



**Planning Committee**

**AGENDA 37**

**Tuesday, 26 June 2012  
9:30 am**

**Champlain Room, 110 Laurier Avenue West**

**Christopher Zwierzchowski, Standing Committee Coordinator  
613-580-2424 x-21359  
Christopher.Zwierzchowski@ottawa.ca**

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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 36 - 12 June 2012](#)

## POSTPONEMENTS AND DEFERRALS

### PLANNING AND GROWTH MANAGEMENT

1. [ZONING - 96 NEPEAN STREET](#)  
ACS2012-PAI-PGM-0120 SOMERSET (14)
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That the Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 96 Nepean Street from Residential Fifth Density Subzone B, Exception 482, FSI 3.0 (R5B (482) F(3.0)) to Residential Fifth Density Zone, Subzone B, with a new exception, schedule and a holding provision (R5B-h[xxxx] Syyy -h) as detailed in Document 2 and 3 and as shown in Document 4.

### [ADVISORY COMMITTEE](#)

#### [OTTAWA BUILT HERITAGE ADVISORY COMMITTEE](#)

2. [APPLICATION TO ALTER 19 KINDLE COURT, A PROPERTY PROTECTED UNDER THE ONTARIO HERITAGE ACT AND LOCATED IN THE BRIARCLIFFE HERITAGE CONSERVATION DISTRICT STUDY AREA](#)  
ACS2012-PAI-PGM-0152 BEACON HILL-CYRVILLE (11)
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That the Ottawa Built Heritage Advisory Committee recommend that Planning Committee recommend that Council:

1. Approve the application for construction of a rear addition as per drawings submitted on May 22, 2012 and included as Document 4 subject to the shape of the rear addition being changed to rectangular instead of semi-circular and inset 60 cm from the east and west sides of the rear elevation;
2. Refuse the application for a one storey flat roofed addition at the east side of the building included in Document 4;
3. Refuse the application for the new garage as per the drawings attached in Document 5; and

**4. Delegate authority for minor design changes to the General Manager, Planning and Growth Management Department.**

**(Note: The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on August 6, 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 216 CATHCART STREET, A PROPERTY LOCATED IN THE LOWERTOWN WEST HERITAGE CONSERVATION DISTRICT](#)**

**ACS2012-PAI-PGM-0134**

**Rideau-Vanier (12)**

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**That the Ottawa Built Heritage Advisory Committee recommend that Planning Committee recommend that Council:**

**1. Approve the application for new construction at 216 Cathcart Street, in accordance with plans submitted by Tito Jurado, received on May 7, 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 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 August 5, 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.)**

4. [APPLICATION TO ALTER 129 HOWICK STREET, A PROPERTY DESIGNATED UNDER PART V OF THE ONTARIO HERITAGE ACT LOCATED IN THE ROCKCLIFFE PARK HERITAGE CONSERVATION DISTRICT](#)

ACS2012-PAI-PGM-0137

Rideau-Rockcliffe (13)

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**That the Ottawa Built Heritage Advisory Committee recommend that Planning Committee recommend that Council:**

1. **Approve the application to alter 129 Howick Street as per plans submitted by S.A.I. Consulting on May 7, 2012 included as Documents 3 and 4;**
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 August 6, 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.)**

5. [APPLICATION FOR DEMOLITION AND NEW CONSTRUCTION AT 220 SANDRIDGE ROAD, A PROPERTY DESIGNATED UNDER PART V OF THE ONTARIO HERITAGE ACT AND LOCATED IN THE ROCKCLIFFE PARK HERITAGE CONSERVATION DISTRICT](#)

ACS2012-PAI-PGM-0138

Rideau-Rockcliffe (13)

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**That the Ottawa Built Heritage Advisory Committee recommend that Planning Committee recommend that Council:**

1. **Approve the application for demolition of the existing building at 220 Sandridge Road;**
2. **Approve the application for new construction at 220 Sandridge Road as per drawings by Ilg Ilg Design dated May 7, 2012 included as Documents 3, 4, 5 and 6;**

**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 August 6, 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.)**

6. [APPLICATION FOR NEW CONSTRUCTION AT 165 CRICHTON STREET, A PROPERTY DESIGNATED UNDER PART V OF THE ONTARIO HERITAGE ACT AND LOCATED IN THE NEW EDINBURGH HERITAGE CONSERVATION DISTRICT](#)

ACS2012-PAI-PGM-0136

RIDEAU ROCKCLIFFE (13)

**That the Ottawa Built Heritage Advisory Committee recommend that Planning Committee recommend that Council:**

**1. Approve the application to construct a new detached garage on River Lane at the rear of 165 Crichton Street as per plans submitted by Dan Nawrocki on May 7, 2012 included as Documents 3 and 4.**

**2. Designate authority for minor design changes to the General Manager, Planning and Growth Management Department.**

**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 August 6, 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.)**

