



Planning Committee

Minutes 29

Tuesday, 12 July 2016

9:30 a.m.

Champlain Room, 110 Laurier Avenue West

- 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 31 August 2016 in Planning Committee Report 29A.*

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

STATEMENT PURSUANT TO THE *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 Official Plan and Zoning By-law Amendments listed as Agenda Items 1, 4, 6 and 7 on today's agenda.

She advised anyone intending to appeal the proposed amendment to the Ontario Municipal Board (OMB) that they must either voice their objections at the meeting or

submit comments in writing prior to the amendment being adopted by City Council. The Chair noted that applicants could appeal this matter to the OMB if Council did not adopt an amendment within 120 days of receipt of an application for Zoning and 180 days for an Official Plan Amendment.

A comment sheet was available at the door for anyone wishing to submit written comments on these amendments.

DECLARATIONS OF INTEREST

There were no declarations of interest.

CONFIRMATION OF MINUTES

Minutes 28 - 28 June 2016

CONFIRMED

POSTPONEMENTS AND DEFERRALS

PLANNING AND INFRASTRUCTURE

PLANNING AND GROWTH MANAGEMENT DEPARTMENT

1. KANATA NORTH URBAN EXPANSION STUDY AREA - INTEGRATED OFFICIAL PLAN AMENDMENT AND ENVIRONMENTAL ASSESSMENT

ACS2016-PAI-PGM-0109

KANATA NORTH (4); WEST
CARLETON-MARCH (5)

Public Hearing closed on 28 June 2016.

Consideration tabled from 28 June 2016 to 12 July 2016.

REPORT RECOMMENDATION

That the Planning Committee recommend Council:

1. **Approve the Kanata North Community Design Plan in Document 3, the Transportation Master Plan in Document 4, the Environmental Management Plan in Document 5 and the Master Servicing Plan in Document 6, which have been submitted under separate cover; and**
2. **Approve Official Plan Amendment No. XX of the City of Ottawa Official Plan, as detailed on Document 2, to implement the Community Design Plan.**

Planning Committee - 28 June 2016

Motion N^o. PLC 28/5

Moved by Councillor S. Qadri

WHEREAS report ACS2016-PAI-PGM-0109 recommends approval and adoption of the Kanata North Urban Expansion Study Area Community Design Plan (CDP), Transportation Master Plan, Environmental Management Plan, Master Servicing Study and the related Official Plan

Amendment; and

WHEREAS a number of editorial or technical amendments were received after the public posting of the studies, which do not alter the intent of the CDP but are required to ensure that technical issues are appropriately addressed as part of future development applications; and

WHEREAS refinements are required to Schedules 2, 4 and 5 of the Official Plan Amendment;

THEREFORE BE IT RESOLVED that the Recommendations be deleted and replaced with the following:

That Planning Committee recommend Council:

- 1. Approve the Kanata North Community Design Plan, the Transportation Master Plan, the Environmental Management Plan and the Master Servicing Plan, which are dated June 28, 2016, and have been submitted under separate cover; and**
- 2. Approve Official Plan Amendment No. XX of the City of Ottawa Official Plan, dated June 24, 2016, to implement the Community Design Plan.**

TABLED

Motion N^o. PLC 28/6

Moved by Councillor S. Qadri

That the public hearing portion of this item (report ACS2016-PAI-PGM-0109 - KANATA NORTH URBAN EXPANSION STUDY AREA - INTEGRATED OFFICIAL PLAN AMENDMENT AND ENVIRONMENTAL ASSESSMENT) be closed on June 28, 2016 and the debate and consideration of the item be tabled to the July 12, 2016 Planning Committee meeting.

CARRIED

Planning Committee – 12 July 2016

Mr. Dana Collings, Program Manager, Community Planning and Urban Design; and, Mr. John Smit, Acting Manager, Policy Development and Urban Design, Planning and Growth Management (PGM) department, accompanied by Murray

Chown, Novatech Engineering Consultants Ltd., responded to questions.

The committee received the following correspondence between 28 June 2016 (adjournment of the public hearing) and the time public delegations were heard on 12 July 2016, a copy of which is held on file:

- Comments dated 11 July 2016 from Dr. Judy Makin, referencing her presentation at the 28 June 2016 Planning Committee meeting.

Correspondence received between 21 June 2016 (the date the report was originally published in the committee agenda) and the time public delegations were heard on 28 June 2016 is noted in the Minutes of that meeting.

