



## Planning Committee

### Minutes 61

Tuesday, 10 April 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 25 April 2018 in Planning Committee Report 61A.*

**Present:** Chair: Councillor J. Harder  
Vice-chair: Councillor T. Tierney  
Councillors: S. Blais, R. Brockington, R. Chiarelli, J. Cloutier,  
A. Huble, 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 and 2 on today's agenda.

She advised anyone intending to appeal the proposed amendment to the 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 150 days of receipt of an application for Zoning and 210 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 60 - 27 March 2018

CONFIRMED

#### PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT

#### PLANNING SERVICES

1. ZONING BY-LAW AMENDMENT AND COMMUNITY DESIGN PLAN AMENDMENT – 3900 CAMBRIAN ROAD, 3454, 3508 GREENBANK ROAD AND 3345 BORRISOKANE ROAD

ACS2018-PIE-PS-0046

BARRHAVEN (3)

---

#### REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve:
  - a) an amendment to Zoning By-law 2008-250 for 3900 Cambrian

Road, 3454, 3508 Greenbank Road and 3345 Borrisokane Road to permit a range of low- to mid-rise residential uses, supported by leisure, employment, commercial and school uses to contribute to a complete community, as shown in Document 2 and detailed in Document 3; and

- b) an amendment to the Barrhaven South Community Design Plan to relocate the secondary school site, stormwater management pond and park locations, as shown in Document 5.
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 25 April 2018" subject to submissions received between the publication of this report and the time of Council's decision.

CARRIED

Motion N° PLC 61/1

Moved by Councillor T. Tierney

**WHEREAS report ACS2018-PIE-PS-0046 (Zoning By-Law Amendment and Community Design Plan Amendment – 3900 Cambrian Road, 3454, 3508 Greenbank Road and 3345 Borrisokane Road), as considered by Planning Committee on April 10, 2018, is scheduled to be considered by Council on April 25, 2018; and**

**WHEREAS the application has been delayed due to the protracted discussions on ratifying the City of Ottawa's sump pump policy;**

**WHEREAS it is desirable to expedite consideration of the report by Council to avoid any further delay;**

**THEREFORE BE IT RESOLVED that Planning Committee request Council suspend the notice required under Subsections 29. (3) and 34. (1) of the Procedure By-law to consider this report at its meeting on 11 April 2018;**

**and**

**BE IT FURTHER RESOLVED that, should Planning Committee approve that the item proceed to Council for consideration on April 11, recommendation 2 of the staff report be amended to replace the date of 25 April 2018 with 11 April 2018.**

CARRIED

Planning Committee CARRIED the report recommendations as amended by motion 61/1, as set out below:

1. **That Planning Committee recommend Council approve:**
  - a) **an amendment to Zoning By-law 2008-250 for 3900 Cambrian Road, 3454, 3508 Greenbank Road and 3345 Borriskane Road to permit a range of low- to mid-rise residential uses, supported by leisure, employment, commercial and school uses to contribute to a complete community, as shown in Document 2 and detailed in Document 3; and**
  - b) **an amendment to the Barrhaven South Community Design Plan to relocate the secondary school site, stormwater management pond and park locations, as shown in Document 5.**
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 – 245 SQUADRON CRESCENT, 1400 HEMLOCK ROAD AND 775 MIKINAK ROAD

ACS2018-PIE-PS-0045

RIDEAU-ROCKCLIFFE (13)

---

### **REPORT RECOMMENDATIONS**

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 245 Squadron Crescent, 1400 Hemlock Road, and 775 Mikinak Road to permit 301 townhouses and stacked townhouses within Wateridge Village, 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 25 April 2018,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Jillian Normand, Mattamy (Rockcliffe) Inc. (owner/applicant), was present in support and to answer questions if needed.

Planning Committee CARRIED the report recommendations as presented.

3. EXEMPTION TO THE PERMANENT SIGNS ON PRIVATE PROPERTY BY-LAW – 4255 STRANDHERD DRIVE

ACS2018-PIE-PS-0031

BARRHAVEN (3)

---

**REPORT RECOMMENDATION**

**That Planning Committee recommend Council approve an exemption to Section 139 of By-law 2016-326, to permit a digital message centre as a wall sign at 4255 Strandherd Drive, as shown on Documents 2 and 3.**

CARRIED

4. EXEMPTION TO THE PERMANENT SIGNS ON PRIVATE PROPERTY BY-LAW – 1795 ST LAURENT BOULEVARD

ACS2018-PIE-PS-0032

ALTA VISTA (18)

---

**REPORT RECOMMENDATION**

**That Planning Committee recommend Council approve an exemption to Section 124 of By-law 2016-326, to permit digital drive-through ground signage at 1795 St-Laurent Boulevard, as shown on Documents 2 – 4, with a minimum dwell time of three minutes for the main menu board sign and a one-minute dwell time for the pre-menu sign.**

Nathan Dart, Pride Signs Limited, was present in support and to answer questions if needed.

