



Planning Committee

Minutes 53

Tuesday, 24 October 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 8 November 2017 in Planning Committee Report 53.*

Present: Chair: Councillor J. Harder
Vice-Chair: T. Tierney
Councillors: S. Blais, R. Brockington, R. Chiarelli, J. Cloutier, A. Hublely, 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 5 to 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

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CONFIRMED

COMMUNICATIONS

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

Response to Inquiries

- PLC 01-17 - Variance Specifics and Infill Construction Related Complaints

RECREATION, CULTURAL AND FACILITY SERVICES DEPARTMENT

PARKS AND FACILITIES PLANNING

1. *PARK DEVELOPMENT MANUAL, 2ND EDITION*

ACS2017-RCF-GEN-0006

CITY WIDE

REPORT RECOMMENDATIONS

That Planning Committee recommend Council:

- 1. approve the *Park Development Manual, 2nd Edition*, as described in this report and attached as Document 1; and**
- 2. delegate authority to the General Manager, Recreation, Cultural and Facility Services Department to approve minor amendments to the *Manual*, as required.**

Diane Emmerson, Planner, Parks and Recreation, and Kevin Wherry, Manager, Parks and Facilities Planning, Recreation, Cultural and Facility Services Department, provided a PowerPoint presentation and responded to questions. A copy of the presentation is held on file.

The committee heard one delegation on this matter:

- Mary Jarvis, Greater Ottawa Home Builders Association (GOHBA), spoke in support of the revisions to the *Manual* and the collaborative process that occurred between the development industry and City staff.

In response to discussion by the committee, Chair Harder requested that, prior to consideration of this report by Council, staff share with all Members of Council the list of 'legacy' parks that staff feel have been caught in the current transition period (since 2014, when Council approved a new funding method for the development of parks) and remain to be built.

Item 1 of Planning Committee Agenda 53 was put to Committee and CARRIED as presented.

PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT
ECONOMIC DEVELOPMENT AND LONG RANGE PLANNING

2. BUILDING BETTER AND SMARTER SUBURBS AND INFRASTRUCTURE
STANDARDS REVIEW: ARTERIAL ROAD CROSS-SECTIONS

ASC2017-PIE-EDP-0041

CITY WIDE

REPORT RECOMMENDATIONS

That Planning Committee recommend that Council approve the Arterial Road Cross-Sections in Document 1.

Philippe Landry, Director, Traffic Services, Transportation Services Department, accompanied by Peter Giles, Planner, and Alain Miguelez, Program Manager, Community Planning, Planning, Infrastructure and Economic Development Department, provided a PowerPoint presentation and responded to questions. A copy of the presentation is held on file.

As a result of discussion on this item, Councillor Blais raised an Inquiry to staff about savings associated with the adoption of new infrastructure standards, which is set out in the 'Inquiries' section of Minutes, below.

The committee heard one delegation on this item:

- Ted Phillips, planner, spoke in support of the collaborative process and the final Arterial Road Cross-Sections in Document 1.

Item 2 of Planning Committee Agenda 53 was put to Committee and CARRIED as presented.

3. MEMORANDUM OF UNDERSTANDING WITH CRT DEVELOPMENTS INC. RESPECTING THE ACQUISITION OF SHEA ROAD WOODS THROUGH PARKLAND DEDICATION AND CASH

ACS2017-PIE-EDP-0033

STITTSVILLE (6)

REPORT RECOMMENDATIONS

That Planning Committee recommend that Council:

- 1. approve the Memorandum of Understanding with CRT Developments Inc. respecting the acquisition of Shea Road Woods through parkland dedication and funding from the Environmental Resource Area Acquisition Reserve Fund;**
- 2. delegate authority to the General Manager of Planning, Infrastructure, and Economic Development to finalize and execute the required agreements with CRT Developments Inc. and Hydro One for the acquisition of Shea Road Woods and the location of park facilities within the Hydro One easement; and**
- 3. approve the allocation of \$1,647,573 from the Environmental Resource Area Acquisition Reserve Fund for the cost of the acquisition.**

Following a brief overview of this matter by Chair Harder and Councillor Qadri, the Committee CARRIED the report recommendations as presented.