The following motions were tabled for discussion:

Motion N^o PLC 29/1

Moved by Councillor A. Hubley (on behalf of Councillor M. Wilkinson)

WHEREAS the proposed Community Park in the Kanata North Urban Expansion Lands is approximately 3.5km from the Richcraft Recreation Complex-Kanata; and

WHEREAS the Community Park preliminary design (a Fit Plan) shows 2 full sized soccer fields, a double tennis court, play structures, splash pad, puddle rink, boarded rink for hockey and basketball, a shade structure and two parking lots but no provision for washrooms or community meeting space; and

WHEREAS with a projected population of 8,000 to be housed on these lands a community meeting place should be provided; and

WHEREAS a Field House of approximately 2,500 square feet would provide space for washrooms and local community activities; and

WHEREAS the CDP includes provision for a Field House provided funds are available; and

WHEREAS City staff indicated that a Community Association led application to the Community Partnership Major Capital program could be made, subject to local fundraising providing for a 50% portion of the costs;

Therefore be it resolved that Figure 3, the Fit Plan for the Community Park,

be modified to show a location for a Field House of 2,500 sq. ft and the description for the Community Park amended to include a Field House in the park. Construction to be subject to funding for the Field House being resolved prior to construction of the park, failing which the site of the field house be reserved for construction at a later date if funding is obtained;

Therefore Be It Further Resolved that the funding is to include at least 50% raised through community support and fundraising, ward cash-in-lieu of parkland, area specific development charge or other alternative non-tax, non-general development charge sources.

Motion N⁰ PLC 29/2

Moved by Councillor A. Hubley (on behalf of Councillor E. El-Chantiry)

WHEREAS concerns have been expressed by members of the public regarding the potential increase in traffic along Old Carp Road as a result of the proposed development in the Kanata North Urban Expansion Area;

THEREFORE BE IT RESOLVED that the Kanata North Community Design Plan be amended to require the monitoring of traffic along Old Carp Road once approximately 750 units have been constructed on the west side of March Road within the CDP area.

Discussion ensued on Motion N⁰ PLC 29/1, after which Councillor Blais proposed the following clause be added to amend it:

And Further Be It Resolved that the proposal be conditional on the facilities master plan review.

After considerable discussion and debate on Motion N⁰ PLC 29/1 Councillor Tierney called that it be put to a vote with Councillor Blais' suggested amendment.

Motion N⁰ PLC 29/3

Moved by Councillor T. Tierney

That the question now be put.

Councillor Brockington disputed the Chair's ruling that Motion N⁰ PLC 29/1 as amended by Councillor Blais' suggested wording must then be put to a vote

without further discussion and challenged the Chair.

Motion N⁰ PLC 29/4

Moved by Councillor R. Brockington

Shall the Chair be sustained?

CARRIED, on a division of 7 yeas and 3 nays, as follows:

YEAS (7): Councillors S. Blais, R. Chiarelli, J. Cloutier, T. Nussbaum,
S. Qadri, Vice-chair T. Tierney, and Chair J. Harder

NAYS (3): Councillors R. Brockington, A. Hubley, and J. Leiper

Motion N⁰ PLC 29/3

Moved by Councillor T. Tierney

That the question now be put.

CARRIED

Motion N⁰ PLC 29/1

Moved by Councillor A. Hubley (on behalf of Councillor M. Wilkinson)

WHEREAS the proposed Community Park in the Kanata North Urban Expansion Lands is approximately 3.5km from the Richcraft Recreation Complex-Kanata; and

WHEREAS the Community Park preliminary design (a Fit Plan) shows 2 full sized soccer fields, a double tennis court, play structures, splash pad, puddle rink, boarded rink for hockey and basketball, a shade structure and two parking lots but no provision for washrooms or community meeting space; and

WHEREAS with a projected population of 8,000 to be housed on these lands a community meeting place should be provided; and

WHEREAS a Field House of approximately 2,500 square feet would provide space for washrooms and local community activities; and

WHEREAS the CDP includes provision for a Field House provided funds

are available; and

WHEREAS City staff indicated that a Community Association led application to the Community Partnership Major Capital program could be made, subject to local fundraising providing for a 50% portion of the costs;

Therefore be it resolved that Figure 3, the Fit Plan for the Community Park, be modified to show a location for a Field House of 2,500 sq. ft and the description for the Community Park amended to include a Field House in the park. Construction to be subject to funding for the Field House being resolved prior to construction of the park, failing which the site of the field house be reserved for construction at a later date if funding is obtained;

Therefore Be It Further Resolved that the funding is to include at least 50% raised through community support and fundraising, ward cash-in-lieu of parkland, area specific development charge or other alternative non-tax, non-general development charge sources;

And Further Be It Resolved that the proposal be conditional on the facilities master plan review.

