



## Planning Committee

### Minutes 47

Tuesday, 27 June 2017  
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 12 July in Planning Committee Report 47.*

**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 to 5 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 46 - 13 June 2017

CONFIRMED

#### POSTPONEMENTS AND DEFERRALS

#### PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT

1. HOUSEKEEPING ZONING BY-LAW AND OFFICIAL PLAN AMENDMENTS FOR THE IMPLEMENTATION OF COACH HOUSES

ACS2017-PIE-PS-0058

CITY WIDE

---

#### REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve the housekeeping amendments to the Official Plan dealing with Coach Houses as detailed in Document 1;
2. That Planning Committee recommend Council approve the

housekeeping amendments to the Zoning By-law dealing with Coach Houses as detailed in Document 2;

3. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of 12 July 2017," subject to submissions received between the publication of this report and the time of Council's decision.

**Planning Committee - 9 May 2017**

**Motion No. PLC 44/3**

Moved by Councillor T. Tierney

**That the item be deferred to the Planning Committee meeting of June 13, 2017.**

DEFERRAL CARRIED

**Planning Committee – 13 June 2017**

**Motion No. PLC 46/1**

Moved by Councillor T. Tierney

**WHEREAS, at the Planning Committee meeting of 9 May 2017, report ACS2017-PIE-PS-0058, regarding Housekeeping Zoning By-Law and Official Plan Amendments for the Implementation of Coach Houses, was deferred to the Planning Committee meeting of 13 June 2017 to allow for additional community consultation in light of concerns expressed by the community; and**

**WHEREAS staff are prepared to bring forward proposed amendments to the report to address those concerns previously raised, but have not yet had time to schedule a final community meeting to discuss the suggested amendments; and**

**WHEREAS Committee and Council consideration of this item is not time-sensitive;**

**THEREFORE BE IT RESOLVED that this item be further deferred to the 27 June 2017 meeting of the Planning Committee to allow time for adequate community consultation, as was intended.**

DEFERRAL CARRIED

Mr. Alain Miguelez, Program Manager, Community Planning, Planning, Infrastructure and Economic Development department responded to questions on this matter.

The committee heard the following two delegations on this matter, both of whom opposed the report recommendations and proposed amendments and stressed the consequences of implementing possibly detrimental amendments that cannot be appealed:

- Ms. Phyllis Odenbach Sutton, President, Old Ottawa East Community Association
- Mr. Paul Goodkey.

The committee received the following correspondence between 2 May 2017 (the date the report was originally published in the committee agenda) and the time the report was considered by Planning Committee on 27 June 2017, a copy of which is held on file:

- Email dated May 8, 2017 from Phyllis Odenbach Sutton, President, Old Ottawa East Community Association in opposition to the report recommendations, raising concerns relating to garages for two-storey coach houses, habitable space, and maximum wall height for all roof construction types
- Email dated May 8, 2017 from Heather Pearl, Co-chair, Champlain Park Community Association, in support of the submission from the Old Ottawa East Community Association and suggesting changes around the provisions for garages, roof types and driveways to prevent unintended consequences in the urban area

Planning Committee – 27 June 2017

Motion N° PLC 47/1

Moved by Councillor T. Tierney

**WHEREAS Report ACS2017-PIE-PS-0058 recommends an Official Plan amendment to allow habitable space on the ground level of a coach house in the urban area where a two-storey coach house is permitted by way of a Committee of Adjustment minor variance application; and**

**WHEREAS the proposed Official Plan amendment set out in Document 1 of the report inadvertently removes the requirement for there to be a garage within a two-storey building containing a coach house in the urban area; and**

**WHEREAS, based on discussions with the community, it is considered prudent to provide additional clarity in the implementation of this Official Plan policy by way of an additional Zoning By-law amendment to further clarify what constitutes a garage; and**

**WHEREAS the report also recommends a Zoning By-law amendment to address implementation challenges with regards to the 3.2-metre maximum wall height requirement; and**

**WHEREAS, based on discussions with the community, further refinements to the language of this requirement are necessary to address concerns regarding the potential height massing of a one-storey coach house;**

**THEREFORE BE IT RESOLVED that the following changes be made to Report ACS2017-PIE-PS-0058:**

1. **Part B of Document 1 – Official Plan Amendment is amended by replacing item (b) in section (2) with the following:**

**b) Section 3.1 (1) (i) is amended by replacing its second sentence with the following text:**

**“An application to allow a height of up to two storeys through a minor variance may be considered in accordance with the considerations noted in h. above, only where the coach house**

