



Planning Committee

Minutes 69

Tuesday, 11 September 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 September 26, 2018 in Planning Committee Report 69A.*

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

Chair Harder 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 6 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 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 items.

DECLARATIONS OF INTEREST

Having been absent from the August 28, 2018 meeting of the Planning Committee, Councillor Rick Chiarelli declared a potential, deemed indirect pecuniary interest on Item 11 of Planning Committee Agenda 68 for that meeting, "Site Plan Control – 140 Main Street (Immaculata High School)" (ACS2018-PIE-PS-0098), as his wife is an employee of the Ottawa-Catholic School Board.

CONFIRMATION OF MINUTES

Minutes 68 - 28 August 2018

CONFIRMED as amended by the above-noted Declaration of Interest

PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING SERVICES

1. ZONING BY-LAW AMENDMENT – PART OF 3882 BARNSDALE ROAD AND PART OF 3960 GREENBANK ROAD

ACS2018-PIE-PS-0103

BARRHAVEN (3):
RIDEAU-GOULBOURN (21)

Report recommendations:

1. That Planning Committee recommend Council approve an

amendment to Zoning By-law 2008-250 for part of 3882 Barnsdale Road and part of 3960 Greenbank Road to permit land uses associated with a Draft Plan of Subdivision, 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 September 26, 2018", subject to submissions received between the publication of this report and the time of Council's decision.**

Hugo Lalonde, Minto Communities Inc. (applicant) was present in support and to answer questions if needed.

Planning Committee CARRIED the report recommendations as presented.

- 2. ZONING BY-LAW AMENDMENT – PART OF 3640 GREENBANK ROAD**
ACS2018-PIE-PS-0096 BARRHAVEN (3)
-

Report recommendations:

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 3640 Greenbank Road to lift the holding symbol to remove the exception for the increased front yard and corner side yard setbacks and to increase the maximum permitted height for back-to-back townhouses, 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 September 26, 2018”, subject to submissions received between the publication of this report and the time of Council’s decision.

Stephanie Morris-Rashidpour, FoTenn Consultants Inc, (applicant) for Tamarack (Nepean) Corporation (owner), was present in support and to answer questions if needed.

Planning Committee CARRIED the report recommendations as presented and then CARRIED the following motion to advance the report to Council the following day.

Motion N° PLC 69/1

Moved by Councillor T. Tierney

WHEREAS the developer, Tamarack Homes & Taggart Investment, has requested to advance this report to Council the next day, as the studies required to satisfy the requirements to remove the holding symbol for this property took longer than anticipated and as they are trying to meet September construction timelines;

THEREFORE BE IT RESOLVED that Planning Committee recommend Council consider this report at its meeting on 12 September 2018 pursuant to Subsection 35. (5) of Procedure By-law 2016-377, to avoid further delays in project construction.

CARRIED

Note: as the date of consideration by Council was changed to September 12 (originally scheduled for September 26), the Council date in report recommendation 2 was considered amended to September 12, per Motion 69/1, as follows:

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 September 12,

2018” subject to submissions received between the publication of this report and the time of Council’s decision.

CARRIED

3. ZONING BY-LAW AMENDMENT – 1795 MONTREAL ROAD

ACS2018-PIE-PS-0102

BEACON HILL-CYRVILLE (11)

Report recommendations:

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1795 Montreal Road to permit an office and ancillary warehouse, 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 September 26, 2018”, subject to submissions received between the publication of this report and the time of Council’s decision.**

For the benefit of those in attendance, Vice-chair Tierney introduced the following motion:

Motion N° PLC 69/2

Moved by Councillor T. Tierney

WHEREAS report ACS2018-PIE-PS-0102 recommends an amendment to rezone the subject property to AM Zone – Arterial Mainstreet to permit an office use and it is requesting that a warehouse use be permitted by exception; and

WHEREAS the report limits the warehouse use to 900 square meters and

that the warehouse be located on the same lot as an office use; and

WHEREAS Column III of the zoning bylaw is the list of additional permitted uses in the AM zone and Column IV is the list of prohibited uses in the AM zone;

THEREFORE BE IT RESOLVED that Planning Committee recommend Council approve that Document 2 – Details of Recommended Zoning, be amended by replacing the text in section 2.b) with the following text:

- **‘add to Column IV, the text, “all uses except office and warehouse”;**
and’;

AND BE IT FURTHER RESOLVED THAT, pursuant to the *Planning Act*, subsection 34(17), no further notice be given.

The following individuals had registered to speak, but upon hearing the proposed amendment, indicated their support and that they did not need to provide further comment:

- Janet Kiff-Macaluso, Chair, Rothwell Heights Property Owners’ Association
- Murray Chown, Novatech (applicant)

Planning Committee CARRIED motion 69/2 and then CARRIED the report recommendations as amended, set out in full below.