CARRIED, on a division of 7 yeas and 2 nays, as follows:

YEAS (7): Councillors S. Blais, , J. Cloutier, A. Hubley, J. Leiper, T. Nussbaum, S. Qadri, and Chair J. Harder

NAYS (2): Councillor R. Chiarelli and Vice-chair T. Tierney, and

Motion N^o PLC 29/2

Moved by Councillor A. Hubley (on behalf of Councillor E. El-Chantiry)

WHEREAS concerns have been expressed by members of the public regarding the potential increase in traffic along Old Carp Road as a result of the proposed development in the Kanata North Urban Expansion Area;

THEREFORE BE IT RESOLVED that the Kanata North Community Design Plan be amended to require the monitoring of traffic along Old Carp Road once approximately 750 units have been constructed on the west side of March Road within the CDP area.

CARRIED

Councillor Tierney then moved approval of the report with the revised supporting documentation submitted for the 28 June 2016 meeting (tabled per Motion N^o. PLC 28/5).

Motion N^o PLC 29/5

Moved by Councillor T. Tierney

WHEREAS report ACS2016-PAI-PGM-0109 recommends approval and adoption of the Kanata North Urban Expansion Study Area Community Design Plan (CDP), Transportation Master Plan, Environmental Management Plan, Master Servicing Study and the related Official Plan Amendment; and

WHEREAS a number of editorial or technical amendments were received after the public posting of the studies, which do not alter the intent of the CDP but are required to ensure that technical issues are appropriately addressed as part of future development applications; and

WHEREAS refinements are required to Schedules 2, 4 and 5 of the Official Plan Amendment;

THEREFORE BE IT RESOLVED that the original report Recommendations be deleted and replaced with the following:

That Planning Committee recommend Council:

- 1. Approve the Kanata North Community Design Plan, the Transportation Master Plan, the Environmental Management Plan and the Master Servicing Plan, which are dated June 28, 2016, and were submitted under separate cover; and**
- 2. Approve Official Plan Amendment No. XX of the City of Ottawa Official Plan, dated June 24, 2016, to implement the Community Design Plan.**

CARRIED

Item 1 of Planning Committee Agenda 29, as amended by PLC Motions 29/1, 29/2 and 29/5 and set out in full below, was put to Committee.

That Planning Committee recommend Council approve:

1. **the Kanata North Community Design Plan, the Transportation Master Plan, the Environmental Management Plan and the Master Servicing Plan, which are dated June 28, 2016, and were submitted under separate cover;**
2. **Official Plan Amendment No. XX of the City of Ottawa Official Plan, dated June 24, 2016, to implement the Community Design Plan**
3.
 - a. **that Figure 3, the Fit Plan for the Community Park, be modified to show a location for a Field House of 2,500 sq. ft and the description for the Community Park amended to include a Field House in the park. Construction to be subject to funding for the Field House being resolved prior to construction of the park, failing which the site of the field house be reserved for construction at a later date if funding is obtained;**
 - b. **that the funding for the Field House is to include at least 50% raised through community support and fundraising, ward cash-in-lieu of parkland, area specific development charge or other alternative non-tax, non-general development charge sources;**
 - c. **that the proposal be conditional on the facilities master plan review; and**
4. **that the Kanata North Community Design Plan be amended to require the monitoring of traffic along Old Carp Road once approximately 750 units have been constructed on the west side of March Road within the CDP area.**

CARRIED

Motion N^o PLC 29/6

Moved by Councillor T. Tierney

WHEREAS report ACS2016-PAI-PGM-0109, Kanata North Urban Expansion Area – Integrated Official Plan Amendment and Environmental Assessment was scheduled to be considered by Planning Committee on June 28 and by Council on July 13, 2016;

AND WHEREAS, at Planning Committee staff brought forward a motion to

replace the technical studies accompanying the report with updated versions;

AND WHEREAS Planning Committee then decided to close the public hearing portion of this item and table its debate and consideration to the Planning Committee meeting of July 12, 2016, so that the changes to the draft Community Design Plan as a result of the updated technical studies could be further explained;

AND WHEREAS staff provided a detailed summary of the changes to Planning Committee by way of a memorandum dated July 6, 2016;

THEREFORE BE IT RESOLVED that report ACS2016-PAI-PGM-0109, Kanata North Urban Expansion Area – Integrated Official Plan Amendment and Environmental Assessment proceed to City Council on July 13, 2016, as originally scheduled.

CARRIED with Councillor J. Leiper dissenting

PLANNING AND INFRASTRUCTURE

PLANNING AND GROWTH MANAGEMENT DEPARTMENT

2. HIGHWAY NAME CHANGE APPLICATION – NORTEL DRIVE

ACS2016-PAI-PGM-0111

BARRHAVEN (3)

REPORT RECOMMENDATION

That Planning Committee recommend Council approve the highway name change from promenade Nortel Drive to promenade CitiGate Drive, as shown on Document 1.