**contains a garage for the parking of a motor vehicle within its footprint.”**

**2. Document 2 – Details of the Recommended Zoning By-law Amendment is amended by the following:**

**a. replacing clause e) with the following:**

**(e) Amend Section 142(7)(b)(ii) by replacing it with the following: “3.6 metres, except for a coach house with a flat roof which has a maximum building height of 3.2 metres”**

**b. adding the following clauses:**

**(i) Amend sub clause 142(7)(a)(iii) by replacing it with the following:**

**“despite (ii), where the building containing a coach house also includes a garage containing a parking space established in accordance with Part 4 of this By-law, the building may have a maximum height of 6.1 metres.”;**

**(j) Amend section 142(14) by adding a new clause, (c), as follows:**

**“when located on a property in Areas A, B or C of Schedule 1, must not be a shed style roof”; and,**

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

CARRIED

Chair Harder noted that staff would be monitoring activity related to coach houses and would report back to Committee if any issues are found.

Item 1 of Planning Committee Agenda 47, as amended by motion 47/1 and set out in full below, was put to Committee

**1. That Planning Committee recommend Council approve the housekeeping amendments to the Official Plan dealing with Coach**

**Houses as detailed in Document 1 and amended by the following:**

- **Part B of Document 1 – Official Plan Amendment is amended by replacing item (b) in section (2) with:**

**b) Section 3.1 (1) (i) is amended by replacing its second sentence with the following text:**

**“An application to allow a height of up to two storeys through a minor variance may be considered in accordance with the considerations noted in h. above, only where the coach house contains a garage for the parking of a motor vehicle within its footprint.”;**

**2. That Planning Committee recommend Council approve the housekeeping amendments to the Zoning By-law dealing with Coach Houses as detailed in Document 2 and amended by the following:**

- **Document 2 – Details of the Recommended Zoning By-law Amendment is amended by:**

**a. replacing clause e) with the following:**

**(e) Amend Section 142(7)(b)(ii) by replacing it with the following: “3.6 metres, except for a coach house with a flat roof which has a maximum building height of 3.2 metres”**

**b. adding the following clauses:**

**(i) Amend sub clause 142(7)(a)(iii) by replacing it with the following:**

**“despite (ii), where the building containing a coach house also includes a garage containing a parking space established in accordance with Part 4 of this By-law, the building may have a maximum height of 6.1 metres.”;**

**(j) Amend section 142(14) by adding a new clause, (c), as follows:**

**“when located on a property in Areas A, B or C of Schedule 1, must not be a shed style roof”;**

3. **That Planning Committee recommend Council approve that there be no further notice pursuant to Subsection 34 (17) of the *Planning Act*.**
4. **That Planning Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor’s Office and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to Bill 73 ‘Explanation Requirements’ at the City Council Meeting of 12 July 2017,” subject to submissions received between the publication of this report and the time of Council’s decision.**

CARRIED

**PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT  
PLANNING SERVICES**

2. **OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS – 1910 ST. LAURENT BOULEVARD**  
ACS2017-PIE-PS-0057 ALTA VISTA (18)
- 

**REPORT RECOMMENDATIONS**

1. **That Planning Committee recommend Council:**
  - a. **approve an amendment to Volume 1 of the Official Plan to designate 1910 St. Laurent Boulevard as Arterial Mainstreet and add to Volume 2a of the Official Plan the Elmvale Acres Shopping Centre Secondary Plan, as detailed in Document 2;**



- b. repeal a portion of the Arterial Mainstreet designation in Schedule 17 of Official Plan Amendment 150 adopted pursuant to By-law 2013-400, as it applies to 1910 St. Laurent Boulevard and as shown on Schedule 1 of the proposed Official Plan Amendment in Document 2; and**
    - c. approve an amendment to Zoning By-law 2008-250 for 1910 St. Laurent Boulevard to permit a mixed use development as detailed in Document 3 – Zoning Key Plan, Document 4 – Zoning By-law Amendment Height Schedule and Document 5 – Details of Recommended Zoning.**
  - 2. That Planning Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor’s Office and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to Bill 73 ‘Explanation Requirements’ at the City Council Meeting of 12 July 2017 subject to submissions received between the publication of this report and the time of Council’s decision.**

Ms. Melissa Jort-Conway, Planner, Planning, Infrastructure and Economic Development Department (PIED), provided a PowerPoint presentation, a copy of which is held on file. Mr. John Smit, Director, Economic Development, PIED also responded to questions.