1. **That Planning Committee recommend Council approve:**
 - a. **an amendment to Zoning By-law 2008-250 for 1795 Montreal Road to permit an office and ancillary warehouse, as detailed in Document 2, as amended by the following:**
 - **that Document 2 – Details of Recommended Zoning, be amended by replacing the text in section 2.b) with the following text: ‘add to Column IV, the text, “all uses except office and warehouse”;** and’;
 - b. **that, pursuant to the *Planning Act*, subsection 34(17), no further notice be given.**
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 September 26, 2018”, subject to submissions received between the publication of this report and the time of Council’s decision.

CARRIED

4. ZONING BY-LAW AMENDMENT – 2405 AND 2419 MER BLEUE ROAD
ACS2018-PIE-PS-0094 CUMBERLAND (19)
-

Report recommendations:

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2405 and 2419 Mer Bleue Road to permit institutional or residential uses, and commercial uses ancillary to an institutional use, 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 26 September 2018”, subject to submissions received between the publication of this report and the time of Council’s decision.**

Dan Paquette, Paquette Planning Associates Ltd. (applicant) was present in support and to answer questions if needed.

The Planning Committee received the following correspondence between 31 August (the date the report was published to the City’s website in

the Planning Committee agenda) and the time it was considered by the Planning Committee on 11 September, a copy of which is held on file:

- Email dated September 10 from Sylvie Lemire for Louis and Raymonde Bisson.

Planning Committee CARRIED the report recommendations as presented.

ECONOMIC DEVELOPMENT AND LONG RANGE PLANNING

5. ZONING BY-LAW AMENDMENT – ANOMALY – 25 EDGEWATER STREET
ACS2018-PIE-EDP-0045 KANATA SOUTH (23)
-

Report recommendations:

1. **That Planning Committee recommend Council approve a technical amendment to Zoning By-law 2008-250 to carry forward the regulations of the former Kanata Zoning By-law to accurately harmonize those regulations for the lands municipally known as 25 Edgewater Street, by rezoning them from IG2[1534] to IG2[XXXX], as detailed in Document 2.**
2. **That Planning Committee recommend Council consider this report at its meeting on September 12, 2018, pursuant to Sub-Section 35(5) of the Procedure By-law.**
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 September 2018”, subject to submissions received between the publication of this report and the time of**

Council's decision.

CARRIED

6. KANATA HIGHLANDS URBAN EXPANSION AREA OFFICIAL PLAN
AMENDMENT AND COMPREHENSIVE STUDY REPORT

ACS2018-PIE-EDP-0041

KANATA NORTH (4) ;
WEST CARLETON-MARCH (5)

Report recommendations:

1. **That Planning Committee recommend Council approve:**
 - a. **the Kanata Highlands Urban Expansion Area Comprehensive Study Report as outlined in this report and in Document 1;**
 - b. **the Kanata Highlands Urban Expansion Area Environmental Report, as outlined in Document 2; and**
 - c. **Official Plan Amendment XX, as outlined in Document 3.**
2. **That Planning Committee approve the Consultation Details as provided in Document 4 of this report to 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 26 September 2018, subject to submissions received between the publication of this report and the time of Council's decision.**

The following staff of the Planning, Infrastructure and Economic Development department responded to questions:

- Alain Miguelez, Program Manager, Community Planning
- Nick Stow, Planner

Julie Carrara, Fotenn Consultants, was present in support and to answer

questions if needed.

The Planning Committee received the following correspondence between between 31 August (the date the report was published to the City's website in the Planning Committee agenda) and the time it was considered by the Planning Committee on 11 September, a copy of which is held on file:

- Email dated September 10 from Kasper Koblauch, WSP, on behalf of Meaghan Palynchuk, Manager - Municipal Relations, Access Network Provisioning, Ontario, for Bell Canada.

Planning Committee CARRIED the report recommendations as presented.

PLANNING SERVICES

7. BUILDING CODE SERVICES BRANCH – STAFF INCREASE

ACS2018-PIE-PS-0095

CITY WIDE

Report recommendation:

That Planning Committee recommend Council approve the addition of twelve (12) full-time equivalent (FTE) positions for the Building Code Services Branch, at an approximate cost of \$1.0 million, funded entirely from building permit revenues and/or the stabilization reserve, to address continued increasing activities needed to enforce the *Building Code Act*, as detailed in this report.

The following staff of the Planning, Infrastructure and Economic Development department responded to questions:

- Steve Willis, General Manager
- Frank Bidin, Chief Building Official

Committee heard two delegations:

- Jason Burggraaf, Executive Director, Greater Ottawa Home Builders'

Association (GOHBA), and Ted Phillips, Taggart Group of Companies, spoke of the collaborative relationship that exists now between staff and the building industry, and indicated that GOHBA is supportive of the report recommendations.

Planning Committee CARRIED the report recommendations as presented.

INFORMATION PREVIOUSLY DISTRIBUTED

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

A. CASH-IN-LIEU OF PARKLAND

ACS2018-CSD-FIN-0019

CITY WIDE

ADJOURNMENT

The meeting was adjourned at 10:12 am.

Committee Coordinator

Chair