CARRIED

3. DEVELOPMENT CHARGE COMPLAINT – 300 GREENBANK ROAD

ACS2016-PAI-PGM-0119

KNOXDALE-MERIVALE (9)

REPORT RECOMMENDATION

That Planning Committee recommend that Council reduce the municipal development charges in respect of 300 Greenbank Road by \$1,949.00 (from \$33,054.03 to \$31,105.03) but otherwise dismiss the development charges complaint under the *Development Charges Act*.

Motion N^o PLC 29/7

Moved by Councillor T. Tierney

WHEREAS the complainant in respect of report ACS2016-PAI-PGM-0119 has requested deferral of this item to allow for further consultation with staff; and

WHEREAS staff and the Chair of the planning Committee are not opposed to such deferral;

AND WHEREAS it has come to light that the Financial Implications section of the report may require some additional clarification;

THEREFORE BE IT RESOLVED that report ACS2016-PAI-PGM-0119 - Development Charge Complaint – 300 Greenbank Road – be deferred to the 23 August 2016 Planning Committee meeting, to rise to City Council for consideration on 14 September 2016; and

BE IT FURTHER RESOLVED that staff be directed to review and modify the Financial Implications section of the report as needed prior to the release of the agenda for the 23 August 2016 Planning Committee meeting.

DEFERRAL CARRIED

4. ZONING BY-LAW AMENDMENT – PART OF 570 HAZELDEAN ROAD

ACS2015-PAI-PGM-0123

STITTSVILLE (6)

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to correct the provisions of a site-specific exception affecting part of 570 Hazeldean Road, as shown in Document 1 and detailed in Document 2; and
2. That Planning Committee approve the Consultation Section of this report be included as the “brief explanation” in the Summary of Written and Oral Submissions, to be prepared by the City Clerk and Solicitor’s Office and submitted to Council in tandem with this report, subject to submissions received between the publication of this report and 4 p.m. of the day prior to Council’s consideration.

Paul Hicks, FOTENN Planning and Design (for Mattamy Ltd, the owner), was present in support of the report recommendation but opted not to speak when the Chair indicated the Committee was prepared to carry the item as presented.

Planning Committee CARRIED the item as presented and approved the following motion to advance it to Council the following day.

Motion N^o PLC 29/8

Moved by Councillor S. Qadri

WHEREAS in December 2015, Planning Committee and Council approved a Zoning By-law amendment for part of 570 Hazeldean Road;

AND WHEREAS an omission in the original zoning details, due to technical errors, has resulted in the need for this report, which is scheduled to be considered by Council on August 31, 2016;

AND WHEREAS the omission and technical errors have adversely impacted the applicant’s ability to construct a sales office and model home

to allow seasonal sales and construction;

THEREFORE BE IT RESOLVED that report ACS2016-PAI-PGM-0123,
Zoning By-law Amendment - Part of 570 Hazeldean Road proceed to City
Council on July 13, 2016;

AND BE IT FURTHER RESOLVED that there be no further notice pursuant
to Section 34(17) of the *Planning Act*.

CARRIED

BUILT HERITAGE SUB-COMMITTEE

5. APPLICATION TO ALTER THE SOMERSET HOUSE, 352 SOMERSET STREET WEST, A PROPERTY DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT* AND LOCATED IN THE CENTRETOWN HERITAGE CONSERVATION DISTRICT

ACS2016-PAI-PGM-0126

SOMERSET (14)

REPORT RECOMMENDATION

That Planning Committee recommend that Council:

- 1. Approve the controlled demolition of the fourth bay of the three-storey structure generally in accordance with the plans received on June 9, 2016, conditional upon the concurrence of the Chief Building Official regarding the methods to be followed in the execution of the proposed removal;**
- 2. Impose as a term and condition of the controlled demolition of the fourth bay of the three-storey structure that every effort be made to retain historic fabric in situ, and if retention in situ is not possible, the applicant shall make every effort to rebuild the wall using materials from the original building, according to plans developed in consultation with the applicant, Heritage staff and the Chief Building**

Official as part of the process leading to the issuance of a building permit;

- 3. Approve the demolition of the three east bays of the structure generally in accordance with the plans received on June 9, 2016, conditional upon the concurrence of the Chief Building Official regarding the methods to be followed in the demolition;**
- 4. Approve the stabilization of the north and east foundations of the structure in accordance with the plans received on June 9, 2016, conditional upon the concurrence of the Chief Building Official regarding the methods to be followed in the execution of the proposed stabilization;**
- 5. Impose as a term and condition on said approvals that where possible the applicant be required to clean and store bricks, stone elements, and decorative metal that may be used elsewhere in the repair and restoration of the building;**
- 6. Delegate authority for the approval of minor changes to all plans to the General Manager, Planning and Growth Management and the Chief Building Official; and**
- 7. Issue the heritage permit with a one-year date of expiration from the date of issuance unless otherwise extended by Council.**

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on September 7, 2016.)