Councillor Cloutier introduced a motion he would be moving with respect to amending Document 2 of the report to add a new policy to the Elmvale Acres Shopping Centre Secondary Plan, regarding site plan control applications.

The Committee heard seven delegations on this matter:

- Ms. Nicole Blundell\* expressed overall support for the proposal and the efforts made to work with the community, and made suggestions regarding: closing the mall access on Othello between Chapman and Weston; ensuring traffic flow is via St. Laurent Boulevard; design and streetscaping for Othello Avenue and Olympia Crescent
- Mr. Stelios Loizides echoed Ms. Blundell’s comments but raised concerns

relating to: the validity of the projections that greater heights oriented to the transit station are appropriate for achieving greater transit ridership and a decreased reliance on automobiles and that the higher density will have minimal impact on the adjacent neighbourhood; the vision for the site should be a vision for the community as a whole and not based on existing highrises; the community's concerns are not all adequately reflected in the report; traffic impact on the adjacent neighbourhood

- Mr. Morgan Dushesney expressed concern about the impact on the neighbourhood but appreciated the collaboration that has occurred in developing the final proposal
- Mr. Walter Pulkkinen expressed support for the overall proposal but was concerned that it might only be a concept plan and not what actually gets constructed, and was further concerned about whether the sewage storage system will handle the increased load
- Mr. Kevin Kit, President, Elmvale Acres Community Association\* expressed broad support for the proposal and appreciation for the collaboration that has occurred to address the community's concerns, but noted some remaining concerns that he hoped would be addressed, specifically relating to: cut-through traffic; on-street parking; a construction management plan for the duration of the project; the development plan for Othello Avenue
- Mr. John Marshall, Canterbury Community Association expressed broad support for the proposal and appreciation for the collaboration that has occurred to address community issues
- Mr. Bill Holzman, Holzman Consultants, the applicant, was accompanied by Ms. Stephanie Morris-Rashidpour, FOTENN Consultants\*, Mr. Roderick Lahey, Rod Lahey Architecture\*, and Mr. Christopher Gordon, Parson's\* (engineer) in support of the application. Mr. Stuart Craig, RioCan Management Inc., the owner, was also present in support but did not speak.

*[\* Individuals / groups marked with an asterisk above provided written comments; all submissions are held on file with the City Clerk.]*

In addition to that noted above (with an asterisk), the committee received the

following correspondence between 20 June 2017 (the date the report was published in the committee agenda) and the time the report was considered by Planning Committee on 27 June 2017, a copy of which is held on file:

- Email dated June 26, 2017 from Kris Nanda, President, Riverview Park Community Association, echoing the general support and outstanding concerns of the Elmvale Acres Community Association.

**Motion N° PLC 47/2**

Moved by Councillor J. Cloutier

**BE IT RESOLVED that Document 2 of the staff report be amended by adding a new policy 4 to Section 7 of the Elmvale Acres Shopping Centre Secondary Plan as follows:**

**“4. Any application for Site Plan Control Approval will be subject to public notification and consultation including the requirement to hold a community information and comment session in accordance with the City’s Public Notification and Consultation Policy for Development Applications, in addition to any requirements of the Planning Act, as amended, and the Official Plan.”**

CARRIED

Item 2 of Planning Committee Agenda 47, as amended by motion 47/2 and set out in full below, was put to Committee.

**1. That Planning Committee recommend Council:**

- a. approve an amendment to Volume 1 of the Official Plan to designate 1910 St. Laurent Boulevard as Arterial Mainstreet and add to Volume 2a of the Official Plan the Elmvale Acres Shopping Centre Secondary Plan, as detailed in Document 2 and amended by adding a new policy 4 to Section 7 of the Elmvale Acres Shopping Centre Secondary Plan as follows:**

**“4. Any application for Site Plan Control Approval will be subject to public notification and consultation including the requirement to hold a community information and comment session in accordance with the City’s Public Notification and Consultation Policy for Development**