The committee received the following correspondence, all in support of the report recommendations, between 17 October 2017 (the date the report was published in the committee agenda) and the time the report was considered by Planning Committee on 24 October 2017, a copy of which is held on file:

- Email dated October 19, 2017 from Donna DuBreuil, Ottawa-Carleton Wildlife Centre
- Email dated October 19, 2017 from Charles and Judy Falardeau

- Email dated October 19, 2017 from Ashlee Linton
- Email dated October 19, 2017 from Wayne and Jan Mattingly
- Email dated October 19, 2017 from Lisa De Curtis
- Email dated October 19, 2017 from Josianne Krucker
- Email dated October 19, 2017 from the Ladd Family
- Email dated October 19, 2017 from David Liedtke
- Email dated October 19, 2017 from Maggie Whittington
- Email dated October 19, 2017 from Elizabeth Elliott
- Email dated October 19, 2017 from Sabrina Spadaccini
- Email dated October 19, 2017 from Gabrielle Butler
- Email dated October 19, 2017 from Shirley Butler
- Email dated October 19, 2017 from Gary Cooper
- Email dated October 19, 2017 from Beth Basinger
- Email dated October 19, 2017 from Kim Koa
- Email dated October 19, 2017 from Family Gay
- Email dated October 20, 2017 from Keleisha Bedard
- Email dated October 20, 2017 from Sara-jane Stewart
- Email dated October 20, 2017 from Erika Boyer
- Email dated October 20, 2017 from Samantha Therrien
- Email dated October 20, 2017 from JM Begin
- Email dated October 20, 2017 from Kathy Beamish
- Email dated October 20, 2017 from Joanne Tibbles
- Email dated October 20, 2017 from Sandra de Graaf

- Email dated October 20, 2017 from Karen Brodmann
- Email dated October 20, 2017 from Emily Cole
- Email dated October 20, 2017 from Paul Wilson
- Email dated October 20, 2017 from Suzanne and Brad Hiron
- Email dated October 20, 2017 from Andrew Papp-Csatari
- Email dated October 20, 2017 from Chy Camoro
- Email dated October 20, 2017 from Margaret Erb
- Email dated October 21, 2017 from Judie Roberge
- Email dated October 21, 2017 from Katherine Bissonnette
- Email dated October 21, 2017 from Brad Hiron
- Email dated October 22, 2017 from Nicole Dickinson
- Email dated October 22, 2017 from Marjorie Hart
- Email dated October 22, 2017 from Maryanna Hemming and John Page
- Email dated October 22, 2017 from Sabrina Kemp
- Email dated October 22, 2017 from Tanya Hein, President, Stittsville Village Association
- Email dated October 23, 2017 from Sandra Franks
- Email dated October 23, 2017 from Kurtis Kuffner
- Email dated October 23, 2017 from Betty Harris
- Email dated October 23, 2017 from MaryLou O'Rourke
- Email dated October 23, 2017 from Cari Soutar
- Email dated October 23, 2017 from Hope Walton
- Email dated October 23, 2017 from Dagmar VanBeselaere, Director, Responsible Dog Owners of Canada

- Email dated October 23, 2017 from Ian Hickman
- Email dated October 23, 2017 from Karen Theriault
- Email dated October 23, 2017 from Eleanor Conboy
- Email dated October 23, 2017 from Michelle Legault
- Email dated October 23, 2017 from Candice O'Connell, Co-chairman, Responsible Dog Owners of Canada
- Email dated October 23, 2017 from Carole Theriault
- Email dated October 23, 2017 from Barb Gladwish
- Email dated October 23, 2017 from Paul Johanis, Chair, Greenspace Alliance of Canada's Capital
- Email dated October 24, 2017 from the Kruzich family.

BUILT HERITAGE SUB-COMMITTEE

4. APPLICATION TO ALTER 61 PARK ROAD, A PROPERTY LOCATED IN ROCKCLIFFE PARK HERITAGE CONSERVATION DISTRICT, DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT*

ASC2017-PIE-RHU-0021

RIDEAU-ROCKCLIFFE (13)

REPORT RECOMMENDATIONS

That Planning Committee recommend that Council:

1. **approve the application to alter the building at 61 Park Road according to plans submitted by Robertson Martin Architects, received on August 24, 2017 and dated August 16, 2017;**
2. **approve the application to demolish the garage at 61 Park Road,**

facing Elmwood Avenue;

3. **approve the landscape design for 61 Park Road according to plans submitted by Robertson Martin Architect on August 24, 2017, and dated August 16, 2017;**
4. **delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development;**
5. **issue the heritage permit with a two-year expiry date from the date of issuance.**

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on November 22, 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 16 October 2017, and was CARRIED as presented. The Sub-committee heard delegations and received written correspondence on this matter, as noted in their Minutes.