(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 11 July 2016, and was CARRIED with amendments. The BHSC heard delegations and received written correspondence on this matter, as noted in their Minutes.

Planning Committee received a memo on 11 July 2016 from the Coordinator of the BHSC, outlining the amended recommendations. A copy of the memo is held

on file.

Ms. Sally Coutts, Coordinator, Heritage Services, Planning and Growth Management (PGM) department provided a PowerPoint presentation to Planning Committee, a copy of which is held on file. Mr. Frank Bidin, Chief Building Official and Mr. Matthew Graham, Manager and Deputy Chief Building Officer, Building Inspection and Enforcement also responded to questions.

The committee head two delegations on this matter.

- Maurice Quinn, P. Eng., Capacity Engineering Ltd., (engineer for the owner) was present to respond to questions and explain why the present situation has occurred, primarily being that the 2013 permitted plan could not proceed because the owner did not have a structural set of plans to support the architectural set, and a professional dispute put the owner in a position where he could not continue with the work.
- David Jeanes, President, Heritage Ottawa, expressed great concern about demolition by neglect and the need for the City to enforce its property standards by-law in terms of the preservation of heritage, to prevent this re-occurring in future.

Motion N^o PLC 29/9

Moved by Councillor T. Tierney

WHEREAS report ACS2016-PAI-PGM-0126, Application to Alter the Somerset House, 352 Somerset Street West, a property designated under Part V of the *Ontario Heritage Act* and located in the Centretown Heritage Conservation District, was considered by the Built Heritage Sub-committee (BHSC) at its meeting on July 11, 2016;

AND WHEREAS the BHSC approved the following amendments to the report recommendation:

1. **That the Applicant accurately record the complete west and north façade including the 4th bay and store the materials salvaged from the 4th bay to be demolished in such a way as to preserve their integrity;**
2. **That the Owner be required to post a bond in the amount deemed to**

be adequate by the General Manager, Planning and Growth Management to ensure the preservation of original materials retained from the demolition and the accurate reconstruction of the 4th bay as part of the overall renovation and conservation of the property for which a demolition permit is issued;

3. **That any application to alter the subject property submitted for reconstruction of the property require the Owner to reconstruct the dismantled façade in an exact replica of the 4th bay as it stands today or, if not feasible, with new matching materials, if deemed necessary through peer review by an independent qualified heritage consultant approved by the City of Ottawa;**

AND WHEREAS in order to adopt these amendments the Planning Committee must do so by way of motion at this meeting;

THEREFORE BE IT RESOLVED that Planning Committee approves and forwards to Council the amended recommendations of the Built Heritage Sub-committee, with respect to report ACS2016-PAI-PGM-0126 as follows:

That Planning Committee recommend that Council:

1. **Approve the controlled demolition of the fourth bay of the three-storey structure generally in accordance with the plans received on June 9, 2016, conditional upon the concurrence of the Chief Building Official regarding the methods to be followed in the execution of the proposed removal;**
2. **Impose as a term and condition of the controlled demolition of the fourth bay of the three-storey structure that every effort be made to retain historic fabric in situ, and if retention in situ is not possible, the applicant shall make every effort to rebuild the wall using materials from the original building, according to plans developed in consultation with the applicant, Heritage staff and the Chief Building Official as part of the process leading to the issuance of a building permit;**
3. **Approve the demolition of the three east bays of the structure generally in accordance with the plans received on June 9, 2016, conditional upon the concurrence of the Chief Building Official**

regarding the methods to be followed in the demolition;

4. Approve the stabilization of the north and east foundations of the structure in accordance with the plans received on June 9, 2016, conditional upon the concurrence of the Chief Building Official regarding the methods to be followed in the execution of the proposed stabilization;
5. Impose as a term and condition on said approvals that where possible the applicant be required to clean and store bricks, stone elements, and decorative metal that may be used elsewhere in the repair and restoration of the building;
6. Delegate authority for the approval of minor changes to all plans to the General Manager, Planning and Growth Management and the Chief Building Official;
7. Issue the heritage permit with a one-year date of expiration from the date of issuance unless otherwise extended by Council;
8. Approve that the Applicant accurately record the complete west and north façade including the 4th bay and store the materials salvaged from the 4th bay to be demolished in such a way as to preserve their integrity;
9. Approve that the Owner be required to post a bond in the amount deemed to be adequate by the General Manager, Planning and Growth Management to ensure the preservation of original materials retained from the demolition and the accurate reconstruction of the 4th bay as part of the overall renovation and conservation of the property for which a demolition permit is issued; and
10. Approve that any application to alter the subject property submitted for reconstruction of the property require the Owner to reconstruct the dismantled façade in an exact replica of the 4th bay as it stands today or, if not feasible, with new matching materials, if deemed necessary through peer review by an independent qualified heritage consultant approved by the City of Ottawa.

