Map 1 for the following properties:**
  - a. **250 Tremblay Road be rezoned from MC7 F(3.5) to TD3 with a site specific exception zone;**
  - b. **550 Belfast be rezoned from IG3[263] to TD2 with a site specific exception zone;**
  - c. **330 Coventry Road be rezoned from TD3[aaaa] to TD2[aaaa]**
6. **That Document 7 be amended to change Map 5 for the following property:**
  - a. **1250 Cyrville Road, (city-owned property on both sides of Cyrville Road) from MC F(2.0) H(48) and MC[1353] H(48) to TD3**
7. **That Document 9 – Details of Recommended Zoning, Item 1.dd. be replaced with the following:**

**“For the properties being rezoned as shown on Documents 3, 5 and 7 of this report, the TD Zone and its corresponding subzone only applies when a new permitted use, accommodated in a new**

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building, is introduced to the site. Uses that legally exist or have an approval through site plan as of the date of passing of the By-law or are identified under “Additional Land Uses Permitted” are permitted to remain and expand using the TD Zone and provisions outlined in Tables 1, 2 and 3 below as long as they do not exceed the maximum building heights and floor area ratios noted in Tables 1, 2 and 3 below. When the building heights and floor area ratios are exceeded the development must proceed based on the full TD zone regulations. Uses that are permitted in the TD Zone may be introduced to an existing building without triggering the regulations outlined in the TD Zone. Once the TD Zone has been triggered, the exceptions outlined in the chart below no longer apply.”

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

CARRIED as amended

Direction to Staff:

That staff investigate, as part of its ongoing work on the Official Plan update, the feasibility of burying all overhead wires within all *Transit Oriented Development Plan* areas as part of any infrastructure investments, to include possible areas of funding for same, i.e., special area levies on development areas; and report back as part of the Official Plan update.

7. REVIEW OF THE POOL ENCLOSURE BY- LAW, 2001-259  
ACS2012-PAI-PGM-0114

CITY WIDE

**That the Planning Committee:**

1. **Recommend that Council repeal the By-law of the City of Ottawa Respecting the Enclosure for Privately Owned Outdoor Pools, By-law 2001-259; and replace it with a new By-law, substantially in the form of Document 1; and**
2. **Recommend that Council direct staff to bring forward a report in January 2013, including timeframes and resource requirements, on a proposed public awareness and education campaign on pool safety and Pool Enclosure By-law requirements.**
3. **Forward its recommendations to the Agriculture and Rural Affairs Committee (ARAC), and request that ARAC not forward both Committees’ respective recommendations to Council until after the conclusion of the Coroner’s Inquest, so that any issues arising**

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from the inquest can be brought forward to Council for that body's consideration.

CARRIED as amended

**ADDITIONAL ITEM**

8. SITE PLAN - SECTION 37 BENEFITS  
ACS2012-CMR-PLC-0022 CITY-WIDE

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

Moved by Councillor J. Harder:

Whereas Council on 28 March 2012 approved guidelines for the imposition of a requirement for Community Benefits pursuant to the Planning Act, section 37;

And Whereas pursuant to these guidelines, the determination of the Community Benefits to be provided is to be led, for the City, by the Ward Councillor, taking into account the rights of the developer as the applicant and following consultation with community associations and residents;

And Whereas, prior to the implementation of the section 37 guidelines, monies for similar objectives have been collected through conditions upon site plan approval;

Therefore Be It Resolved that where amounts have been collected through the site plan approval process for analogous purposes to section 37, subject to any conditions in the site plan agreement or securement of other funding if such is required, the amounts may be disbursed by the Treasurer upon the written direction of the Ward Councillor.

CARRIED