The Planning Committee heard two delegations on this matter:

- Susan d'Aquino, Chair, Rockcliffe Park Heritage Committee spoke in opposition to the application because of the proposed scale and mass, change in roof pitch, and reduction in landscape setting, suggesting it does not meet the intent of the of the Rockcliffe Park Heritage Conservation District Plan. A copy of her submission is held on file.
- Robert Martin, Robertson Martin Architects Inc. (for the applicant) provided an overview of the proposal and responded to the concerns previously raised.

Item 4 of Planning Committee Agenda 53 was put to Committee and CARRIED as presented.

PLANNING SERVICES

5. ZONING BY-LAW AMENDMENT – PART OF 6211 RENAUD ROAD

ACS2017-PIE-PS-0116

INNES (2)

REPORT RECOMMENDATIONS

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 6211 Renaud to permit a residential subdivision consisting of 3 single detached units and 55 townhouse units, 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 8 November 2017,” subject to submissions received between the publication of this report and the time of Council’s decision.**

The committee heard one delegation:

- Miguel Tremblay, FoTenn (for the applicant), spoke in support of the application.

The following staff of the Planning, Infrastructure and Economic Development department responded to questions: Jeff McEwen, Manager, Development Review – East; Steve Belan, Planner; Frank Bidin, Chief Building Official; and, Court Curry, Manager, Right of Way, Heritage and Urban Design Services.

The committee received the following correspondence between 17 October 2017 (the date the report was published in the committee agenda) and the time the report was considered by Planning Committee on 24 October 2017, a copy

of which is held on file:

- Email dated October 20, 2017 from Elisabeth Normand, with concerns.

In response to discussion by the committee, Chair Harder asked the following of staff:

- That, prior to Council's consideration of this report, staff provide all Members of Council information on how this property was assessed by heritage to determine whether it warranted heritage protection prior to the issuance of a demolition permit, as well as information about the current notification process for ward councillors in this regard
- That staff bring forward a report to Planning Committee, by its last meeting in 2018, to outline the current process with respect to applications for demolition and the heritage assessment process for any that have not yet been reviewed for inclusion on the Heritage Reference list; the report should also include reference to how the property at 6211 Renaud Road was assessed prior to the issuance of a demolition permit.

Item 5 of Planning Committee Agenda 53, as set out below, was put to Committee:

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 6211 Renaud to permit a residential subdivision consisting of 3 single detached units and 55 townhouse units, 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 8 November 2017," subject to submissions received between the publication of this report and the time of Council's decision.**

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

YEAS (7): Councillors R. Brockington, R. Chiarelli, J. Cloutier, J. Leiper,
T. Nussbaum, S. Qadri, Chair J. Harder

NAYS (3): Councillors S. Blais, A. Hubley, Vice-chair T. Tierney

6. ZONING BY-LAW AMENDMENT – 1620 AND 1636 MAPLE GROVE ROAD
ACS2017-PIE-PS-0125 STITTSVILLE (6)

Note: Minor corrections have been made to this report by the Office of the City Clerk and Solicitor, per the City Clerk and Solicitor's Delegated Authority, as set out in Schedule C, Subsection 35 of Delegation of Authority By-Law 2016-369.

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1620 and 1636 Maple Grove Road to permit a residential subdivision containing approximately 946 residential units, one elementary school, one local commercial block and three parks, 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 8 November 2017 subject to submissions received between the publication of this report and the time of Council's decision.**

The following staff responded to questions: Derrick Moodie, Manager, Development Review – West, Alain Gonthier, Director, Infrastructure Services, and Louise Sweet, Planner, Planning, Infrastructure and Economic Development department, as well as Christine Enta, Legal Counsel, Office of the City Clerk

and Solicitor.