(Note: The statutory 90-day timeline for consideration of this application

under the *Ontario Heritage Act* will expire on September 7, 2016.)

(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

Item 5 of Planning Committee Agenda 29, as amended by Motion N^o PLC 29/9 and set out in full below, was put to Committee.

That Planning Committee recommend that Council:

1. **Approve the controlled demolition of the fourth bay of the three-storey structure generally in accordance with the plans received on June 9, 2016, conditional upon the concurrence of the Chief Building Official regarding the methods to be followed in the execution of the proposed removal;**
2. **Impose as a term and condition of the controlled demolition of the fourth bay of the three-storey structure that every effort be made to retain historic fabric in situ, and if retention in situ is not possible, the applicant shall make every effort to rebuild the wall using materials from the original building, according to plans developed in consultation with the applicant, Heritage staff and the Chief Building Official as part of the process leading to the issuance of a building permit;**
3. **Approve the demolition of the three east bays of the structure generally in accordance with the plans received on June 9, 2016, conditional upon the concurrence of the Chief Building Official regarding the methods to be followed in the demolition;**
4. **Approve the stabilization of the north and east foundations of the structure in accordance with the plans received on June 9, 2016, conditional upon the concurrence of the Chief Building Official regarding the methods to be followed in the execution of the proposed stabilization;**
5. **Impose as a term and condition on said approvals that where possible the applicant be required to clean and store bricks, stone**

elements, and decorative metal that may be used elsewhere in the repair and restoration of the building;

6. Delegate authority for the approval of minor changes to all plans to the General Manager, Planning and Growth Management and the Chief Building Official;
7. Issue the heritage permit with a one-year date of expiration from the date of issuance unless otherwise extended by Council;
8. Approve that the Applicant accurately record the complete west and north façade including the 4th bay and store the materials salvaged from the 4th bay to be demolished in such a way as to preserve their integrity;
9. Approve that the Owner be required to post a bond in the amount deemed to be adequate by the General Manager, Planning and Growth Management to ensure the preservation of original materials retained from the demolition and the accurate reconstruction of the 4th bay as part of the overall renovation and conservation of the property for which a demolition permit is issued; and
10. Approve that any application to alter the subject property submitted for reconstruction of the property require the Owner to reconstruct the dismantled façade in an exact replica of the 4th bay as it stands today or, if not feasible, with new matching materials, if deemed necessary through peer review by an independent qualified heritage consultant approved by the City of Ottawa.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on September 7, 2016.)

(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 with the following Direction to Staff:

That staff be directed to ensure that the independent engineer responsible for determining what materials can be salvaged and reused in the rebuild, be paid for by the developer through the securities collected by the City.

Motion N^o PLC 29/10

Moved by Councillor T. Tierney

WHEREAS report ACS2016-PAI-PGM-0126, Application to Alter the Somerset House, 352 Somerset Street West, a property designated under Part V of the *Ontario Heritage Act* and located in the Centretown Heritage Conservation District, as considered by Planning Committee on July 12, 2016, is scheduled to be considered by Council on August 31, 2016;

AND WHEREAS Capacity Engineering Limited, engineers for TKS Holdings have identified that the condition of the easterly bays of the north wall may be a public safety concern and are in need of demolition;

THEREFORE BE IT RESOLVED that report ACS2016-PAI-PGM-0126, Application to Alter the Somerset House, 352 Somerset Street West, a property designated under Part V of the *Ontario Heritage Act* and located in the Centretown Heritage Conservation District proceed to City Council on July 13, 2016.

