



## Planning Committee

### Minutes 6

Tuesday, 28 April 2015

9:30 am

Champlain Room, 110 Laurier Avenue West

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- Notes:**
1. *Please note that these Minutes are to be considered DRAFT until confirmed by Committee.*
  2. *Underlining indicates a new or amended recommendation approved by Committee.*
  3. *Except where otherwise indicated, reports requiring Council consideration will be presented to Council on 13 May 2015 in Planning Committee Report 6.*

**Present:** Chair: Councillor J. Harder  
Vice-chair: Councillor T. Tierney  
Councillors: S. Blais, R. Brockington, R. Chiarelli, J. Cloutier,  
A. Hubley, J. Leiper, S. Qadri

**Absent:** Councillor T. Nussbaum

#### DECLARATIONS OF INTEREST

There were no declarations of interest.

## CONFIRMATION OF MINUTES

Minutes 5 - 14 April 2015

CONFIRMED

## PRESENTATIONS

### 1. UNIVERSITY OF OTTAWA CAMPUS MASTER PLAN

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George Dark, Urban Strategies, accompanied by Marc Joyal, Vice-President, Resources, uOttawa, and Claudio Brun del Re, Director of Physical Resources and Chief Architect, uOttawa, provided a PowerPoint presentation. A copy is held on file with the City Clerk and Solicitor's office.

Following questions from Committee the presentation was RECEIVED.

## BUILT HERITAGE SUB-COMMITTEE

### 2. APPLICATION TO ALTER 231 O'CONNOR STREET, A PROPERTY DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT* AND LOCATED IN THE CENTRETOWN HERITAGE CONSERVATION DISTRICT

ACS2015-PAI-PGM-0047

SOMERSET (14)

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## REPORT RECOMMENDATION

**That Planning Committee recommend that Council:**

1. **Approve the application to alter 231 O'Connor Street according to plans submitted by Linda Chapman Architect on March 6, 2015, conditional upon the approval of the minor variance application;**
2. **Issue the heritage permit with a two-year expiry date from the date of issuance; and**
3. **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 May, 31, 2015.)**

**(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.)**

This matter was considered by the Built Heritage Sub-Committee (BHSC) at its meeting of Thursday, 9 April 2015. The report recommendation was "Carried" by BHSC, as presented.

The Chair indicated her understanding that work was performed on the building in question without a heritage permit and asked that Legal Services comment on the legal implications associated with the report in light of that information. Christine Enta, Legal Counsel, advised that there are no legal implications associated with the recommendations in this report but that the City of Ottawa reserves its right to take further legal action in future with respect to the original work that was done without a valid heritage permit under the *Ontario Heritage Act*.

Planning Committee CARRIED the report recommendation as presented.

## PLANNING AND INFRASTRUCTURE

### PLANNING AND GROWTH MANAGEMENT DEPARTMENT

3. ZONING BY-LAW AMENDMENT – 192, 196 BRONSON AVENUE AND  
31 CAMBRIDGE STREET NORTH

ACS2015-PAI-PGM-0071

SOMERSET (14)

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#### REPORT RECOMMENDATION

That Planning Committee recommend Council approve:

1. An amendment to Zoning By-law 2008-250 for 192 and 196 Bronson Avenue and 31 Cambridge Street North to permit a 19-storey residential commercial building, as shown on Document 1 and as detailed in Documents 4 and 5;
2. An amendment to Zoning By-law 2008-250 to add a new section to Part 19 to the by-law to include Zoning By-law provisions passed pursuant to Section 37 of the *Planning Act*; and
3. That the implementing Zoning By-law amendment not proceed to Council until such time as the agreement under Section 37 of the *Planning Act* is executed.

The committee heard from one delegation on this matter, Paul Black, FoTenn, who supported the staff recommendation. A second delegation, Vicky Lamy, had registered to speak but was not present when called. Ms. Lamy submitted comments to the committee in advance of the meeting, dated 18 April 2015, with suggestions on improved landscaping and building height.

Vice-chair Tierney moved the following motion on behalf of ward Councillor McKenney.

**Motion N<sup>o</sup>. PLC 6/1**

Moved by Councillor T. Tierney

**WHEREAS Report ACS2015-PAI-PGM-0071 recommends zoning changes to the lands known municipally as 192 and 196 Bronson Avenue and 31 Cambridge Street North;**

**AND WHEREAS this site is located in the downtown core, within 600 metres of two Transitway stations and close proximity to cycling facilities;**

**AND WHEREAS the City is spending \$2.1 billion dollars on the LRT in order to encourage the use of alternative modes of transportation;**

**AND WHEREAS the above reasons are often cited as a rationale for increasing the height and density of a building;**

**THEREFORE BE IT RESOLVED that Planning Committee recommend Council approve the following changes be made to the staff report:**

**1. Document 4 – Details of Recommended Zoning be amended as follows:**

**a. Clause 2.c. be replaced with the following:**

**2. c. that the maximum number of parking spaces permitted for the residential and commercial uses is 153 spaces, excluding visitor parking.**

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

CARRIED

There being no further discussion, Item 3 of Planning Committee Agenda 6, as amended by Motion N<sup>o</sup>. PLC 6/1 and set out in full below, was then put to Committee.