7. [APPLICATION FOR NEW CONSTRUCTION IN THE CENTRETOWN HERITAGE CONSERVATION DISTRICT AT 406-408 BANK STREET](#)  
ACS2012-PAI-PGM-0122 Somerset (14)
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**That the Ottawa Built Heritage Advisory Committee recommend that Planning Committee recommend that Council:**

- 1. Approve the application for new construction at 406-408 Bank Street, in accordance with plans by Brian Clark, Architect, received on April 19, 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 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 July 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 PORTFOLIO**

### **PLANNING AND GROWTH MANAGEMENT DEPARTMENT**

8. [OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT - VARIOUS ADDRESSES](#)  
ACS2012-PAI-PGM-0047 Kanata North, Stittsville-Kanata West  
and Kanata South (4, 5, 6 and 23)
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**That the Planning Committee recommend:**

- 1. Council approve and adopt an amendment to the Official Plan to add a special policy area for the Carp River Restoration Area as detailed in Document 2 and;**

2. Council approve an amendment to the Zoning By-law 2008-250 to:
- a) amend the flood plain hazard overlay as shown on Document 4;
  - b) add a holding symbol and establish conditions for the removal of the holding symbol for the developable lands within the Carp River Restoration Policy Area;
  - c) remove the flood fringe provisions on lands at 5487 Hazeldean Road and 20 Frank Nighbor Place.

9. [ZONING – 800 CEDARVIEW ROAD](#)  
ACS2012-PAI-PGM-0143 Barrhaven (Ward 3)
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That the Planning Committee recommend Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of 800 Cedarview Road from Rural Residential Fourth Density (RR4) and Parks and Open Space Sub-zone(O1A) to Rural Residential Fourth Density (RR4), Rural Residential Fourth Density Exception [xxxr] (RR4[xxxr]) and Parks and Open Space (O1), as shown in Document 1 and detailed in Document 2.

10. [ZONING – 927 RICHMOND ROAD AND 108 WOODROFFE AVENUE](#)  
ACS2012-PAI-PGM-0159 Bay (7)
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That the Planning Committee recommend Council approve:

1. An amendment to the City of Ottawa Zoning By-law 2008-250 to change the zoning of 927 Richmond Road and 108 Woodroffe Avenue from a Traditional Mainstreet zone with a height limit of 25 metres(TM (H25)) to a new Traditional Mainstreet (TM [xxxx](H47)) exception zone with a height limit of 47 metres to permit a mixed-use development as detailed in Document 2 and as shown in Document 1; and

2. The implementing by-law go forward to City Council for approval after Site Plan Control Approval is obtained and the agreement registered on title.

11. [ZONING - 486 AND 500 PRESTON STREET](#)

ACS2012-PAI-PGM-0165

SOMERSET (14)

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**That the Planning Committee recommend Council:**

1. Approve an amendment to the Zoning By-law 2008-250 to change the zoning of 486 and 488 Preston Street from TM[86] Traditional Mainstreet, Exception 86 to a new Traditional Mainstreet zone with an exception and schedule (TM[XXXX] SXXX), as detailed in Documents 2 and 3 and shown in Document 1;

2. Approve an amendment to the Zoning By-law 2008-250 to change the zoning of 490 and 500 Preston Street from TM[86] F(6.5) H(67) Traditional Mainstreet with an exception to a new Traditional Mainstreet zone with an exception and schedule (T M[XXXX] SXXX), as detailed in Documents 2 and 3 and as shown in Document 1; and

3. That a holding symbol be added to the new TM[XXXX] SXXX zone requiring the Owner to enter into a related Site Plan agreement with the City, which shall include the requirement to provide funding for community benefits, before the holding may be lifted.

12. [ZONING - 4471, 4479 AND 4487 INNES ROAD](#)

ACS2012-ICS-PGM-0141

Cumberland (19)

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**That the Planning Committee recommend Council:**

1. Approve an amendment to the Zoning By-law 2008-250 to change the zoning of 4471 Innes Road from General Mixed Use, Subzone 15, Height Limit of 8 metres (GM 15 H(8)) to General Mixed Use, Subzone 15, Exception zone, Height Limit of 8 metres with a schedule (GM 15 [XXXX] H(8) SXXX), as shown in Documents 1 and 3 and as detailed in Document 2; and

2. Approve an amendment to the Zoning By-law 2008-250 to change the zoning of 4479 and 4487 Innes Road from Residential, First Density, Subzone HH, Exception 1173 (R1HH [1173]) to General Mixed Use, Subzone 15, Exception zone, Height Limit of 15 metres with a schedule (GM 15 [XXXX] H(15) SXXX); as shown in Documents 1 and 3 and as detailed in Document 2.



