



Planning Committee

MINUTES 45

Tuesday, 27 November 2012, 9:30 a.m.

Champlain Room, 110 Laurier Avenue West

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 44 of the Planning Committee meeting of 13 November 2012.

CONFIRMED

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- Note:**
- 1. Except where otherwise indicated, reports requiring Council consideration will be presented to Council on 19 December 2012 in Planning Committee Report 41.**
 - 2. Copies of all correspondence, presentations and related reference material received and marked with an asterisk (*) are held on file with the City Clerk.**

STATEMENT REQUIRED FOR *PLANNING ACT*
FOR MATTERS SUBMITTED POST JANUARY 1, 2007

The Chair read a statement required under the *Planning Act*, explaining that this was a public meeting to consider the proposed Comprehensive Zoning By-law and Official Plan Amendments listed as **Agenda Items 2 and 3**. He also advised that with respect to **Item 4**, this was a special meeting held pursuant to the *Planning Act*, *Section 26*, to consider the need to revise the policies of the Official Plan to have regard to matters of Provincial interest and be consistent with the Provincial Policy Statement in respect of the residential land supply.

He advised anyone intending to appeal the proposed Comprehensive Zoning By-law and Official Plan Amendments (Items 2 and 3), or the update report pertaining to Residential Land Supply and Demand to 2031 (Item 4), 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 19 December 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 of receipt of the applications for Zoning, or 180 days for an Official Plan Amendment.

ADVISORY COMMITTEE
OTTAWA BUILT HERITAGE ADVISORY COMMITTEE

1. APPLICATION TO ALTER THE FORMER GRANT SCHOOL, 2720 RICHMOND ROAD, A PROPERTY DESIGNATED UNDER PART IV OF THE *ONTARIO HERITAGE ACT*
ACS2012-PAI-PGM-0252 BAY (7)

REPORT AND OBHAC RECOMMENDATIONS:

That the Planning Committee recommend Council:

1. **Approve the application to alter the former Grant School, 2720 Richmond Road, to be known as the Centre Multiservices Francophone de l'Ouest d'Ottawa, according to plans by Sebastien Racine, A-DN Architecture Design Inc., received on October 17, 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 January 15, 2013)

(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

Prior to its meeting of 15 November 2012, the Ottawa Built Heritage Advisory Committee (OBHAC) received the following correspondence on this matter, a copy of which is held on file with the City Clerk:

- Letter dated 15 November 2012 from Heritage Ottawa*; and
- Email dated 12 November 2012 from Yang Fang*, a neighbour.

*[* Individuals / groups marked with an asterisk above either provided comments in writing or by email; all comments are held on file with the City Clerk.]*

PLANNING AND INFRASTRUCTURE PLANNING AND GROWTH MANAGEMENT DEPARTMENT

2. ZONING - 2 THE PARKWAY
ACS2012-PAI-PGM-0158 KANATA NORTH (4)

REPORT RECOMMENDATION:

That the Planning Committee recommend Council refuse an amendment to Zoning By-law 2008-250 to change the zoning of 2 The Parkway from Minor Institutional (IA1) to Residential Fifth Density Subzone Exception (R5 [XXX]).

The Chair informed those in attendance that a request had been received by the proponent to defer this item to allow for further discussions and community consultation, with a view towards bringing back a proposal that would be more acceptable to all concerned parties. Speaking to the issue of *deferral*, a majority of those present asked that the matter be dealt with immediately, while some indicated their support for deferral. A number of Committee members, along with Ward Councillor Marianne Wilkinson, suggested that deferral might be a better option, as consideration of the matter immediately might not yield the result most speakers seemed to want, a reduction of height and built form.

