



Planning Committee

AGENDA 44

**Tuesday, 13 November 2012
9:30 am**

Champlain Room, 110 Laurier Avenue West

**Christopher Zwierzchowski, Committee Coordinator
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Committee Members:

Chair: P. Hume

Vice-Chair: J. Harder

**Councillors S. Blais, R. Bloess, R. Chiarelli, K. Hobbs, A. Hubley, B. Monette,
S. Qadri, M. Taylor**

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.

DECLARATIONS OF INTEREST

CONFIRMATION OF MINUTES

[Minutes 43 - 23 October 2012](#)

COMMUNICATIONS

Response to Inquiries

- [PLC 06-12](#) - Roughed-in Servicing for Water Features for Future Parks

REFERRALS

1. WEST URBAN COMMUNITY – WASTEWATER COLLECTION SYSTEM
MASTER SERVICING PLAN STUDY
[ACS2012-PAI-PGM-0209](#) KANATA NORTH (4), WEST CARLETON-
MARCH (5), STITTSVILLE (6), BAY (7),
COLLEGE (8), RIDEAU-GOULBOURN (21),
KANATA SOUTH (23)
-

(Referred to the Planning Committee by the Environment Committee at its meeting of 16 October 2012)

That the Planning Committee recommend Council:

1. Receive the West Urban Community – Wastewater Collection System Master Servicing Plan Study Report; and
2. Approve the recommendation of the West Urban Community – Wastewater Collection System Master Servicing Plan Study Report to continue with wastewater projects identified in the 2009 Infrastructure Master Plan and add a new Interceptor Sewer to manage wastewater flows between the Stittsville / Fernbank trunk sewers and the Hazeldean and Kanata West Pumping Station.

OTTAWA BUILT HERITAGE ADVISORY COMMITTEE

2. APPLICATION FOR NEW CONSTRUCTION AT 116 YORK STREET, A
PROPERTY DESIGNATED UNDER PART V OF THE ONTARIO HERITAGE
ACT AND LOCATED IN THE BYWARD MARKET HERITAGE
CONSERVATION DISTRICT
[ACS2012-PAI-PGM-0242](#) RIDEAU-VANIER (12)
-

That the Planning Committee recommend Council:

1. Approve the application for new construction at 116 York Street in the ByWard Market Heritage Conservation District according to the plans by Jordan Jenkins, 2M Architects, received on October 1, 2012;
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 from the date of issuance.

(Note: The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on December 29, 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.)

3. APPLICATION TO ALTER THE SIMARD HOUSE, 31 SWEETLAND AVENUE, A PROPERTY DESIGNATED UNDER PART IV OF THE ONTARIO HERITAGE ACT
[ACS2012-PAI-PGM-0235](#) RIDEAU-VANIER (12)
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That the Planning Committee recommend Council:

- 1. Approve the application to repair and restore 31 Sweetland Avenue, as per plans submitted by Douglas Hardie Architect Inc. on September 18, 2012 and included as Documents 3 and 4;**
- 2. Approve the application for an addition at 31 Sweetland Avenue as per plans submitted by Douglas Hardie Architect Inc. on September 18, 2012 and included as Documents 3 and 4;**
- 3. Delegate authority for minor design changes to the General Manager, Planning and Growth Management Department; and**
- 4. 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 December 17, 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.)

**PLANNING AND INFRASTRUCTURE
PLANNING AND GROWTH MANAGEMENT DEPARTMENT**

4. **ZONING - 1321-1323 DUSSERE STREET AND 1279 COUSINEAU STREET**
[ACS2012-PAI-PGM-0239](#) ORLEANS (1)
-

That the Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 1321-1323 Dussere Street and 1279 Cousineau Street from Minor Institutional Zone, Subzone B, Exception 183 I1B[183] to Residential Second Density Zone, Subzone N (R2N), as shown in Document 1.

5. **OFFICIAL PLAN AND ZONING - 101 CHAMPAGNE AVENUE SOUTH**
[ACS2012-PAI-PGM-0223](#) KITCHISSIPPI (15)
-

That the Planning Committee recommend Council:

1. Approve an amendment to the Preston-Champagne Secondary Plan to redesignate the property at 101 Champagne Avenue South from Residential Low Profile to Residential High Profile, as detailed in Document 2; and

2. Approve an amendment to the Zoning By-law 2008-250 to change the zoning of 101 Champagne Avenue South from a Residential Fourth Density exception zone (R4M [924]) to a Residential Fifth Density Exception Zone with a holding symbol (R5B[924]-h) as detailed in Documents 3 and as shown on Document 1.

6. **SOLID WASTE COLLECTION DESIGN GUIDELINES FOR MULTI-UNIT RESIDENTIAL DEVELOPMENT**
[ACS2012-PAI-PGM-0243](#) CITY WIDE
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That the Planning Committee recommend Council approve the Solid Waste Collection Design Guidelines for Multi-Unit Residential Development, as detailed in Document 1.

**COUNCILLORS' ITEM
COUNCILLOR P. HUME**

7. HERITAGE – MODIFICATION OF CONDITIONS FOR DEMOLITION OF 126
RIDEAU STREET (OGILVY BUILDING)
[ACS2012-CMR-PLC-0021](#) RIDEAU-VANIER (WARD 12)
-

That the Planning Committee recommend Council modify the conditions as set out in Report ACS2006-PGM-APR-0079 for the approval of the demolition of the Ogilvy Building at 126 Rideau Street under the Ontario Heritage Act as follows:

1. That the issuance of a demolition permit for the Ogilvy Building to provide for the dismantling of the Rideau and Nicholas Street facades as approved by Council; and the dismantling of two bays along Nicolas Street for test panels be permitted prior to a Site Plan Control approval being in place; and

2. That all other requirements and obligations to be met prior to the issuance of a demolition permit including the provision of securities in the amount of \$2M as set out in report ACS2006-PGM-APR-0079 remain and that the Owner enter into an Memorandum of Understanding (MOU) to the satisfaction of the General Manager, Planning and Growth Management and the City Clerk and Solicitor that provides for the Owners commitment and adherence to these requirements and obligations prior to these being formalized through the Site Plan approval and agreement at which time the MOU will cease to be in effect.

CITY COUNCIL

8. 2013 DRAFT OPERATING AND CAPITAL BUDGET – PLANNING
COMMITTEE
[ACS2012-CMR-PLC-0022](#) CITY WIDE
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That the Planning Committee consider the relevant portions of the draft 2013 Operating and Capital Budgets and forward its recommendations to Council, sitting as Committee of the Whole, for consideration at the meeting to be held 28 November 2012.

IN CAMERA ITEMS*

INFORMATION PREVIOUSLY DISTRIBUTED

- A. DRAFT PROVINCIAL POLICY STATEMENT MINISTRY RESPONSE
[ACS2012-PAI-PGM-0259](#) CITY WIDE
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NOTICES OF MOTIONS (FOR CONSIDERATION AT A SUBSEQUENT MEETING)

INQUIRIES

OTHER BUSINESS

ADJOURNMENT

NEXT MEETING

Tuesday, 27 November 2012

***Notice**

In Camera Items are not subject to public discussion or audience. Any person has a right to request an independent investigation of the propriety of dealing with matters in a closed session. A form requesting such a review may be obtained, without charge, from the City's website or in person from the Chair of this meeting. Requests are kept confidential pending any report by the Meetings Investigator and are conducted without charge to the Requestor.

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 28 November in Planning Committee Report 40.