CARRIED

PLANNING AND INFRASTRUCTURE

PLANNING AND GROWTH MANAGEMENT DEPARTMENT

6. ZONING BY-LAW AMENDMENT – 950 TERRY FOX DRIVE AND PART OF THE UNADDRESSED PARCEL IMMEDIATELY TO THE NORTH

ACS2016-PAI-PGM-0121

STITTSVILLE (6); KANATA SOUTH (23)

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 950 Terry Fox Drive and part of the unaddressed parcel immediately to the north to permit

the development of a residential subdivision with detached dwellings, townhouses, low rise apartment buildings and an office, together with parks and a stormwater management pond, as shown in Document 1 and detailed in Document 2; and

- 2. That Planning Committee approve the Consultation Section of this report be included as the “brief explanation” in the Summary of Written and Oral Submissions, to be prepared by the City Clerk and Solicitor’s Office and submitted to Council in tandem with this report, subject to submissions received between the publication of this report and 4 p.m. of the day prior to Council’s consideration.**

Greg Winters, Novatech Engineering Consultants Ltd, the applicant, was present in support of the report recommendation but opted not to speak when the Chair indicated the Committee was prepared to carry the item as presented.

Planning Committee CARRIED the item as presented and approved the following motion to advance it to Council the following day.

Motion N^o PLC 29/11

Moved by Councillor S. Qadri

WHEREAS Zoning By-law amendment for 950 Terry Fox Drive and part of unaddressed parcel to the north is to be considered by Council on July 31, 2016;

AND WHEREAS the discovery of a technical error required an additional public circulation in early June 2016, and postponement of consideration of this item by Planning Committee from June 28 to July 12 to allow a four-week period for comments;

AND WHEREAS this error and delay has adversely impacted the applicant’s ability to construct a sales office and model home immediately following the end of the appeal period;

THEREFORE BE IT RESOLVED that report ACS2016-PAI-PGM-0121, Zoning By-law Amendment - 950 Terry Fox Drive and part of unaddressed parcel to the north proceed to City Council on July 13, 2016;

AND BE IT FURTHER RESOLVED that there be no further notice pursuant

to Section 34(17) of the *Planning Act*.

CARRIED

7. ZONING BY-LAW AMENDMENT – 318 LISGAR STREET

ACS2016-PAI-PGM-0115

SOMERSET (14)

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 318 Lisgar Street to rezone the property to permit an office use and to amend the parking provisions, as detailed in Document 2; and**
- 2. That Planning Committee approve the Consultation Section of this report be included as the “brief explanation” in the Summary of Written and Oral Submissions, to be prepared by the City Clerk and Solicitor’s Office and submitted to Council in tandem with this report, subject to submissions received between the publication of this report and 4 p.m. of the day prior to Council’s consideration.**

Stephanie Morris, Holzman Consultants Inc., the applicant, was present in support of the report recommendation but opted not to speak when the Chair indicated the Committee was prepared to carry the item as presented.

Planning Committee CARRIED the item as presented.

BUILT HERITAGE SUB-COMMITTEE

8. UPDATE ON STRATEGIC INITIATIVE 42: HERITAGE INVENTORY PROJECT, PHASE ONE (INSIDE THE GREENBELT)

ACS2016-PAI-PGM-0103

CITY WIDE

REPORT RECOMMENDATION

That Planning Committee receive the following report for information.

RECEIVED

Chair Harder suggested the PowerPoint presentation that was provided to the Built Heritage Sub-committee at its meeting on 11 July 2016 be posted to the heritage information section of the City's website.

PLANNING AND INFRASTRUCTURE

PLANNING AND GROWTH MANAGEMENT DEPARTMENT

9. PERMANENT SIGNS ON PRIVATE PROPERTY BY-LAW REVIEW

ACS2016-PAI-PGM-0114

CITY WIDE

REPORT RECOMMENDATION

That Planning Committee recommend Council:

- 1. Approve and enact a new by-law with respect to permanent signs on private property, attached as Document 1, to repeal the existing by-law (By law 2005 439) and to amend Kanata By-law 147-95, as**

described in this report; and

- 2. Delegate authority to the General Manager, Planning and Growth Management and the City Clerk and Solicitor to finalize and make minor amendments to the form of the by law in Document 1, to give effect to the intent of Council.**

Ms. Françoise Lecrouart, Manager, Business Integration Services, Building Code Services, accompanied by Ms. Elizabeth Siwicki, Coordinator, Strategic Support, and Mr. Frank Bidin, Chief Building Official, all of Planning and Growth Management department, provided a PowerPoint presentation and responded to questions. A copy of the presentation is held on file.

Ms. Valérie Bietlot, Legal Counsel, City Clerk and Solicitor department and Mr. Roger Chapman, Chief, By-Law and Regulatory Services, Emergency and Protective Services department, also responded to questions.

The committee heard two delegations on this matter.

