



Planning Committee

Minutes 60

Tuesday, 27 March 2018

9:30 am

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 11 April 2018 in Planning Committee Report 60A*

Present: Chair: Councillor J. Harder
Vice-chair: Councillor 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 1 to 4 on today's agenda.

She advised anyone intending to appeal the proposed amendment to the Ontario

Municipal Board / Local Planning Appeal Tribunal 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 Ontario Municipal Board / Local Planning Appeal Tribunal 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 59 - 27 February 2018

CONFIRMED

PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING SERVICES

1. SOUTH NEPEAN TOWN CENTRE COMMUNITY DESIGN PLAN, OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT – 3311 GREENBANK ROAD AND 3380 JOCKVALE ROAD
- ACS2018-PIE-PS-0040 BARRHAVEN (3)
-

REPORT RECOMMENDATIONS

1. **That Planning Committee recommend Council approve:**
- a. **an amendment to the Official Plan, Volume 2a, South Nepean Town Centre Secondary Plan, South Nepean Area 7, by incorporating site specific policies for 3311 Greenbank Road and 3380 Jockvale Road relating to the road network, sidewalks, right-of-way, and setback requirements, as detailed in Document 2;**
 - b. **the changes to the schedules of the South Nepean Town Centre Community Design Plan, as detailed in Document 3; and**
 - c. **an amendment to the Zoning By-law 2008-250 for 3311 Greenbank Road, 3380 Jockvale Road, rezoning the properties to two separate zoning designations in order to permit the development of a subdivision consisting of townhouses and an apartment block, and rezoning 2393 Longfields Drive to an Open Space Zone for a future community park, 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 11 April 2018," subject to submissions received between the publication of this report and the time of Council's decision.

Motion N^o. PLC 60/1

Moved by Councillor T. Tierney

WHEREAS there is no designated off leash dog park in Ward 3 – Barrhaven; and

WHEREAS there has been significant interest from the community for an off leash park;

THEREFORE BE IT RESOLVED that Planning Committee recommend Council approve that the detailed design of the park portion at 2393 Longfields Drive, located along the Jock River, will include a designated area for an off leash, dogs allowed park.

CARRIED

Susan Murphy, Minto Communities Inc. (owner), was present in support of the report recommendations and to answer questions if needed.

The report recommendations, as amended by motion 60/1 and set out in full below, were put to committee:

1. That Planning Committee recommend Council approve:
 - a. an amendment to the Official Plan, Volume 2a, South Nepean Town Centre Secondary Plan, South Nepean Area 7, by incorporating site specific policies for 3311 Greenbank Road and 3380 Jockvale Road relating to the road network, sidewalks, right-of-way, and setback requirements, as detailed in Document 2;

- b. **the changes to the schedules of the South Nepean Town Centre Community Design Plan, as detailed in Document 3; and**
 - c. **an amendment to the Zoning By-law 2008-250 for 3311 Greenbank Road, 3380 Jockvale Road, rezoning the properties to two separate zoning designations in order to permit the development of a subdivision consisting of townhouses and an apartment block, and rezoning 2393 Longfields Drive to an Open Space Zone for a future community park, as detailed in Document 3 and amended by the following:**
 - i. **that the detailed design of the park portion at 2393 Longfields Drive, located along the Jock River, will include a designated area for an off leash, dogs allowed park.**
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 11 April 2018," subject to submissions received between the publication of this report and the time of Council's decision.**

CARRIED

2. ZONING BY-LAW AMENDMENT – PART OF 1211 OLD MONTREAL ROAD
ACS2018-PIE-PS-0025 CUMBERLAND (19)
-

REPORT RECOMMENDATIONS

1. **That Planning Committee recommend Council approve amendments to Zoning By-law 2008-250 for parts of 1211 Old Montreal Road to**

permit back to-back townhouses and to permit a place of assembly, 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 11 April 2018," subject to submissions received between the publication of this report and the time of Council's decision.**

CARRIED

Michelle Taggart, Tamarack Corporation (owner), was present in support of the report recommendations and to answer questions if needed.

- 3. ZONING BY-LAW AMENDMENT – 3015, 3055, 3075 AND 3095 PALLADIUM DRIVE**

ACS2018-PIE-PS-0036

KANATA NORTH (4)

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3015, 3055, 3075 and 3095 Palladium Drive to remove restrictions on retail uses, 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 11 April 2018," subject to submissions received**

between the publication of this report and the time of Council's decision.

CARRIED

Paul Black, Fotenn Consultants Inc. (applicant), was present in support of the report recommendations and to answer questions if needed.