The Committee heard from the following individuals, as noted, speaking to the matter of *deferral*:

- Ms. Beata Myhill (no position given re: deferral);
- Mr. Gerry Holt, Kanata Beaverbrook Community Association, KBCA (asking for immediate consideration);
- Mr. Andrew Stirling (asking for immediate consideration);
- Mr. John Mlacak, KBCA (asking for immediate consideration);
- Mr. Gary Sealey, President, KBCA, with Mr. Dennis Jacobs, Momentum Planning Consultants (asking for immediate consideration, suggesting the developer had created too many delays);
- Mr. Neil Thomson (in support of deferral); and,
- Mr. Miguel Tremblay, FoTenn Consultants on behalf of the proponent (in support of deferral)

Written correspondence in support of the report recommendation (and thus, in opposition to the development) was received from the following:

- Ms. Liz Labenek*;
- Mr. Tzong Chen*;
- Ms. Pippa McCracken*;
- Ms. Ann Williams*;
- Mr. Adrianus Cornelisse*;
- Mr. Peter Perry*;
- Ms. Jean Willson*; and,
- Mr. Alan Willson*.

The following individual had registered to speak in advance of the meeting but was not in attendance at the time of the item's consideration by Committee:

- Mr. Jim Shearon (indicating agreement with the report recommendation).

*[* Individuals / groups marked with an asterisk above either provided comments in writing or by email; all comments are held on file with the City Clerk.]*

Councillor Wilkinson asked for assurances that the proponent would withdraw an appeal currently before the OMB as a show of good faith in dealing with the community, to work towards a mutually satisfactory resolution. Vice-Chair Harder pointed out that it would be in the proponent's best interest to wait until the end of the 120-day appeal period following Council's endorsement. Planner Marc Magierowicz, Development Review Branch (Suburban Services Unit), Planning and Growth Management Department (PGM), said the matter would be recirculated for consideration when staff and all concerned parties had deemed the matter complete and suitable for review.

MOTION N^o 45/1

Moved by Councillor J. Harder:

That Committee's consideration of this item be deferred to a future meeting date to allow for further discussion and community consultation.

CARRIED

Committee's carriage of the above Motion thereby deferred its consideration of the matter to a future meeting date, until such time as the Community, Ward Councillor, proponent and all stakeholders have had opportunity to consider alternate options.

That the Planning Committee recommend Council refuse an amendment to Zoning By-law 2008-250 to change the zoning of 2 The Parkway from Minor Institutional (IA1) to Residential Fifth Density Subzone Exception (R5 [XXX]).

DEFERRED

3. TEMPORARY ZONING BY-LAW AMENDMENT -
140 LAURIER AVENUE WEST
ACS2012-PAI-PGM-0251

SOMERSET (14)

REPORT RECOMMENDATIONS:

That the Planning Committee recommend Council:

1. Approve an amendment to the Zoning By-law 2008-250 to change the zoning of 140 Laurier Avenue West from Mixed Use Downtown, Schedule 51 (MD S51) Heritage Overlay to Mixed-use Downtown Exception, Schedule 51 (MD[xxxx] S51) Heritage Overlay, to permit a supervised overnight accommodation for a period not to exceed one year, as detailed in Document 2 and as shown in Document 1; and
2. Direct staff to undertake a detailed zoning study on occasional overnight accommodation and report back to Planning Committee no later than October, 2013, with the aim of establishing permanent provisions to regulate this use.

Staff asked for the Committee's endorsement of a Motion to clarify the use of the beds for the shelter to ensure that the maximum of six beds excluded those for the supervisor. Although this was mentioned in the report, it was not included in the zoning details, which this Motion would correct.