**Applications, in addition to any requirements of the *Planning Act*, as amended, and the Official Plan.”;**

- b. repeal a portion of the Arterial Mainstreet designation in Schedule 17 of Official Plan Amendment 150 adopted pursuant to By-law 2013-400, as it applies to 1910 St. Laurent Boulevard and as shown on Schedule 1 of the proposed Official Plan Amendment in Document 2; and**
    - c. approve an amendment to Zoning By-law 2008-250 for 1910 St. Laurent Boulevard to permit a mixed use development as detailed in Document 3 – Zoning Key Plan, Document 4 – Zoning By-law Amendment Height Schedule and Document 5 – Details of Recommended Zoning.**
  - 2. That Planning Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor’s Office and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to Bill 73 ‘Explanation Requirements’ at the City Council Meeting of 12 July 2017 subject to submissions received between the publication of this report and the time of Council’s decision.**

CARRIED

**3. ZONING BY-LAW AMENDMENT – 1385 WELLINGTON STREET WEST**

ACS2017-PIE-PS-0084

KITCHISSIPPI (15)

---

**REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1385 Wellington Street West to permit an outdoor commercial patio, and a temporary use**

**outdoor commercial patio, as detailed in Document 2.**

- 2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of 12 July 2017" subject to submissions received between the publication of this report and the time of Council's decision.**

The following staff responded to questions on this matter: Mr. Andrew McCreight, Planner, Planning, Infrastructure and Economic Development Department, and Mr. Tim Marc, Senior Legal Counsel, Planning, Development and Real Estate, Office of the City Clerk and Solicitor.

The Committee heard 11 delegations on this matter:

- Ms. Carolyn Kearney\*, a neighbouring property owner, spoke in opposition to the proposal, indicating that her health issues will be exacerbated by the noise of patrons from the proposed patio and noting that insufficient measures have been proposed by the owner to mitigate the noise impact
- Ms. Geena Green\*, neighbouring property owner and spouse of Ms. Kearney, echoed Ms. Kearney's concerns and expressed their frustration at having already objected to two previous applications to the Committee of Adjustment for a patio, and an appeal to the Ontario Municipal Board, after which they assumed the issue would not be brought forward again
- Mr. Greg Meeds, Vice and Hunter LLP, Mr. Lloyd Phillips, Lloyd Phillips and Associated Ltd., and Mr. Greg Clunis, Integral DX Engineering\*, all spoke separately in opposition, on behalf of Ms. Kearney and Ms. Green to support their arguments about the noise impact
- Ms. Martha Wilson spoke in opposition to the proposal and indicated that the process leading to it has not been democratic and fair in respect of: the repeated consideration of the application by differing bodies and

processes, lack of meaningful public consultation without pre-determined outcomes; the ability for developers to alter implementation from what is considered to be an approved plan.

- Mr. Randy Kun\* raised concerns about: how the noise impact will be addressed and enforced; whether a zoning by-law amendment, versus an application to the Committee of Adjustment, is the proper channel for dealing with patio applications; the consequences of granting exceptions to the City's by-law; the possibility of setting a precedent for future patio applications
- Ms. Diane Kirkpatrick spoke in support of the proposal, specifically given it is a family-oriented dining establishment that responds to a community need
- Mr. Zachary Dayler, Wellington West Business Improvement Area, spoke in support of the proposal as an important component in the destination marketing and economic prosperity of the neighbourhood
- Ms. Vania Karam\*, indicating her son has been employed and mentored by the property owner, Mr. Jeff Frost, spoke in support of the proposal as a family-oriented community attraction, and in support of Mr. Frost as a community advocate
- Mr. Michel Frojmovic, Acacia Consulting and Research, spoke on behalf of the owner/ applicant in support of the proposal and indicated Mr. Frost's willingness to build whatever is needed for noise mitigation.

*[\* Individuals / groups marked with an asterisk above provided written comments; all submissions are held on file with the City Clerk.]*

In addition to that noted above (with an asterisk), the committee received the following correspondence between 20 June 2017 (the date the report was published in the committee agenda) and the time the report was considered by Planning Committee on 27 June 2017, a copy of which is held on file:

- Email dated June 17, 2017 from Peter Yendall, in support of the proposed patio
- Email dated June 20, 2017 from Mary Komarynsky, in opposition to the proposed for reasons relating to: incorrect application of policy and

rationale to permit an exemption that is not compatible with the adjacent residential area; concerns about the number of patrons that would be permitted on the proposed patio; the application was previously rejected by the Committee of Adjustment and the community concerns raised then remain the same now; the temporary exemption means that a permanent exemption could be considered in a year and residents would need to repeat this process to object

- Email dated June 22, 2017 from Jon Fuller, in support of the proposed patio for reasons relating to: neighbourhood vibrancy; support of small, local business; the small scale of the patio and minimal impact it would have considering the limited seating and seasonal operation; the existence of nearby restaurant patios; the need for family-oriented patio options
- Email dated June 24, 2017 from Jan Frizell, in opposition to the proposed patio, in support of Ms. Kearney and Ms. Green, and stating that the proposed noise and light mitigation measures are insufficient to negate the impact on the residential neighbourhood.
- Email dated June 23, 2017 from Rita Neale in opposition to the proposed patio, in support of Ms. Kearney and Ms. Green
- Email dated June 27, 2017 from Jay-Dee Purdie in opposition to the proposed patio because of noise concerns.