4. ZONING BY-LAW AMENDMENT – 207 BELL STREET NORTH
ACS2018-PIE-PS-0039 SOMERSET (14)
-

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 207 Bell Street North to permit ground floor non residential uses, an outdoor commercial patio, and performance standards that reflect existing non-complying on-site conditions, as shown on Document 1 and 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 11 April 2018 subject to submissions received between the publication of this report and the time of Council's decision.**

CARRIED

Brian Casagrande, Fotenn Consultants Inc. (applicant), was present in support of the report recommendations and to answer questions if needed.

The committee received the following correspondence between 16 March 2018

(the date the report was published to the City's website) and the time the report was considered by Planning Committee on 27 March 2018, a copy of which is held on file:

- Letter dated 27 March from Brian Casagrande and Nico Church, Fotenn Consultants Inc.

5. SITE PLAN APPROVAL – 195 MEANDERING BROOK DRIVE

ACS2018-PIE-PS-0035

GLOUCESTER-SOUTHGATE (10)

REPORT RECOMMENDATION

That Planning Committee approve a Site Plan Control application for the construction of a new Planned Unit Development, as provided in Documents 5 and 6.

The following staff responded to questions:

- Planning, Infrastructure and Economic Development department: Don Herweyer, Manager, Development Review - South; Simon Deiacco, Planner; Gary Baker, Program Coordinator, Development Charges
- Transportation Services department: Phil Landry, Director, Traffic Services; Colin Simpson, Program Manager, Transportation Engineering Services
- Office of the City Clerk and Solicitor: Christine Enta, Legal Counsel.

Ward Councillor, Diane Deans, was present and took part in discussion.

The committee heard one delegation on this matter:

- Danny Page, Jean Guy Rivard and Valecraft Homes Ltd. (applicant), asked that the City approve the application, which has been on hold with the City since 2008. He said that Valecraft has made concessions to address public concerns about traffic and safety but that there is no warrant to support the ward Councillor's request of the applicant to install

traffic lights and make roadway modifications at the intersection of Meandering Brook and Lester.

The committee received the following correspondence between 20 March 2018 (the date the report was published to the City's website) and the time the report was considered by Planning Committee on 27 March 2018, a copy of which is held on file:

- Email dated March 22 (received on March 26) from Larry Garnett
- Email dated March 26 from Pat Iannitti
- Email dated March 26 from Laura and Jean Belanger
- Email dated March 26 from Susi Defalco
- Email dated March 26 from Sharon Haig
- Email dated March 26 from Angelo Karalekas.

Motion N^o PLC 60/2

Moved by Councillor S. Blais

WHEREAS at the time of the original submission for 195 Meandering Brook Drive application, signal testing for the intersection of Meandering Brook Drive and Lester Road was at 89% of the warrant; and

WHEREAS since that time the residents of Deerfield Village continue to express concern with the new development and their ability to safely enter and exit their neighbourhood because the main access is an uncontrolled t-intersection off Lester Road (an 80km/h arterial); and

WHEREAS as part of the development application the City of Ottawa has recognized the importance of transit and is requiring the developer to construct a bus pad on the north side of Lester Road to accommodate the over 50 new riders OC Transpo has identified would result from this development; and

WHEREAS there is currently no safe pedestrian access to the south side of Lester Road and as a result no bus pad is being included for p.m. drop off as part of the development;

THEREFORE BE IT RESOLVED THAT Planning Committee defer the vote on 195 Meandering Brook Drive until the April 24th meeting and direct Planning Staff to work with the developer and the ward Councillor during that time to explore any and all options to find solutions to the traffic and transit problems outlined above.

DEFERRAL CARRIED

Chair Harder asked that, prior to the item being considered by Planning Committee on April 24, staff follow up with her to provide information on the current list of 19 locations that meet the requirements for traffic signal installations, as well as the top ten that fell below the warrant.

BUILT HERITAGE SUB-COMMITTEE

6. APPLICATION TO ALTER THE FORMER GRANT SCHOOL, 2720 RICHMOND ROAD, A PROPERTY DESIGNATED UNDER PART IV OF THE *ONTARIO HERITAGE ACT*

ACS2018-PIE-RHU-0005

BAY (7)

REPORT RECOMMENDATIONS

That the Planning Committee recommend that Council:

- 1. approve the application to alter the former Grant School, 2720 Richmond Road, according to the plans prepared by J.L. Richards & Associates Limited, received on 22 January 2018;**
- 2. delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department;**
- 3. issue the heritage permit with a two-year expiry date from the date of issuance unless extended by Council prior to expiry.**

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

under the *Ontario Heritage Act* will expire on 26 April 2018.)

(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.)

The Built Heritage Sub-Committee (BHSC) considered this report at its meeting of 8 March 2018 and CARRIED the report recommendations as presented. The Sub-committee heard one delegation and received written correspondence on this matter, as noted in their Minutes.

Planning Committee CARRIED the report recommendations as presented.