Planning Committee CARRIED the report recommendation as presented.

## **BUSINESS SUPPORT SERVICES**

5. PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT  
DEPARTMENT 2017 YEAR-END REPORT AND 2018 WORK PROGRAM

ACS2018-PIE-GEN-0001

CITY WIDE

---

### **REPORT RECOMMENDATION**

**That Planning Committee receive this report for information.**

Stephen Willis, General Manager, Planning, Infrastructure and Economic Development (PIED) department, accompanied by Andy Reside, Strategic Initiatives Project Officer, provided a PowerPoint presentation, a copy of which is held on file.

The following staff also responded to questions: Lee Ann Snedden, Director, Planning Services, PIED; Richard Ashe, Manager, Permit Approvals, PIED.

The committee heard one delegation on this matter:

- Alex Cullen, President, Belltown Neighbours Association, and also representing the five other community associations listed below, asked that, prior to accepting any applications for redevelopment of the Lincoln Fields area, staff conduct a City-led planning and visioning exercise with the community and key stakeholders to formulate appropriate guiding principles for the redevelopment of the area. This request was also submitted in writing in advance of the meeting by Jonathan Morris, President, Britannia Village Community Association, on behalf of the six Associations.
  - Whitehaven Community Association, Woodpark Community Association, Lincoln Heights-Parkway Community Association, Queensway Terrace North Community Association, Britannia Village Community Association

Planning Committee RECEIVED the report as presented, with the following Direction to staff:

That staff prepare a proposal for a targeted review of the Richmond Road / Westboro Secondary Plan for the consideration of Council, in the next term of Council.

## COUNCILLORS' ITEMS

### COUNCILLOR M. FLEURY

6. EXEMPTION TO PERMANENT SIGNS ON PRIVATE PROPERTY BY-LAW - MURAL AT 215 WURTEMBURG STREET

ACS2018-CCS-PLC-0006

RIDEAU-VANIER (12)

---

## REPORT RECOMMENDATIONS

That Planning Committee recommend that Council:

1. **approve an exemption to Section 142 of the Permanent Signs on Private Property By-law 2016-326, as amended, to allow a mural to be installed above the third storey up to the tenth storey of the south wall elevation and a lower portion of the west wall elevation of the building located at 215 Wurtemberg Street, instead of the maximum initial three storey limit and entrance elevation restriction; provided appropriate staff and Councillor Fleury further review and approve the final mural concept;**
2. **allow this approval beyond the general application process for minor variances found in the delegation of authority provisions in Part 5 of By-law 2016-326; and**
3. **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**



**11 April 2018.**

CARRIED

**COUNCILLOR M. WILKINSON**

7. TRAFFIC SIGNAL FOR TERRY FOX DRIVE AT HUNTSVILLE DRIVE  
ACS2018-CCS-PLC-0005 KANATA NORTH (4)
- 

**REPORT RECOMMENDATIONS**

**That Planning Committee recommend Council approve:**

- 1. that City staff be directed to bring forward an amendment to the Development Charge Background Study at the earliest possible date to include a traffic signal for the intersection of Terry Fox Drive at Huntsville; and**
- 2. that the report address the necessary steps to approve a Front Ending Agreement as soon as possible so the signals can be installed this year before school starts in September.**

Councillor Marianne Wilkinson provided a PowerPoint presentation, a copy of which is held on file.

The following staff responded to questions from Committee: Colin Simpson, Program Manager, Transportation Engineering Services, Transportation Services department; Gary Baker, Program Coordinator, Development Charges, Planning, Infrastructure and Economic Development department.

The committee heard three delegations on this matter. The following two delegations spoke in support of the report recommendations, commenting on their own experiences with having witnessed the problems and safety concerns associated with the intersection in question.

- Farrokh Fazileh
- Jenna Sudds

The following three gentlemen, representing the Richardson Ridge Inc., also spoke in support of the report indications, explaining the circumstances that lead to this situation and indicating their willingness to proceed with the front ending agreement and traffic signal installation.