- Paul Seaman, Vice-president, Real Estate and Public Affairs – Canada, Clear Channel Outdoor Canada talked about the importance of updating bylaws and the need to create bylaws for quickly changing digital technologies. He referenced recent findings of the Ministry of Transportation, and distributed related material, that directional signage that asks for a response or action is more likely to result in traffic issues and mishaps than any other sign. The studies also suggest that the content of a sign is not significant as its nature (full motion or static digital) in terms of response. A copy of his submission is held on file. He encouraged the City to rethink signage allowances for large box retailers in favour of mixed use digital signs that reduce signage clutter.
- Ghada Zaki, Fotenn, spoke on behalf of Domicile, who initially had concerns, since addressed, about illuminated wall signage on traditional main streets. She said Domicile is happy with the majority of changes but echo many of the comments raised by councillors at this meeting and she asked for assurance that the Business Improvement Areas (BIAs) across the city have been consulted on the new window sign regulations.

Noting that the BIAs had been consulted, Chair Harder suggested that in future, for major files, staff consult with the Ottawa Council of Business

Improvement Areas (OCOBIA), as the most effective way of reaching all the BIAs.

In addition to Mr. Seaman's submission, the committee received the following correspondence between 5 July 2016 (the date the report was published in the committee agenda) and the time public delegations were heard on 12 July 2016, a copy of which is held on file:

- Comments dated 11 July 2016 from Aaron Clodd, Senior Land Development Manager, SmartREIT
- Comments dated 11 July 2016 from Normand Fortier, Leasing Representative, Pattison Outdoor Advertising.

Item 9 of Planning Committee Agenda 29, as set out in full below, was put to Committee.

That Planning Committee recommend Council:

- 1. Approve and enact a new by-law with respect to permanent signs on private property, attached as Document 1, to repeal the existing by-law (By law 2005 439) and to amend Kanata By-law 147-95, as described in this report; and**
- 2. Delegate authority to the General Manager, Planning and Growth Management and the City Clerk and Solicitor to finalize and make minor amendments to the form of the by law in Document 1, to give effect to the intent of Council.**

CARRIED with Councillors S. Blais, J. Leiper, and T. Nussbaum dissenting

The committee also issued the following DIRECTION TO STAFF:

That staff be directed to report back via memo prior to the Council meeting when this item rises on 31 August, with regards to:

- how staff intend to handle existing digital signs that face onto the sidewalk i.e., digital boards, strobe lights
- legal advice to protect seasonal signs and places of worship signs
- feasibility of allowing bigger signs for shopping centres where warranted

with restrictions on location

- any other significant issues identified by staff after reaching out to Councillors within this timeframe.

CITY MANAGER'S OFFICE

CITY CLERK AND SOLICITOR DEPARTMENT

10. STATUS UPDATE – PLANNING COMMITTEE INQUIRIES AND MOTIONS FOR THE PERIOD ENDING 30 JUNE 2016

ACS2016-CMR-CCB-0049

CITY WIDE

REPORT RECOMMENDATION

That Planning Committee receive this report.

RECEIVED

COUNCILLORS' ITEMS

COUNCILLOR C. MCKENNEY

11. WAIVER TO PERMANENT SIGNS ON PRIVATE PROPERTY BY-LAW - MURAL AT 595 GLADSTONE AVENUE

ACS2016-CMR-PLC-0003

SOMERSET (14)

REPORT RECOMMENDATION

That Planning Committee recommend that Council approve a waiver to

Section 124.A of the Permanent Signs on Private Property By-law No. 2005-439, as amended, to allow a mural onto the exterior wall containing the main entrance to the building at 595 Gladstone Avenue.

CARRIED

Motion N^o PLC 29/12

Moved by Councillor T. Tierney

WHEREAS the House of Paint Festival of Urban Arts and Culture, in partnership with the Ottawa Community Immigrant Services Organization's Youth Program, has received funding to paint a mural at 595 Gladstone Avenue on the wall of a corner store called Domestic Foods, facing Gladstone Avenue, and the owner of the property has authorized the painting of the mural in order to deter incidences of graffiti;

AND WHEREAS the partners are hoping to run an event in the first week of August, painting the mural alongside cultural activities and a children's corner;

AND WHEREAS Council will only meet on 13 July 2016 and 31 August 2016, the latter of which is too late for the project to proceed during the summer as hoped;

THEREFORE BE IT RESOLVED that report ACS2016-CMR-PLC-0003, Waiver to Permanent Signs on Private Property By-Law - Mural at 595 Gladstone Avenue, proceed to City Council on 13 July 2016.

CARRIED

INFORMATION PREVIOUSLY DISTRIBUTED

The following item was distributed to the committee for information prior to the meeting:

A. BUILDING PERMIT APPLICATIONS

ACS2016-PAI-PGM-0124

CITY WIDE

OTHER BUSINESS

Chair Harder highlighted some of the large projects and development applications the committee would be dealing with in the fall.

ADJOURNMENT

The meeting was adjourned at 12:53 p.m.

Committee Coordinator

Chair