



## **Planning Committee**

### **DISPOSITION 44**

**Tuesday, 13 November 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 28 November 2012 in Planning Committee Report 40A.***

#### **CONFIRMATION OF MINUTES**

Minutes 43 of the Planning Committee meeting of 23 October 2012.

CONFIRMED

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## COMMUNICATIONS

### Response to Inquiries

- PLC 06-12 - Roughed-in Servicing for Water Features for Future Parks

RECEIVED

## 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.

CARRIED

## 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)
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**That the Planning Committee recommend Council:**

1. Approve the application for new construction at 116 York Street in the

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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.)

CARRIED

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.)

CARRIED

PLANNING AND INFRASTRUCTURE  
PLANNING AND GROWTH MANAGEMENT DEPARTMENT

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

CARRIED

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

3. Approve that Section 1. d. P) iii be replaced with the following text to clarify the requirement to be set out in the Site Plan Agreement.

The Owner(s) providing financial security, representing an estimate of their proportionate share of the cost of design and construction of required improvements to the intersection of Carling Avenue and Champagne Avenue South, (including the following lane extensions: westbound right-turn lane, eastbound left-turn lane and southbound left-turn lane), as described in the Delcan report TO3059TOL00, dated December 18, 2009, at no cost to the City, and to City standards to the satisfaction of the General Manager, Planning and Growth Management. The proportionate share estimate is to be based on the combined traffic generation potential of the development proposals for the subject property, plus 855 Carling Avenue (across Hickory Street to the south)

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and 125 Hickory Street (adjacent to the south). The Owner(s) shall further be required under the site plan approval to enter into a cost sharing agreement with the owners of the properties located at 855 Carling Avenue and 101 Champagne Avenue South for the design and construction of the required intersection improvements which agreement may be completed after the required Site Plan Control Agreement is registered, subject to the required securities having been posted. The required security shall not be released until such time as the noted intersection improvements have been completed to the satisfaction of the General Manager, Planning and Growth Management.

And that no further notice be given under subsection 34(17) of the Planning Act.

CARRIED as amended

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.

CARRIED

**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)
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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

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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.

CARRIED

*Council will be requested to WAIVE the notice required under the Procedural By-law to consider this item at its meeting of 14 November 2013 in Planning Committee Report to Council N° 40.*

#### CITY COUNCIL

8. 2013 DRAFT OPERATING AND CAPITAL BUDGET – PLANNING  
COMMITTEE  
ACS2012-CMR-PLC-0022 CITY WIDE

**That Council, sitting as Committee of the Whole, approve the Planning Committee 2013 Draft Operating and Capital Budget.**

CARRIED

#### INFORMATION PREVIOUSLY DISTRIBUTED

- A. DRAFT PROVINCIAL POLICY STATEMENT MINISTRY RESPONSE  
ACS2012-PAI-PGM-0259 CITY WIDE

RECEIVED