



## **Planning Committee**

### **MINUTES 44**

**Tuesday, 13 November 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, R. Chiarelli, K. Hobbs,  
A. Hubley, B. Monette, S. Qadri, and M. Taylor

#### **DECLARATIONS OF INTEREST**

No declarations of interest were filed.

#### **CONFIRMATION OF MINUTES**

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

**CONFIRMED**

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- Note:**
- 1. Except where otherwise indicated, reports requiring Council consideration will be presented to Council on 28 November 2012 in Planning Committee Report 40A.***
  - 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 and Official Plan Amendments listed as Items 4 and 5 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 28 November 2012, failing which, the Ontario Municipal Board (OMB) might dismiss all or part of the appeals. In addition, it was noted that applicants could appeal these matters to the OMB if Council did not adopt amendments within 120 days for Zoning, or 180 days for an Official Plan Amendment, of receipt of the applications.

**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)*

**REPORT RECOMMENDATIONS:**

**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.**

The Committee received a brief PowerPoint slide presentation overview of the report (held on file with the City Clerk) from Ms. Lee Ann Snedden, Manager, and Mr. Roman Diduch, Program Manager, both with the Policy Development and Urban Design Branch, Planning and Growth Management Department (PGM).

Following general questions and answers pertaining to servicing, capacity, the future development of land pending completion of system upgrades, and clarification on matters of financing, the report recommendations were put before Committee and were "CARRIED" as presented.

A comment sheet in support of the servicing plan study (in the context of future servicing for OPA 76 Area 6a lands) was submitted by Mr. William Davidson\*.

Ms. Kathleen Willis\*, Kathleen Willis Consulting Ltd., on behalf of the Kanata West Owners' Group (KWOG), Inc., was present in support of the report recommendation, but did not speak (Ms. Willis also submitted a letter of support on behalf of KWOG).

*[ \* 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. ]*

## **ADVISORY COMMITTEE 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)

### **OBHAC RECOMMENDATIONS:**

**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.)**

Correspondence was received, in opposition to the report recommendations, from the following:

- Mr. Marc Aubin\*, President, Lowertown Community Association
- Mr. Brian Doxtator\* (originally submitted to the Ottawa Built Heritage Committee for its meeting of 1 November 2012).

*[ \* 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. ]*

Mr. Greg Mizanovich was present in support of the report recommendations, but did not speak.

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)

**REPORT RECOMMENDATIONS:**

**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.)

Mr. Doug Hardie, Douglas Hardie Architect Inc., was present in support of the report recommendations, but did not speak.

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)

### REPORT RECOMMENDATION:

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.

Mr. Tyler LeBlanc, Tyse Limited, was present in support of the report recommendation, but did not speak.

CARRIED

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

### REPORT RECOMMENDATIONS:

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

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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.

Staff submitted the following Motion for Committee's consideration, a technical amendment to clarify ambiguous wording related to the conditions for the holding provisions within the details of recommended zoning:

**MOTION NO PLC 44/1**

Moved by Councillor J. Harder:

**WHEREAS the Details of Recommended Zoning contains a provision that prior to the lifting of the holding provisions, the Applicant is required to obtain Site Plan Approval, which approval will include a condition requiring the Owner to enter into separate agreement with the Owners of 125 Hickory Street and 855 Carling Avenue for roadway improvements;**

**AND WHEREAS there is ambiguity related to the details of this condition that has caused the applicant to express a concern that the lifting of the holding provision would be subject to the willingness of the other two Owners to enter into the cost share agreement for intersection improvements that will be required under the site plan approval prior to development occurring;**

**AND WHEREAS staff have reviewed this concern and agree that further clarity to the wording of the requirements set out the details of the recommended zoning related to the holding provision is appropriate;**

**NOW THEREFORE BE IT RESOLVED 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**

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(across Hickory Street to the south) 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 BE IT FURTHER RESOLVED THAT no further notice be given under subsection 34(17) of the Planning Act.

CARRIED

The Committee then "CARRIED" the report recommendation, as amended by Motion No. PLC 44/1.

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*

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*Street to the south) 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

Messrs. Ted Fobert, FoTenn Consultants, and Ritchard Brisbin, BBB Architects, were present in support of the report recommendations, but did not speak.

Ms. Jamie Liew had registered, in advance, to speak to this item, but was not present at the time the item was considered.

6. SOLID WASTE COLLECTION DESIGN GUIDELINES  
FOR MULTI-UNIT RESIDENTIAL DEVELOPMENT  
ACS2012-PAI-PGM-0243

CITY WIDE

**REPORT RECOMMENDATION:**

**That the Planning Committee recommend Council approve the Solid Waste Collection Design Guidelines for Multi-Unit Residential Development, as detailed in Document 1.**

The Committee received a detailed PowerPoint slide overview (held on file with the City Clerk) from Ms. Melanie Knight, Planner, Community Planning and Urban Design Unit, Policy Development and Urban Design Branch, PGM, and Mr. Ray Garner, Program Manager, Collection Operations, Solid Waste Services Branch, Environmental Services Department. Mr. Rory Baksh, Dillon Consulting, was also present to respond to questions.

