



## Planning Committee

### Minutes 70

Tuesday, 25 September 2018

9:30 am

Champlain Room, 110 Laurier Avenue West

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- 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 October 10, 2018 in Planning Committee Report 70.

**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 3, 4, 6, 7 and 8 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

There were no declarations of interest

#### CONFIRMATION OF MINUTES

Minutes 69 - September 11, 2018

CONFIRMED

#### PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT BUILT HERITAGE SUB-COMMITTEE

1. Renovation of Original House and Construction of a Rear Addition at 119 York Street, a Property Designated under Part V of the *Ontario Heritage Act*, Within the ByWard Market Heritage Conservation District

ACS2018-PIE-RHU-0021

Rideau-Vanier (12)

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#### **BUILT HERITAGE SUB-COMMITTEE RECOMMENDATIONS AS AMENDED:** **That Planning Committee recommend Council:**

1. **approve the application to demolish the rear additions to the building at 119 York Street according to plans submitted by Studioworks International Inc., dated July 4, 2018 and revised September 12, 2018**

(as set out in motion no. BHSC 33/1);

2. **approve the proposed alterations to the property at 119 York Street, which include the construction of a new rear addition as well as various landscape interventions, in accordance with the plans prepared by Studioworks International Inc., dated July 4, 2018 and revised September 12, 2018 (as set out in motion no. BHSC 33/1), subject to all other planning approvals;**
3. **delegate minor design changes to the General Manager of Planning, Infrastructure and Economic Development; and,**
4. **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 October 31, 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 September 13, 2018. The sub-committee heard delegations and received written submissions, as noted in their Minutes. In addition, as noted in the Minutes, the sub-committee CARRIED the report recommendations as amended by revised versions of the Site Plan, Elevations and Renderings, received from the applicant on September 12, 2018.

Planning Committee heard one delegation.

- Gary McLaughlin asked that the property be required to have a 3.5 m setback from the property line, in accordance with existing rules, to respect the back yard of the adjacent property.

David Maloney, Planner, Planning, Infrastructure and Economic Development department, responded to questions.

The Planning Committee received the following correspondence between the time the report was considered by the Built Heritage Sub-committee and this Planning Committee meeting:

- Email dated September 24 from Ronald Smith, MRAIC, Studioworks International Inc. (applicant).

Planning Committee CARRIED the report recommendations as amended by BHSC, as set out above.

2. Application to Alter the Medical Arts Building, 180 Metcalfe Street, a Property Designated under Part IV of the *Ontario Heritage Act*

ACS2018-PIE-RHU-0020

Somerset (14)

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### Report Recommendations

That Planning Committee recommend that Council:

1. **approve the application to alter the Medical Arts Building, 180 Metcalfe Street, according to plans submitted by Roderick Lahey Architect Inc. on July 28, 2018 and attached as Documents 3 to 7 and the shoring plans prepared by REMISZ Consulting Engineers, attached as Document 9, conditional upon:**
  - a. **removal of the proposed entrance canopy and window awnings shown in Document 5;**
  - b. **the applicant further refining the lighting scheme shown in Document 7 in consultation with Heritage staff;**
  - c. **the applicant working with a heritage specialist and in consultation with heritage staff to explore alternatives for providing universal accessibility to the building which could include refinements to the design of the front entrance;**
  - d. **the applicant further refining the alterations to the front entrance shown in Document 4 and Document 10 in consultation with Heritage staff;**
  - e. **implementation of the conservation measures outlined in the Cultural Heritage Impact Statement attached as Document 10**

and further detailed in Document 11;

- f. documentation of the building as described in Document 11 and depositing the records at the City of Ottawa archives; and
  - g. the applicant providing a Letter of Credit in an amount to be determined through consultation between the applicant and City staff to ensure the protection, conservation and restoration of the façade;
2. delegate authority for minor design changes to the General Manager, Planning Infrastructure and Economic Development Department; and,
  3. issue the heritage permit with a three-year expiry date from the date of issuance, unless otherwise extended by Council.

**(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on October 25, 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 September 13, 2018. The sub-committee heard delegations, as noted in their Minutes, and CARRIED the report recommendations as presented.

At Planning Committee, Rod Lahey, Roderick Lahey Architect Inc., was present in support and to answer questions.

Planning Committee CARRIED the report recommendations as presented.