- Stephen Cunliffe, Demetrius Yannouloupoulos, David Hook

The committee received the following correspondence between 3 April 2018 (the date the report was published to the City's website) and the time the report was considered by Planning Committee on 10 April 2018, a copy of which is held on file:

- Email dated April 4 from Yong Sun
- Email dated April 4 from Wei (surname not identified)
- Email dated April 4 from Jun Yang
- Email dated April 5 from Yong Chang Liu
- Email dated April 5 from Isabel Yang
- Email dated April 5 from Shannon (surname not identified)
- Email dated April 5 from Liqing Wu
- Email dated April 5 from Letian Yang
- Email dated April 6 from Robert Liao
- Email dated April 6 from Ray Duan
- Email dated April 7 from Frances L.
- Email dated April 7 from Feng
- Email dated April 7 from Alan Doak
- Email dated April 9 from Omneya Issa

- Email dated April 9 from Jason Kellar

Planning Committee considered the report recommendation, as follows:

**That Planning Committee recommend Council approve:**

- 1. that City staff be directed to bring forward an amendment to the Development Charge Background Study at the earliest possible date to include a traffic signal for the intersection of Terry Fox Drive at Huntsville; and**
- 2. that the report address the necessary steps to approve a Front Ending Agreement as soon as possible so the signals can be installed this year before school starts in September.**

CARRIED, on a division of 10 yeas and 0 nays, as follows:

YEAS (10): Councillors S. Blais, R. Brockington, R. Chiarelli, J. Cloutier, A. Hubley, J. Leiper, T. Nussbaum, S. Qadri, Vice-chair T. Tierney, Chair J. Harder

NAYS (0): Councillors (None)

#### **INFORMATION PREVIOUSLY DISTRIBUTED**

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

- A. RESPONSE TO ENQUIRY ON SHORT-TERM RENTALS, JULY 12, 2017  
ACS2018-PIE-EDP-0019
-

OTHER BUSINESS

ADDITIONAL ITEM

**Motion N° PLC 61/2**

Moved by Councillor T. Tierney

**That the Planning Committee approve the addition of this Item to the agenda for consideration by the Committee at this meeting, pursuant to Section 89(3) of the Procedure By-Law:**

- **Amendments to Document 4 of Report ACS2018-PIE-PS-0005.**

CARRIED

AMENDMENTS TO DOCUMENT 4 OF REPORT ACS2018-PIE-PS-0005 - *FRONT-ENDING REPORT-STORMWATER MANAGEMENT PONDS 1 AND 2, LEITRIM ROAD STORM DRAINAGE SYSTEM, NORTH-SOUTH SWALE AND OVERSIZED TRUNK STORM SEWERS IN LEITRIM COMMUNITY*

OSGOODE (20)

---

Vice-chair Tierney introduced a motion that had been prepared by staff to make amendments to Document 4 of Report ACS2018-PIE-PS-0005 (previously approved by Council on 14 February 2018) in order to avoid a potentially lengthy project delay.

The following staff provided clarification on the motion: Tim Marc, Senior Legal Counsel, Planning, Development and Real Estate, Office of the City Clerk and Solicitor; Don Herweyer, Manager, Development Review – South, Planning, Infrastructure and Economic Development department.

**Motion N° PLC 61/3**

Moved by Councillor T. Tierney

**WHEREAS Report ACS2018-PIE-PS-0005 was approved by City Council on 14 February 2018 to allow the City to enter into a front-ending agreement with Urbandale Corporation and Claridge Homes (Bank St.) Inc. with respect to the Pond 1 Expansion in the Leirim Community;**

**WHEREAS Document 4 of Report ACS2018-PIE-PS-0005 requires the lands on which the pond expansion is to be located to be conveyed to the City prior to the execution of the Front-Ending Agreement;**

**WHEREAS a time delay of potentially an entire construction season may result should the acquisition by the City be required prior to the execution of the Front-Ending Agreement;**

**WHEREAS the City will be acquiring the Pond 1 expansion land for a dollar and the location will be established once construction starts, the typical procedure and options (i.e. not closing or requesting an abatement of price) in a real estate acquisition do not apply.**

**WHEREAS the requirement for conveyance can be addressed in the subdivision agreement conditions for the abutting subdivisions, currently filed with the City, after entering into a front-ending agreement;**

**THEREFORE BE IT RESOLVED that Planning Committee recommend Council approve the following:**

**That Document 4 of Report ACS2018-PIE-PS-0005 be amended as follows:**

- 1. Principle 3 be amended by replacing the last sentence “Furthermore consent to enter will be required from the City” with “Furthermore consent to enter will be required from the City for the construction of the connection to the existing pond lands, currently owned by the City.”**
- 2. The deletion of Principle 9 in its entirety.**

**AND BE IT FURTHER RESOLVED Planning Committee request Council suspend the notice required under Subsections 29. (3) and 34. (1) of the Procedure By-law**

**to consider this report at its meeting on 11 April 2018.**

CARRIED

ADJOURNMENT

The meeting was adjourned at 11:34 am.

---

**Committee Coordinator**

---

**Chair**