MOTION N^o 45/2

Moved by Councillor J. Harder:

- 1. That Report ACS2012-PAI-PGM-0213 be amended by:**
 - a) adding the words 'excluding those for supervisors' in Item 2 iii) immediately following the word 'quests' to clarify that the maximum of 6 beds or cots excludes those that may be used by the supervisors.**
- 2. That no further notice be provided pursuant to Section 34(17) of the Planning Act.**

CARRIED

The report recommendations were then put before Committee and were "CARRIED" as amended by Motion No. 45/2:

That the Planning Committee recommend Council:

- 1. Approve an amendment to the Zoning By-law 2008-250 to change the zoning of 140 Laurier Avenue West from Mixed Use Downtown, Schedule 51 (MD S51) Heritage Overlay to Mixed-use Downtown Exception, Schedule 51 (MD[xxxx] S51) Heritage Overlay, to permit a supervised overnight accommodation for a period not to exceed one year, as detailed in Document 2 and as shown in Document 1;**
- 2. Direct staff to undertake a detailed zoning study on occasional overnight accommodation and report back to Planning Committee no later than October, 2013, with the aim of establishing permanent provisions to regulate this use, and;**
- 3. Approve the addition of the words 'excluding those for supervisors' in Item 2 iii) of Document 2, Details of Recommended Zoning, immediately following the word 'quests' to clarify that the maximum of 6 beds or cots excludes those that may be used by the supervisors.**

And that no further notice be provided pursuant to Section 34(17) of the Planning Act.

CARRIED as amended

Correspondence was received from Mr. Michael Brum*, originally requesting the above-noted amendment for point of clarification.

[* *Individuals / groups marked with an asterisk above either provided comments in writing or by email; all comments are held on file with the City Clerk.]*

Ms. January Cohen, Soloway, Wright, LLP, was present in support of the report recommendation (and amending Motion), but did not speak.

4. RESIDENTIAL LAND SUPPLY
AND DEMAND TO 2031: 2012 UPDATE
ACS2012-PAI-PGM-0246

CITY WIDE

REPORT RECOMMENDATION:

That the Planning Committee recommend Council confirm the position that the City of Ottawa Official Plan has identified sufficient residential lands to be consistent with the Provincial Policy Statement.

This item was introduced by Ms. Nancy Schepers, Deputy City Manager, Planning and Infrastructure. She also introduced Mr. Ian Cross, Program Manager, Research and Forecasting, Policy Development and Urban Design, PGM, and Ms. Lee Ann Snedden, Manager, Policy Development and Urban Design, PGM. Ms. Schepers then thanked staff for their work on smart planning initiatives. She explained that these are part of a suite of updates to Ottawa's Master Plans, and will help sustain Ottawa's future affordability by ensuring that growth occurs in existing serviced areas, to free up resources and diminish the burden on municipal taxpayers. Mr. Cross then spoke to a brief PowerPoint slide presentation overview of the report (held on file with the City Clerk).

Committee discussion included questions on the supply of industrial lands for the same projected period of time; considerations of possible development within pockets of serviced lands outside of the urban boundary; whether the referenced time frames were sufficient to provide for an accurate projection for future growth; the consideration of correcting anomalous "jagged edges" on the periphery of the urban boundary; and, an explanation of the criteria staff had used to arrive at the conclusions within the report.

The Committee heard from the following public delegations:

- Mr. Jean Lachance, General Manager, Walton Development & Management, felt it inappropriate to base planning on a 20-year supply of land, and cautioned that the report was incomplete without including employment lands;
- Mr. Ted Phillips, Taggart Group, believed a 20-year land supply was an appropriate quantity upon which to base such projections, in contrast with the views of the previous speaker.

At the conclusion of discussions, the Committee "CARRIED" the report recommendations as presented.

**CITY MANAGER'S OFFICE
CITY CLERK AND SOLICITOR DEPARTMENT**

5. STATUS UPDATE - PLANNING COMMITTEE INQUIRIES
AND MOTIONS FOR THE PERIOD ENDING 1 DECEMBER 2012
ACS2012-CMR-CCB-0080 CITY WIDE

REPORT RECOMMENDATION:

That the Planning Committee receive this report for information.

RECEIVED

ADJOURNMENT

The Committee meeting was adjourned at 10:35 a.m.

Committee Coordinator

Chair