## PLANNING SERVICES

3. Zoning By-Law Amendment – Parts of 2336 Tenth Line Road

ACS2018-PIE-PS-0100

Cumberland (19)

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### Report Recommendations

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for parts of 2336 Tenth Line Road to remove the Flood Plain overlay and to permit townhouse dwelling, stacked dwelling, and low rise apartment dwelling, as shown in 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 October 10, 2018,” subject to submissions received between the publication of this report and the time of Council’s decision.**

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

Planning Committee CARRIED the report recommendations as presented.

4. Zoning By-Law Amendment – 241 Eric Czapnik Way

ACS2018-PIE-PS-0113

Orléans (1)

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#### Report Recommendations

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 241 Eric Czapnik Way to permit a residential development consisting of five low-rise residential apartment buildings, 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 October 10, 2018,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Greg Winters, Novatech for DCR Phoenix Development Corporation (owner), was present in support and to answer questions.

Planning Committee CARRIED the report recommendations as presented.

5. Site Plan Control – 113 and 115 Echo Drive

ACS2018-PIE-PS-0110

Capital (17)

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#### Report Recommendation

**That Planning Committee approve Site Plan Control application D07-12-17-0152 for the construction of a new six-storey building containing 39 units,**

**as provided in Documents 3, 4, 5 and 6.**

For the benefit of those in attendance, the following motions were introduced in advance of discussion:

**Motion No PLC 70/1**

Moved by Councillor T. Tierney

**WHEREAS report ACS2018-PIE-PS-0110 recommends the approval of a Site Plan Control application, D07-12-17-0152, for the construction of a new six-storey building containing 39 units, as provided in Documents 3, 4, 5 and 6; and**

**WHEREAS the report contains the Interim Use Plan in Document 3 – Proposed Site Plan, but that the Interim Use Plan is not listed in Document 6 - List of Approved Plans and Reports;**

**THEREFORE BE IT RESOLVED that Planning Committee amend the list in Document 6 -List of Approved Plans and Reports to include:**

- **13. Interim Use Plan, Drawing No.: S-1, prepared by Hobin Architecture, dated 2017/11/03, Revision 7, dated 2018/06/29.**

**Motion No PLC 70/2**

Moved by Councillor J. Leiper (on behalf of Ward Councillor D. Chernushenko)

**WHEREAS the Old Ottawa East Community Design Plan states that development will “Encourage pedestrian use within this intensified Mainstreet environment by means of streetscape improvements”; and**

**WHEREAS the Old Ottawa East Community Design Plan continues by stating that “With the move to a more intensely developed mixed–use form of development, the retail frontage will be clearly defined on the first floor”; and**

**WHEREAS the area north of the Queensway along Main street will be under significant developmental pressure over the course of the next 10 – 15 years;**

**THEREFORE BE IT RESOLVED that Planning Committee impose the following three Site Plan Approval conditions on the development at 113/**



**115 Echo:**

- **Condition 1 - The proponent must build both ramped and walkway access to the units at the outset ensuring that the existing built condition will always be able to support accessible commercial enterprises with entrances off of Main street and not via the interior of the building; and**
- **Condition 2 – Owners of the ground-oriented units along Main street are prohibited from installing any form of lattice or screening. Further they are prohibited from growing vegetation greater than 3 feet in height; and**
- **Condition 3- Any fencing or gates installed at the ground-oriented units must be transparent in nature, no greater than 4 feet in height and not situated along the property line with Main street.**

The following staff responded to questions: Andrew McCreight, Planner, Planning, Infrastructure and Economic Development department; Tim Marc, Senior Legal Counsel, Planning, Development and Real Estate, Office of the City Clerk and Solicitor.

Ward Councillor D. Chernushenko also took part in discussion on this item.

The committee heard three delegations:

- John Dance, past president Old Ottawa East Community Association, asked that Planning Committee require the Main Street frontages of the property to be at grade and contribute to the street vitality, per the area Community Design Plan and Secondary Plan.<sup>1</sup>
- Jack Stirling, for Uniform Developments (owner), indicated that the proposal conforms to the previously approved zoning and is in keeping with discussions held with the community over the past three years, specifically, for three ground floor live-work units.
- Barry Hobin, Barry J. Hobin & Associates Architects Inc., spoke to the proposed design of the live-work units, their accessibility, and suitability.

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<sup>1</sup> Written submission provided; a copy is held on file with the City Clerk.

Motion 70/2 was put to the committee and LOST, on a division of 1 yeas and 9 nays, as follows:

YEAS (1): Councillors J. Leiper

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

Motion 70/1 was put to the committee and CARRIED.

Planning Committee CARRIED the report recommendation, as amended by motion 70/1, with Councillor J. Leiper dissenting.

