



Planning Committee

Minutes 6

Thursday, 25 April 2019

Champlain Room, 110 Laurier Avenue W.

- 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 May 8, 2019 in Planning Committee Report 6.*

Present:

Chair: Councillor J. Harder
Vice-chair: Councillor T. Tierney
Councillors: L. Dudas, G. Gower, R. Chiarelli, J. Leiper,
R. Brockington, S. Blais, S. Moffatt

Regrets: Councillor A. Hubley

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 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 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 5 - April 11, 2019

CONFIRMED

Planning, Infrastructure and Economic Development

1. Zoning By-Law Amendment – 348 and 350 Winona Avenue

ACS2019-PIE-PS-0034

Kitchissippi (15)

Report Recommendations

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 348 and 350 Winona Avenue to permit the reduction of select zoning performance standards in order to convert an existing three-unit dwelling into a four-unit low-rise apartment dwelling, 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 the Planning Act 'Explanation Requirements' at the City Council Meeting of May 8, 2019" 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:

- Doug James, Manager, Development Review – Central
- Jean-Charles Renaud, Planner
- Alain Miguelez, Manager, Policy Planning
- John Smit, Director, Economic Development and Long Range Planning

The committee heard two delegations:

- Gary Ludington, Westboro Community Association, raised concerns about process, noting the community submitted comments when the developer applied to the Committee of Adjustment for Consent and Minor Variance to construct a triplex and had come forward again now that the developer is seek a zoning amendment to build a fourth unit, which they always intended to construct. He was concerned about how often this two-stage process is occurring in Westboro and wondered whether there is a better way to treat these applications prior to construction, noting that it was easy to see there were plans for an extra unit because of the extra meter added during the building construction, even though the initial application was for a triplex. He also raised concerns about the lack of investment for parkland and about parking enforcement.
- Murray Chown, accompanied by Danna See-Har, Novatech (applicant), responded to Mr. Ludington's comments, noting that, in terms of parking, the applicant is providing two spaces even though none are required for this building under the By-law. In terms of process, he noted that many of his clients are small builders who undertake this two-staged process in order to avoid construction delays and to generate revenue from a triplex

until they are in a better position to undertake the costly variance and site plan application required for a fourth unit. He indicated he has been working with his clients to be upfront with the community and the Committee of Adjustment from the initial stage about such intent, also noting his client on this application was not the original developer.

Planning Committee received the following correspondence between April 15 (the date the report was published to the City's website with the agenda) and the time it was considered on April 25, a copy of which is held on file:

- Email dated April 9 from Oliver Van Audenhaege for distribution at this meeting

Planning Committee CARRIED the report recommendations as presented with Councillors L. Dudas, G. Gower and J. Leiper dissenting.

2. Zoning By-Law Amendment – Part of 3285 Borrisokane Road

ACS2019-PIE-PS-0038

Barrhaven (3)

Report Recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 3285 Borrisokane Road to permit land use(s) 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 the Planning Act 'Explanation Requirements' at the City Council Meeting of 8 May 2019" subject to submissions received between the publication of this report and the time of

Council's decision.

CARRIED

3. Front-Ending Report – Traffic Control Signal (Bank Street and Rotary Way; Bank Street and Findlay Creek Drive)

ACS2019-PIE-PS-0041

Gloucester-South Nepean (22);
Osgoode (20)

Report Recommendations

That Planning Committee recommend that Council:

1. **delegate authority to the General Manager, Planning, Infrastructure and Economic Development Department, to enter into a Front-Ending Agreement with Findlay Creek Properties (North) Ltd., Tartan Homes (North Leitrim) Inc. and Tartan Land (North Leitrim) for the design and construction of an upgraded 4-way signalized intersection at Bank Street and Rotary Way as outlined in this report, to an upset limit of \$592,598 excluding applicable taxes and indexing, in accordance with the Front-Ending Agreement Principles and Policy set forth in Documents 1 and 2 and with the final form and content being to the satisfaction of the City Clerk and Solicitor;**
2. **authorize the financial disbursement to reimburse the design and construction costs incurred by Findlay Creek Properties (North) Ltd., Tartan Homes (North Leitrim) Inc. and Tartan Land (North Leitrim) pursuant to the execution of the Front-Ending Agreement;**
3. **authorize the pre-committal of \$592,598 excluding applicable taxes (the upset limit of the Front-Ending Agreement) from the 2022 Capital Budget/Development Charges Forecast subject to execution of the Front- Ending Agreement;**
4. **authorize the expenditure of \$592,598 excluding applicable taxes (upset limit) in accordance with the reimbursement schedule set out**

in the Front-Ending Agreement;

5. delegate authority to the General Manager, Planning, Infrastructure and Economic Development Department, to enter into a Front-Ending Agreement with Claridge Homes (Bank St.) Inc. for the design and construction of an upgraded 4-way signalized intersection at Bank Street and Findlay Creek Drive as outlined in this report, to an upset limit of \$892,872 excluding applicable taxes and indexing, in accordance with the Front-Ending Agreement Principles and Policy set forth in Documents 1 and 2 and with the final form and content being to the satisfaction of the City Clerk and Solicitor;
6. authorize the financial disbursement to reimburse the design and construction costs incurred by Claridge Homes (Bank St.) Inc. pursuant to the execution of the Front-Ending Agreement;
7. authorize the pre-committal of \$892,872 excluding applicable taxes (the upset limit of the Front-Ending Agreement) from the 2022 Capital Budget/Development Charges Forecast subject to execution of the Front-Ending Agreement;
8. authorize the expenditure of \$892,872 excluding applicable taxes (upset limit) in accordance with the reimbursement schedule set out in the Front-Ending Agreement.

Motion No PLC 2019 6/1

Moved by Vice-chair T. Tierney

WHEREAS report ACS2019-PIE-PS-0041 (Front-EndingReport – Traffic Control Signal (Bank Street and Rotary Way; Bank Street and Findlay Creek Drive) recommends entering into a Front-Ending Agreement with Findlay Creek Properties (North) Ltd., Tartan Homes (North Leitrim) Inc. and Tartan Land (North Leitrim) for the design and construction of an upgraded 4-way signalized intersection at Bank Street and Rotary Way, as outlined in this report; and

WHEREAS, under the Financial Implications section of the report, the two

tables erroneously refer to a roundabout as well as an intersection; and

WHEREAS this report is not considering a roundabout for the intersection;

THEREFORE BE IT RESOLVED that Planning Committee recommend to Council that the report be modified to remove the word “roundabout” from both tables in the “A. Construction – Intersection roundabout” cell, under the Financial Implications section, so that they read “A. Construction – Intersection”.

CARRIED

The committee CARRIED the report recommendations as amended by Motion No 2019 6/1.

4. Settlement of Appeals to OPA 150 - Cycling and Roads Schedules

ACS2019-PIE-EDP-0020

City Wide

Report Recommendation

That Planning Committee recommend that Council adopt Document 1 and 2 as replacements for Schedule C – Urban Cycling Network and Schedule E - Urban Road Network included in OPA 150, for approval by the Local Planning Appeal Tribunal as settlement to appeals to OPA 150 as discussed in this report.

CARRIED

INFORMATION PREVIOUSLY DISTRIBUTED

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

- A. Application for Federal Surplus Land under the National Housing Strategy,
Federal Lands Initiative – Block 21 Wateridge Village

ACS2019-CSS-GEN-0006

Rideau-Rockcliffe (13)

ADJOURNMENT

The meeting was adjourned at 10:04 am.

Committee Coordinator

Chair