Questions to staff and Committee discussion centred upon issues of accessibility (with a suggestion that staff consider guideline development incorporating the City's *Accessibility Lens*), travelling distance, changing demographics, storage capacity, standards of hygiene and aesthetics. Staff noted that alternate options are also available for applicants who may choose to opt out of public collection.



Vice-Chair Harder suggested that staff follow up on various suggestions through the City's *Intensification Implementation Working Group*, which works with staff, the development industry and various stakeholders to assist in implementing the residential intensification goals of the City's Official Plan.

Following discussion, the report recommendations were put before the Committee and were "CARRIED" as presented.

## **COUNCILLORS' ITEM**

### **COUNCILLOR P. HUME**

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

#### **REPORT RECOMMENDATIONS:**

**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 Nicholas 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.**

Chair Hume introduced this item and provided a brief overview of the details involved in the request to modify the conditions for demolition of the Ogilvy building, whose façades are to be dismantled and subsequently re-incorporated into the design of an expanded Rideau Centre, to be completed by 2015.

In response to questions as to whether the process should be restarted, Mr. John Smit, Manager, Development Review, Urban Services Branch, Planning and Growth Management, explained that although the previous plans for the Rideau Centre's expansion had been temporarily shelved, this did not require the process to be restarted, as a site plan application is expected in early 2013, with the developer agreeing to post a \$2-million security for the project, which would be forfeited to the City, should the required heritage work not be completed. In addition, the heritage approvals given at the time of the original approval remain in effect.

The following individuals spoke in opposition to the report recommendations, largely to caution against approving the demolition of the City's historic buildings and the inappropriate practice of "façadism", whereby the external architectural features of a building may be maintained, to the detriment of the rest of its structure, which is usually completely altered from its original form.

- Mr. David Jeanes, and;
- Ms. Leslie Maitland\*, Heritage Ottawa.

In addition to comments provided by those noted above, written correspondence was also provided by Mr. Marc Aubin\*, President, Lowertown Community Association, asking that the full five-storey height of the Ogilvy building be retained, and that Council consider starting the process from the beginning, as some of the project's original aspects had changed over time.

*[ \* 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. ]*

Mr. Barry Padolsky, Barry Padolsky Associates Inc., Architects, representing the applicant, Cadillac-Fairview, was also present to respond to the Committee's questions. Mr. Padolsky reiterated Chair Hume's reference to the need for a timely decision regarding the dismantling and façade reconstruction, due to concerns about continuing deterioration and a need to have a clear site to allow the reconstruction to proceed. In response to questions from the Committee as to when work could be expected to proceed, Mr. Padolsky suggested that following Council approval, such work could proceed within the coming week.

Committee discussions having concluded, the report recommendations were put before Committee and were "CARRIED" as presented.

*Because of the urgency involved on this item, Council was requested to waive the notice required under the Procedural By-law to consider this matter at its meeting of 14 November 2012 in Planning Committee Report to Council No. 40.*

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## CITY COUNCIL

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

### **REPORT RECOMMENDATION:**

**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.**

Chair Hume introduced this item and spoke briefly to the City's development accomplishments to date, to its future targets, and to the importance of adhering to the priorities the City has set for communities and for the ongoing need to clarify remaining confusion with respect to development applications and neighbourhood design. Mr. John Moser, General Manager, PGM, then spoke to a brief PowerPoint slide presentation (held on file with the City Clerk) to outline the Planning Committee's portion of the 2013 City Budget. Ms. Janice Burelle, Administrator, Housing Services, Community and Social Services Department (CSS), was also in attendance to speak to the Capital and Operating Resource requirements of the CSS Housing Services portion of the Budget.

Questions to staff centred on impacts of cuts to Provincial funding; measures in place to ensure that targets are achievable; and on operational efficiencies.

The Committee heard from the following public delegations:

- Mr. Marty White\*, President, and Ms. Deborah Mohr-Caldwell\*, Past President, National Capital Heavy Construction Association, speaking to the need to ensure that the City invests appropriately in roads infrastructure, and;
- Ms. Lynne Browne\*, Executive Director, Alliance to End Homelessness Ottawa, referred to a prepared statement and asked the Committee to ensure that the City maintain essential services to low-income residents that would otherwise be eliminated due to provincial government service reductions and cutbacks.

*[ \* 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. ]*

Following discussions, the Committee "CARRIED" the report recommendation encompassing the Planning Committee 2013 Draft Operating and Capital Budget, as presented.

INFORMATION PREVIOUSLY DISTRIBUTED

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

RECEIVED

ADJOURNMENT

The Committee meeting was adjourned at 12:15 p.m.

*Original signed by*  
*C. Zwierzchowski*

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**Committee Coordinator**

*Original signed by*  
Councillor P. Hume

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**Chair**