6. Zoning By-Law Amendment – Part of 401 and Part of 411 Corkstown Road  
ACS2018-PIE-PS-0108 Bay (7)
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### Report Recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for Part of 401 Corkstown Road to permit the use of a park and recreation and athletic facility, as detailed in Document 2.
2. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for Part of 401 Corkstown Road to temporarily permit the use of a theatre, as detailed in Document 2.
3. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for Part of 411 Corkstown Road to permit the use of a daycare and instructional facility, as detailed in Document 2.
4. 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 10 October 2018", subject to submissions received between the publication of this report and the time of Council's decision.**

Laurel McCreight, Planner, Planning, Infrastructure and Economic Development department, responded to questions.

Ward Councillor M. Taylor was present and took part in discussion.

The committee heard five delegations:

- Ian McConnachie, Chair, Transportation Committee, Crystal Beach Lakeview Community Association, raised concerns about: process and lack of consultation; under-estimated environmental impact on the Greenbelt; inadequate measures to protect and rehabilitate the Greenbelt.<sup>2</sup>
- Alex Cullen, President, Belltown Neighbours Association, raised concerns about: process and lack of consultation; proposed zoning and construction of new non-federal facilities that is inconsistent with the goals and policies of the Greenbelt Master Plan; insufficient protection of the natural environment.<sup>3</sup>
- Theresa Kavanagh spoke in opposition to the proposal, primarily the proposed outdoor theatre and childcare centre, noting the importance of adhering to the goals of the Greenbelt Master Plan to preserve and protect the area.
- Greg Winters, Novatech (applicant), pointed out that this is not a request for a new use, nor an application for an amendment to the Greenbelt Master Plan, but rather a request to amend the zoning to accurately reflect uses as they occur on site today and as contemplated in the lease agreement, and to align with the National Capital Commission's policies and with the approvals already given. He indicated that the appropriate

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<sup>2</sup> Written submission provided; a copy is held on file with the City Clerk.

<sup>3</sup> Written submission provided; a copy is held on file with the City Clerk

approvals were obtained and measures taken to ensure no site impacts occurred as a result of the 2015 concert. Further, he noted that a federal land use approval is required each time before any construction begins, as well as site plan approval from the City and an environmental impact assessment and statement to show there would be no impact from proposed structures on uses.

- Karen Sparks, Executive Director, Wesley Clover Parks (WCP), commented on measures taken prior to the 2015 concert to circumvent environmental impact, including the Environmental Assessment, provision of lands to accommodate for habitat loss to the Bobolink bird, and monitoring of the Bobolink and barn swallows before and after the concert. She noted there will be no theatre construction, just outdoor theatre use, which currently exists for events of up to 5,000 people. Should the larger (third party) event in 2019 not work out, WCP would like to continue with its current charity run and equestrian events that are currently permitted.

In addition to the submissions previously noted, the committee received the following correspondence between September 14 (the date the report was published to the City's website) and the time it was considered on September 25, a copy of which is held on file:

- Email received September 24 from Phil Sweetnam. Past President of the Stittsville Village Association
- Email dated September 24 from Rick Nelson
- Email dated September 24 from Paul Johanis, Chair, Greenspace Alliance of Canada's Capital.

Planning Committee CARRIED the report recommendations as presented.

7. Zoning By-Law Amendment – 5897 Fernbank Road

ACS2018-PIE-PS-0109

Stittsville (6)

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#### **Report Recommendations**

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 5897 Fernbank to permit commercial uses, a detached dwelling and home-based business on the subject lands, 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 10 October 2018”, subject to submissions received between the publication of this report and the time of Council’s decision.**

Jeff Nadeau, FOTENN Planning and Design (applicant), was present in support and to answer questions.

Planning Committee CARRIED the report recommendations as presented.

8. Official Plan and Zoning By-Law Amendment – 3370 Greenbank Road

ACS2018-PIE-PS-0105

Barrhaven (3)

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#### **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 3370 Greenbank Road relating to the road network, sidewalks, right-of-way, land-use designation, and density, as detailed in Document 2; and**

- b. an amendment to the Zoning By-law 2008-250 for 3370 Greenbank Road, establishing zoning that will permit the development of a subdivision consisting of townhouses, apartment blocks, and Open Space Zones for a future neighbourhood and district park, as detailed in Document 1 and 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 October 10, 2018” subject to submissions received between the publication of this report and the time of Council’s decision.**

Greg Winters, Novatech Engineering (applicant), for Claridge Homes (South Nepean) Inc. (owner), was present in support and to answer questions.