Item 3 of Planning Committee Agenda 47 was put to Committee and CARRIED as follows:

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1385 Wellington Street West to permit an outdoor commercial patio, and a temporary use outdoor commercial patio, as detailed in Document 2.**
- 2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City**

**Council Meeting of 12 July 2017” subject to submissions received between the publication of this report and the time of Council’s decision.**

CARRIED, on a division of 9 yeas and 1 nay, as follows:

YEAS (9): Councillors S. Blais, R. Chiarelli, J. Cloutier, A. Hubleby, J. Leiper, T. Nussbaum, S. Qadri, Vice-chair T. Tierney, Chair J. Harder

NAYS (1): Councillor R. Brockington

4. ZONING BY-LAW AMENDMENT – 1039 TERRY FOX DRIVE AND 5331 FERNBANK ROAD

ACS2017-PIE-PS-0031

KANATA SOUTH (23)

---

**REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1039 Terry Fox Drive and 5331 Fernbank Road to permit residential uses and additional employment uses, as detailed in Document 3.**
- 2. That Planning Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor’s Office and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to Bill 73 ‘Explanation Requirements’ at the City Council Meeting of 12 July 2017” subject to submissions received between the publication of this report and the time of Council’s decision.**

Mr. Derrick Moodie, Manager, Development Review – West, Planning, Infrastructure and Economic Development Department, responded to brief questions on this report.



The following delegations were registered but did not speak:

- Mr. Carl Furney, FOTENN Consultants Inc., the applicant, was present in support
- Ms. Michele Austin (was not present when called).

The committee received the following correspondence between 20 June 2017 (the date the report was published in the committee agenda) and the time the report was considered by Planning Committee on 27 June 2017, a copy of which is held on file:

- Email dated June 16, 2017 from Kevin Plouffe, in support of the application, provided the park does not move
- Email dated June 21, 2017 from Richard and Marie-Josée Saxton in opposition to the proposed change in zoning and requesting that an exception be made to ensure 'odour emitting' businesses will not be permitted in Area C.

Planning Committee CARRIED the report recommendation as presented.

## **ECONOMIC DEVELOPMENT AND LONG RANGE PLANNING**

### **5. ZONING BY-LAW AMENDMENT – PART OF 43 STE-CÉCILE STREET**

ACS2017-PIE-EDP-0014

RIDEAU-VANIER (12)

---

#### **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 43 Ste-Cécile Street to permit a farmers' market for a temporary period of three years, as shown in Document 1 and as detailed in Document 2.**
- 2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of July 12, 2017," subject to submissions received between the publication of this report and the time of Council's decision.**

CARRIED

## BUILT HERITAGE SUB-COMMITTEE

6. APPLICATION TO ALTER 429 LANSDOWNE ROAD NORTH, A PROPERTY LOCATED IN THE ROCKCLIFFE PARK HERITAGE CONSERVATION DISTRICT AND DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT*

ACS2017-PIE-RHU-0013

RIDEAU-ROCKCLIFFE (13)

---

### REPORT RECOMMENDATIONS

That Planning Committee recommend that Council:

1. approve the application to alter the building located at 429 Lansdowne Road North, a property located in the Rockcliffe Park Heritage Conservation District designated under Part V of the *Ontario Heritage Act*, according to plans by Angelo Spadola received on May 4, 2017;
2. approve the landscape design for the new building at 429 Lansdowne Road North, submitted on May 4, 2017;
3. delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development; and
4. issue the heritage permit with a two-year expiry date from the date of issuance, unless otherwise extended by City Council.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on August 2, 2017.)

(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 8 June 2017, and was CARRIED as presented. The Sub-committee heard delegations and received written correspondence on this matter, as noted

in their Minutes.

At Planning Committee, Mr. Brian Casagrande, FOTENN Consultants Inc., for the applicant, was present in support of the staff recommendation but opted not to speak when the Chair indicated the Committee was prepared to carry the item on consent.