**That Planning Committee recommend Council approve:**

**1. An amendment to Zoning By-law 2008-250 for 192 and 196 Bronson Avenue and 31 Cambridge Street North to permit a 19-storey**

**residential commercial building, as shown on Document 1 and as detailed in Documents 4 and 5, as amended by the following:**

**a. That clause 2c. of Document 4 – Details of Recommended Zoning – be replaced with the following:**

**2.c. That the maximum number of parking spaces permitted for the residential and commercial uses is 153 spaces, excluding visitor parking.**

- 2. An amendment to Zoning By-law 2008-250 to add a new section to Part 19 to the by-law to include Zoning By-law provisions passed pursuant to Section 37 of the *Planning Act*; and**
- 3. That the implementing Zoning By-law amendment not proceed to Council until such time as the agreement under Section 37 of the *Planning Act* is executed.**
- 4. That there be no further notice pursuant to Section 34 (17) of the *Planning Act*.**

CARRIED

4. ZONING BY-LAW AMENDMENT – 6015, 6021 AND 6041 FERNBANK ROAD  
ACS2015-PAI-PGM-0073 STITTSVILLE (6)
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#### **REPORT RECOMMENDATION**

**That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 6015, 6021 and 6041 Fernbank Road to permit a residential subdivision containing 546 dwelling units, as detailed in Document 3.**

Councillor Qadri sought confirmation on a couple of agreements that had been reached with the developer, for the record. With respect to the size of the agreed buffer, Louise Sweet-Lindsay, Planner, Development Review Services Branch, Planning and Growth Management (PGM) Department, indicated that it

started out at six metres but through negotiations was increased to 12 metres. With respect to access via Samuel Mann Avenue, Ms. Sweet-Lindsay stated it would remain closed for now and could be reviewed by the Planning department in the future, when conditions warrant, to determine if the connection could be opened.

Melissa Côté, Tartan Land Consultants, had registered to address the Committee in support of the recommendation, but opted not to speak when the Committee indicated that it was prepared to approve the item without further discussion.

There being no further discussion the Planning Committee CARRIED the report recommendation as presented.

CARRIED

5. ZONING BY-LAW AMENDMENT – PART OF 401 CORKSTOWN ROAD  
ACS2015-PAI-PGM-0076 BAY (7)
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**REPORT RECOMMENDATION**

**That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 401 Corkstown Road to temporarily permit the use of a theatre, as detailed in Document 2.**

CARRIED

6. MINOR AMENDMENTS TO BY-LAW 2014-256 (SITE PLAN CONTROL)

ACS2015-PAI-PGM-0046

CITY WIDE

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**REPORT RECOMMENDATION**

**That Planning Committee recommend Council approve the minor and technical amendments to By-law 2014-256 (Site Plan Control) as set out in Document 1.**

Councillor Hubley asked for confirmation that the changes outlined in this report do not apply to the suburban area, which was verified by Geraldine Wildman, Coordinator, Strategic Support, Development Review Services Branch, Planning and Growth Management (PGM).

There being no further discussion the Planning Committee CARRIED the report recommendation as presented.

**CITY MANAGER'S OFFICE**

**CITY TREASURER AND FINANCE**

7. DEVELOPMENT CHARGES RESERVE FUNDS - 2014

ACS2015-CMR-FIN-0021

CITY WIDE

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**REPORT RECOMMENDATION**

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

RECEIVED



OTHER BUSINESS

ADDITIONAL ITEM

8. DEFERRAL OF ZONING BY-LAW AMENDMENT – 1423 AND 1449 EARL ARMSTRONG ROAD AND 4509 AND 4515 LIMEBANK ROAD (REPORT ACS2015-PAI-PGM-0062)

GLOUCESTER-SOUTH NEPEAN (22)

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**Motion N<sup>o</sup>. PLC 6/2**

Moved by Councillor T. Tierney

**That, pursuant to Section 89(3) of the Procedure By-law ( being By-law 2014-441), Planning Committee approve the addition of this item for consideration by committee at today's meeting due to timelines associated with this project.**

CARRIED

Chair Harder noted that, at the Planning Committee meeting of 14 April 2015, at the request of the applicant, the Committee had deferred an item on that agenda titled 'Zoning By-Law Amendment – 1423 and 1449 Earl Armstrong Road and 4509 and 4515 Limebank Road' (report ACS2015-PAI-PGM-0062) to its 12 May 2015 meeting. She further advised Committee members that the applicant had since indicated to the Committee Coordinator that it would be preferable to have the item pushed to the August meeting, to allow completion of necessary analyses. The Committee agreed to the further deferral, as referenced in the motion set out below.

**Motion N<sup>o</sup>. PLC 6/3**

Moved by Councillor T. Tierney

**Whereas, at the April 14, 2015 meeting of Planning Committee, the Committee deferred the Item titled 'Zoning By-Law Amendment – 1423 and**

**1449 Earl Armstrong Road and 4509 and 4515 Limebank Road (report ACS2015-PAI-PGM-0062) to the Planning Committee meeting of May 12, 2015; and**

**Whereas the applicant has since requested further deferral of the item to the August 25, 2015 meeting in order to allow sufficient time to complete the intersection functional design and traffic analysis;**

**Therefore be it resolved that Planning Committee defer this item to its meeting of August 25, 2015.**

CARRIED

ADJOURNMENT

The meeting was adjourned at 10:40 a.m.

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Committee Coordinator

Chair