Planning Committee CARRIED the report recommendations as presented.

## ECONOMIC DEVELOPMENT AND LONG-RANGE PLANNING

9. Settlement of Some Appeals to OPA 150

ACS2018-PIE-EDP-0047

City Wide

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### Report Recommendation

**That Planning Committee recommend Council approve the modifications to the Policies in OPA #150 as detailed in this report and included in Document 1.**

The following staff responded to questions: Alain Miguelez, Program Manager, Community Planning, Planning, Infrastructure and Economic Development department; Tim Marc, Senior Legal Counsel, Planning, Development and Real Estate, Office of the City Clerk and Solicitor.

Murray Chown, GOHBA, was present in support and responded to questions.

### **Motion No PLC 70/3**

Moved by Councillor T. Tierney

**WHEREAS Report ACS2018-PIE-EDP-0047 includes a supporting Document containing changes to Official Plan Amendment #150 as part of the agreed settlement of Appeals by GOHBA and BOMA; and**

**WHEREAS Item 40 in Document 1 to the staff report deals with building heights and where High-Rise Buildings may be considered; and**

**WHEREAS policy 15 was proposed to be modified to include High-Rise as well as High-Rise 31+ buildings; and**

**WHEREAS further discussions between the parties has concluded that the original purpose of this policy in OPA 150 was to guide the location of buildings greater than 30 Storeys in height;**

**THEREFORE BE IT RESOLVED that Planning Committee approve a**

**technical amendment to modify Item 40, Policy 15 in Document 1 to Staff report ACS2018-PIE-EDP-0047 to remove the words “High-Rise and” from the beginning of Policy 15.**

CARRIED

Planning Committee CARRIED the report recommendation, as amended by motion 70/3, with Councillor R. Chiarelli dissenting.

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

10. Status Update – Planning Committee Inquiries and Motions for the Period Ending 14 September 2018

ACS2018-CCS-PLC-0013

City Wide

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**Report Recommendation**

**That Planning Committee receive this report.**

RECEIVED

**NOTICES OF MOTIONS (FOR CONSIDERATION AT A SUBSEQUENT MEETING)**

Councillor R. Chiarelli put forward the following Notice of Motion for consideration at the October 9 Planning Committee meeting.

**WHEREAS the *Planning Act* provides the ability for municipalities to collect land for parks, or cash-in-lieu of land for parks, at the time of development/redevelopment or when new lots are created through plans of subdivision or through severances; and,**



**WHEREAS the *Planning Act* provides for parkland or cash-in-lieu of parkland to be collected concurrently with a planning approval or at the time of issuance of a building permit; and,**

**WHEREAS prior to amalgamation, the former municipalities had different approaches as to when parkland or cash-in-lieu of parkland was taken; and,**

**WHEREAS the former City of Ottawa, as an urban municipality, collected parkland or cash-in-lieu of parkland at the time of issuance of a building permit; and,**

**WHEREAS when former municipalities' by-laws were harmonized, the new Parkland Dedication By-law of the amalgamated City of Ottawa provided for parkland or cash-in-lieu of parkland to be taken concurrently with a planning approval (either site plan control, plan of subdivision or consent); and,**

**WHEREAS this approach does not provide for parkland or cash-in-lieu of parkland to be taken in the absence of a planning approval.**

**THEREFORE BE IT RESOLVED that staff be directed to review the current Parkland Dedication By-law and assess whether changes may be suitable to modify the time at which parkland dedication is taken, in particular for development where no planning approvals are required but where the use of the land is being intensified; and,**

**BE IT FURTHER RESOLVED that staff bring back a report to committee, no later than the fourth quarter of 2019, reporting on the findings of the review along with any recommendations that may be considered warranted.**

#### INQUIRIES

Councillor R. Brockington put forward the following inquiry:

*“How will the City expedite building permit application approvals to ensure that houses that have been damaged or destroyed by September 21 weather events could be fixed as soon as possible, and will building fees be reduced and/or eliminated?”*

Chair Harder noted that there would be an update on this issue at City Council meeting

the following day (September 26).

#### OTHER BUSINESS

Chair Harder advised of the following changes to the Planning Committee meeting schedule:

- the November 13 meeting was cancelled
- the November 27 meeting was rescheduled to November 20
- the December 11 meeting was cancelled

#### ADJOURNMENT

The meeting was adjourned at 11:43 a.m.

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**Committee Coordinator**

**Chair**