PLANNING SERVICES

7. 2017 ANNUAL REPORT PURSUANT TO THE *BUILDING CODE ACT*

ACS2018-PIE-PS-0014

City Wide

REPORT RECOMMENDATION

That Planning Committee recommend Council receive the 2017 Annual Report Pursuant to the *Building Code Act* for information.

CARRIED

**OFFICE OF THE CITY CLERK AND SOLICITOR
COUNCIL AND COMMITTEE SERVICES**

8. APPOINTMENTS – PLANNING ADVISORY COMMITTEE

ACS2018-CCS-GEN-0007

CITY WIDE

REPORT RECOMMENDATIONS

That Planning Committee recommend that Council:

1. **approve the following public member appointments to the Planning Advisory Committee (PAC), all terms to be effective upon approval and to expire on 30 November 2018:**

Members residing in the Rural Area of Ottawa:

Bill Eggertson

Cora Lia Taraciuk

Members residing inside the Greenbelt:

Shannon Bassett

Aileen Duncan

Members residing within the Urban Area outside of the Greenbelt:

Farrah Issa

Tom Moss

Nominees:

Carolyn Mackenzie (Federation of Citizens' Associations of Ottawa)

David S. Renfroe (Greater Ottawa Homebuilders' Association)

Cal Kirkpatrick (BOMA Ottawa)

Architect member:

Mohammed al Riffai

Landscape Architect member:

Anne-Claude Schellenberg

Professional planner member:

Jack Stirling

2. **waive Section 2.5 of the Appointment Policy with respect to the appointment of Bill Eggertson as described in this report;**
3. **waive the requirement in the PAC Terms of Reference that the Professional Planner member be a practicing member of the Ontario Professional Planners Institute as described in this report;**
4. **approve that the Code of Conduct for Members of Council applies to the councillors who are also members of PAC, and that the Advisory Committee Members' Code of Conduct applies to the public members of the PAC as described in this report, effective upon approval.**

CARRIED

Motion N^o. PLC 60/3

Moved by Councillor T. Tierney

WHEREAS the reports listed on today's Planning Committee agenda would normally rise to Council for consideration in April; and

WHEREAS the Planning Advisory Committee members must receive orientation and meet before the end of Q2, as described in the report Planning Advisory Committee – Establishment (ACS2018-CCS-GEN-0030); and

WHEREAS the appointment of the Planning Advisory Committee members would allow staff to promptly schedule the members for orientation and

the inaugural meeting;

THEREFORE BE IT RESOLVED that the Planning Committee recommend that Council Suspend the notice required under Subsections 29. (3) and 34. (1) of Procedure By-law 2016-377 to consider this report at its meeting on 28 March 2018 to allow for prompt scheduling of PAC members for orientation and the inaugural PAC meeting within Q2 2018.

CARRIED

MOTIONS OF WHICH NOTICE HAS BEEN PREVIOUSLY GIVEN

COUNCILLOR T. TIERNEY

9. DEVELOPMENT CHARGE BY-LAW REVIEW COUNCILLORS SPONSOR GROUP

ACS2018-CCS-PLC-0004

CITY WIDE

REPORT RECOMMENDATION

That Planning Committee recommend Council approve the following Councillors as members of the Development Charge By-law Review Councillors Sponsor Group:

- **Jan Harder (Chair of Planning Committee and representative of suburban south),**
- **Allan Hubley (Chair of Audit Committee and representative of suburban west),**
- **Stephen Blais (Chair of Transit Commission and representative of suburban east),**
- **Scott Moffatt (Chair of Agriculture and Rural Affairs Committee and representative of rural)**

- Jeff Leiper (representative of the urban area).

CARRIED

Motion N^o. PLC 60/4

Moved by Councillor T. Tierney

WHEREAS the reports listed on today's Planning Committee agenda would normally rise to Council for consideration in April; and

WHEREAS the Development Charge By-law Review has already started; and

WHEREAS the appointment of the Development Charge By-law Review Councillor Sponsor group would allow staff to promptly engage with the sponsor group;

THEREFORE BE IT RESOLVED that the Planning Committee recommend that Council Suspend the notice required under Subsections 29. (3) and 34. (1) of Procedure By-law 2016-377 to consider this report at its meeting on 28 March 2018 to allow the Sponsor group to begin its work as soon as possible and meet the deliverables and timelines as described in the report.

CARRIED

The committee received the following correspondence between 16 March 2018 (the date the report was published to the City's website) and the time the report was considered by Planning Committee on 27 March 2018, a copy of which is held on file:

- Letter dated 26 March 2018 from Paul Johanis, Chair, Greenspace Alliance of Canada's Capital.

ADJOURNMENT

The meeting adjourned at 11:04 am.

Committee Coordinator

Chair

DRAFT