Motion No. PLC 53/1

Moved by Councillor S. Qadri

WHEREAS the City is considering a zoning application for Richcraft Homes development at 1620 & 1636 Maple Grove Road which was originally submitting in 2004; and

WHEREAS the public consultation for the plan of subdivision was undertaken a number of years ago; and

WHEREAS the application pre-dates the City's Development Application website so the zoning application was not listed on the website for public consult; and

WHEREAS the City has met the legal requirements for notification, however, providing a deferral will allow interested residents to submit comments on the zoning application;

THEREFORE BE IT RESOLVED that this application be deferred to the Planning Committee meeting on November 14.

LOST, on a division of 1 yea and 9 nays, as follows:

YEAS (1): Councillor S. Qadri

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

The committee heard one delegation:

- Miguel Tremblay, FoTenn, and Kevin Yemm, Richcraft Group of Companies (the applicant), spoke in support and responded to questions.

The committee received the following correspondence between 17 October 2017 (the date the report was published in the committee agenda) and the time the report was considered by Planning Committee on 24 October 2017, a copy of which is held on file:

- Email dated October 21, 2017 from Jeff Tindall with questions about the

proposal

- Email dated October 23, 2017 from Glen Gower, President, Fairwinds Community Association, with concerns and requesting deferral
- Email dated October 23, 2017 from Faith Blacquiere, with concerns and requesting deferral.

In response to the discussion on this item, Chair Harder asked that staff respond to the written submissions received on this matter prior to its consideration at Council.

Item 6 of Planning Committee Agenda 53 was put to Committee and CARRIED as presented with Councillor S. Qadri dissenting.

7. ZONING BY-LAW AMENDMENT – 991 CARLING AVENUE

ACS2017-PAI-PS-0121

KITCHISSIPPI (15)

REPORT RECOMMENDATIONS

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 991 Carling Avenue to permit a temporary three year parking lot, 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 8 November 2017,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Steve Willis, General Manager, and Doug James, Manager, Development Review – Central, Planning, Infrastructure and Economic Development

department, responded to questions.

Lloyd Phillips, Lloyd Phillips and Associates Ltd., and Roberto Aburto, Gowling WLG LLP (the applicant) were present to respond to questions if needed.

Planning Committee CARRIED the report recommendations as presented.

INFRASTRUCTURE SERVICES

Note: the Committee dealt with questions on Items 8 and 9 concurrently

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| 8. | GREENBANK ROAD WATERMAIN CLASS ENVIRONMENTAL ASSESSMENT STUDY | BARRHAVEN (3) |
| | ACS2017-PIE-IS-0012 | |
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REPORT RECOMMENDATION

That the Planning Committee recommend Council receive the Class Environmental Assessment Study for the Greenbank Road Watermain 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.

Alain Gonthier, Director, Infrastructure Services, Planning, Infrastructure and Economic Development department, responded to questions.

Item 8 of Planning Committee Agenda 53 was put to Committee and CARRIED as presented.

9. NORTH ISLAND LINK ENVIRONMENTAL ASSESSMENT STUDY

ACS2017-PIE-IS-0013

RIDEAU-GOULBOURN (21)

REPORT RECOMMENDATIONS

That the Planning Committee recommend Council receive the Class Environmental Assessment Study for the North Island Link 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.

Alain Gonthier, Director, Infrastructure Services, Planning, Infrastructure and Economic Development department, responded to questions.

Item 9 of Planning Committee Agenda 53 was put to Committee and CARRIED as presented.

INFORMATION PREVIOUSLY DISTRIBUTED

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

A. BILL 139 – ONTARIO MUNICIPAL BOARD REFORM

ACS2017-PIE-PS-0130

CITY WIDE

INQUIRIES

Councillor S. Blais raised the following Inquiry:

“The adoption of new infrastructure standards is said to save \$12 million (Planning

Committee October 24, 2017)

Which roads projects is this quantum being saved?

How does this savings impact the list of affordable projects?”

Note: As this Inquiry falls within the purview of the Transportation Committee, it was directed to the Transportation Services department, with the response to be listed on a future Transportation Committee agenda.

ADJOURNMENT

The meeting was adjourned at 12:07 p.m.

Committee Coordinator

Chair