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OFFICIAL PLAN AMENDMENT – 4791 BANK STREET

ACS2017-PIE-PS-0019

GLOUCESTER SOUTH NEPEAN (22);  
OSGOODE (20)

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**REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to the Official Plan for the City of Ottawa, as detailed on Document 2, to redesignate 4791 Bank Street to General Urban Area.**
- 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 27 September 2017 subject to submissions received between the publication of this report and the time of Council's decision.**

Councillor Darouze (ward 20), asked that the item be held by Committee so that he could inquire about the status of the front-ending agreement and construction timeline associated with the project.

Marcel Denommé, Director, Land Development, Urbandale Corporation, indicated he expected the agreement to be finalized by the end of this year and that the project is tracking on schedule.

Tim Chadder, J. L. Richards and Associates Limited, was present in support and to

Speak if needed.

The Committee received the following correspondence between 5 September 2017 (the date the report was published in the committee agenda) and the time the report was considered by Planning Committee on 12 September 2017, a copy of which is held on file:

- Email dated 11 September 2017 from Sarah Copeland with concerns about the potential impact of the project on the neighbourhood.

**Motion N PLC 50/2**

Moved by Councillor A. Hubley

**WHEREAS report ACS2017-PIE-PS-0019 recommends the approval of an Official Plan Amendment to re-designate the lands known municipally as 4791 Bank Street from Urban Expansion Study Area to General Urban Area; and**

**WHEREAS Report ACS2017-PIE-PS-0019 requires comments on the implications of report recommendations from City departments; and**

**WHEREAS comments regarding the Financial Implications were still being considered at the time of public issuance, and therefore, not completed; and**

**WHEREAS the comments for the Financial Implications section have been finalized; and**

**THEREFORE BE IT RESOLVED that text in the "FINANCIAL IMPLICATIONS" section of Report ACS2017-PIE-PS-0019 be amended as follows:**

- Delete the words: "Financial implications to follow."**
- Add the words:**

**"Per the Financial Implementation Plan, the developer is responsible for all costs, including on-site and off-site servicing and pathways that connect the subdivision to public spaces.**

**The storm sewers oversizing, the expansion of the Letrim Stormwater Management Pond and the associated recreational pathways will be**

**funded from area specific development charges, to the following upset limits. Financial terms and conditions will be determined through Development Charge Agreements with Urbandale.**

	Gross Cost (2015)	DC Recovery (2015)
Leitrim Stormwater Management Pond 1 Expansion	\$4,314,000	\$4,314,000
Oversized Storm Sewers to Leitrim Stormwater Pond 1	\$4,692,250	\$1,995,996

**There is no transfer of natural heritage system lands to the City, therefore no associated costs.”**

CARRIED

Item 2 of Planning Committee Agenda 50, as amended by Motion 50/2 was put to Committee and CARRIED as amended.