13. [OFFICIAL PLAN AMENDMENT AND ZONING – 350 CRESTHAVEN DRIVE](#)  
ACS2012-PAI-PGM-0150 Gloucester-South Nepean (22)
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**That the Planning Committee recommend Council:**

**1. Approve and adopt an amendment to Volume 2a of the Official Plan to redesignate 350 Cresthaven Drive from Business Park in the South Nepean Secondary Plan Area 4, 5 and 6 to Mixed Density Residential, as shown in Document 1 and detailed in Document 2; and**

**2. Approve an amendment to the Zoning By-law 2008-250 to change the zoning of 350 Cresthaven Drive from Development Reserve – DR to Residential Fourth Density Zone, Subzone Z Exception XXXX (R4Z[XXXX]) as shown in Document 3 and detailed in Document 4.**

14. [STATEMENT OF WORK TO REVIEW AND UPDATE THE 2013 OFFICIAL PLAN AND INFRASTRUCTURE MASTER PLAN](#)  
ACS2012-PAI-PGM-0170 CITY-WIDE
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**That Planning Committee recommend that Council:**

**1. Approve the scope and timing for the review and update of the Official Plan and Infrastructure Master Plan contained in this report.**

**2. Approve a Sponsors Group, Industry Panel, Agency Panel and Community Panel as outlined in this report to oversee the review of the Official Plan, Transportation Master Plan, and Infrastructure Master Plan.**

**3. Confirm 2031 as the planning horizon for the review of the Official Plan, Transportation Master Plan, Infrastructure Master Plan and the Development Charges By-law.**

15. [VACANT URBAN RESIDENTIAL LAND SURVEY, 2011 UPDATE](#)  
ACS2012-PAI-PGM-0157 City Wide
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**That the Planning Committee receive this report for information.**

16. [2012 GREEN BUILDING PROMOTION PROGRAM](#)  
ACS2012-PAI-PGM-0127 City Wide
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**That Planning Committee recommend that Council receive the 2012 Green Building Promotion Program, as attached in Document 1.**

17. [EXTENSION OF SERVICES AND FRONT-ENDNG AGREEMENTS-  
FERNBANK LANDS](#)

ACS2012-PAI-PGM-0140

Stittsville (6)

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**That Planning Committee recommend Council approve:**

- 1. The City to entering into an Extension of Services Agreement with the Fernbank Landowners Group for the installation of trunk sanitary services as set out in Document 2;**
- 2. The City to entering into a Front-Ending Agreement with the Fernbank Landowners Group for the design and construction of a 2.4 kilometre trunk sewer, based on the Front-Ending Principles set forth in Document 3 and the Council Approved Front-Ending Policy in Document 4, with the final form and content of the Front-Ending Agreement to the satisfaction of the Deputy City Manager, Planning and Infrastructure and the City Clerk and Solicitor; and**
- 3. Payments with upset limits of \$1,000,000 from the 2011 Capital Budget, \$500,000 from the 2013 Capital Forecast, \$500,000 from the 2015 Capital Forecast and \$500,000 from the 2017 Capital Forecast plus applicable taxes and indexing in accordance with the Council Approved Front-Ending Agreement Policy and subject to the execution of a Front-Ending Agreement to the Fernbank Landowners Group for design and construction of the Fernbank Trunk Sanitary Sewer.**

18. [RECOMMENDED COUNCIL POSITION FOR URBAN BOUNDARY - PHASE 2B HEARING - ONTARIO MUNICIPAL BOARD](#)  
ACS2012-PAI-PGM-0167 City Wide  
*Council will be asked to consider this items on 27 June 2012 in Planning Committee Report 33.*

**That Planning Committee recommend that Council approve:**

1. To resolve tied scores between two or more parcels that, first, any new information that may affect parcel scores or developable land areas be taken into account, and second, that the parcel or parcels that in combination result in a total cumulative developable land area closest to the 850 hectares ordered by the Ontario Municipal Board be added to the urban area; and
2. The parcels shown in Document 1 as Schedules R47, R48 and R49 as the City's submission to the Ontario Municipal Board to form the balance of the urban area expansion; and
3. An amendment to the Urban Tree Conservation By-law, By-law 2009-200, effective 27 June 2012, extending the application of the by-law to the additional parcels shown in Document 1.

19. [URBAN BOUNDARY PHASE 2B WITNESS STATEMENTS](#)  
ACS2012-PAI-PGM-0168 City Wide  
*Council will be asked to consider this item on 27 June 2012 in Planning Committee Report 33.*

**That the Planning Committee and Council receive this report for information.**

## **COUNCILLORS' ITEMS**

### **COUNCILLOR K. HOBBS**

20. [REDUCTION IN CASH-IN-LIEU OF PARKING FEE FOR 401 RICHMOND ROAD](#)  
ACS2012-CMR-PLC-0012 KITCHISSIPPI (15)

**That the Planning Committee approve the reduction of the Cash-in-Lieu of parking fee for 401 Richmond Road from \$5,751.92 to \$1.**

## **IN CAMERA ITEMS\***

NOTICES OF MOTIONS (FOR CONSIDERATION AT A SUBSEQUENT MEETING)

INQUIRIES

OTHER BUSINESS

ADJOURNMENT

NEXT MEETING

**Tuesday, 9 July 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.

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- 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 11 July 2012 in Planning Committee Report 33-A.**