Planning Committee CARRIED the report recommendations as presented.

## **PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT INFRASTRUCTURE SERVICES**

7. KENNEDY-BURNETT STORMWATER MANAGEMENT FACILITY  
ENVIRONMENTAL ASSESSMENT AND FUNCTIONAL DESIGN STUDY

ACS2017-PIE-IS-0007

BARRHAVEN (3)

---

### **REPORT RECOMMENDATIONS**

**That the Planning Committee recommend Council approve the results of the Class Environmental Assessment Study for the Kennedy-Burnett Stormwater Management Facility Project, as detailed in Document 1, and direct staff to proceed with filing the Notice of Study Completion for a 30-day public review period in accordance with the Ontario Municipal Class Environmental Assessment Schedule “B” process.**

Mr. Hugo Lalonde and Ms. Susan Murphy, Minto Communities Inc., were present in support of the staff recommendation but opted not to speak when the Chair indicated the Committee was prepared to carry the item on consent.

Planning Committee CARRIED the report recommendations as presented.

## MOTIONS OF WHICH NOTICE HAS BEEN PREVIOUSLY GIVEN

### COUNCILLOR M. FLEURY

8. REQUEST FOR CITY OF OTTAWA LEGAL SERVICES REPRESENTATION  
AT ONTARIO MUNICIPAL BOARD HEARING REGARDING 368 CHAPEL  
STREET

ACS2017-CCS-PLC-0007

RIDEAU-VANIER (12)

---

### REPORT RECOMMENDATIONS

**That Planning Committee recommend to Council that Legal Services be instructed to appear at the Ontario Municipal Board Hearing, regarding an appeal of the Committee of Adjustment decision to reject an application for Minor Variances at 368 Chapel Street, in opposition to the appeal and to seek to retain an external planner to provide professional opinion evidence.**

Mr. Tim Marc, Senior Legal Counsel, Planning, Development and Real Estate, Office of the City Clerk and Solicitor, responded to questions on the report.

Item 8 of Planning Committee Agenda 47 was put to Committee:

**That Planning Committee recommend to Council that Legal Services be instructed to appear at the Ontario Municipal Board Hearing, regarding an appeal of the Committee of Adjustment decision to reject an application for Minor Variances at 368 Chapel Street, in opposition to the appeal and to seek to retain an external planner to provide professional opinion evidence.**

LOST, on a division of 0 yeas and 9 nays, as follows:

YEAS (0):

NAYS (9): Councillors S. Blais, R. Chiarelli, J. Cloutier, A. Hubley, J. Leiper, T. Nussbaum, S. Qadri, Vice-chair T. Tierney, Chair J. Harder

**IN CAMERA ITEMS\***

**Motion No. PLC 47/3**

Moved by Councillor T. Tierney

**That, in accordance with Procedure By-law 2016-377, the Planning Committee resolve *in camera* pursuant to subsection 13(1)(e), litigation or potential litigation, affecting the City, including matters before administrative tribunals and subsection 13(1)(f), the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose, with respect to a proposed settlement of appeal with Taggart Group of Companies, in respect of Official Plan Amendment 150.**

CARRIED

**OFFICE OF THE CITY CLERK AND SOLICITOR**

9. TAGGART SETTLEMENT OF APPEAL TO OFFICIAL PLAN AMENDMENT 150 - *IN CAMERA* – LITIGATION OR POTENTIAL LITIGATION, AFFECTING THE CITY, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS; RECEIPT OF ADVICE SUBJECT TO SOLICITOR-CLIENT PRIVILEGE, INCLUDING COMMUNICATIONS NECESSARY FOR THAT PURPOSE. REPORTING OUT DATE: UPON RESOLUTION OF THE MATTER

ACS2017-CCS-LEG-0001

CITY WIDE

---

The Planning Committee met *in camera* from 1:15 p.m. to 1:28 p.m. to discuss the above-noted report. At 1:28 p.m. the committee moved out of camera and resumed in open session. For the benefit of those returning to the meeting room, the Chair advised that the Planning Committee had just met *in camera* to consider a report on the above-noted matter, and that during the *in camera*

session no votes were taken other than to give direction to staff or to deal with procedural matters.

**Motion No. PLC 47/4**

Moved by Councillor T. Tierney

**That Planning Committee receive and refer this report to Council.**

CARRIED

ADJOURNMENT

The meeting was adjourned at 1:29 p.m.

---

**Committee Coordinator**

---

**Chair**