



## Planning Committee

### Minutes 15

Thursday, October 24, 2019

Champlain Room, 110 Laurier Avenue W.

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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 November 6 in Planning Committee Report 15.*

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

**Absent:** Councillors: R. Chiarelli (see Council Motion No. 20/3 of  
September 25, 2019), A. Hubley

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 2, 4, 5, 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 90 days of receipt of an application for Zoning and 120 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**

See specific Agenda Item for declaration: Item 8, Zoning By-Law Amendment - 2019 Flood Relief Provisions.

### **Confirmation of Minutes**

Minutes 14 - October 10, 2019

CONFIRMED

### **Communications**

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

Response to Inquiries

- PC 01-19 - Possible Regulatory Controls for Alcohol and Sports Betting Uses

## Planning, Infrastructure and Economic Development

### Built Heritage Sub-Committee

1. Application for Demolition and New Construction at 73-77 Guigues Avenue, a Property Designated Under Part V of the *Ontario Heritage Act* and Located in the Lowertown West Heritage Conservation District

ACS2019-PIE-RHU-0017

Rideau-Vanier (12)

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### Report recommendations

#### That Planning Committee recommend that Council:

1. approve the application to demolish the rowhouse and detached garage at 73-77 Guigues Avenue;
2. approve the application to construct a new, seven-unit townhouse development at 73-77 Guigues Avenue according to the Site Plan and Elevations prepared by Hamel Design and Planning and the Landscape Plan, prepared by Novatech Engineering submitted on August 18, 2019 and attached as Documents 5, 6, and 7, conditional upon:
  - a. The applicant simplifying and refining the material palette for the building, in consultation with heritage staff and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department, prior to the issuance of a building permit;
  - b. The applicant reconfiguring the cornice line of the building to better reflect the straight cornice lines that characterize the flat-roofed buildings in the Heritage Conservation District, in consultation with heritage staff and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department, prior to the issuance of a building permit;
3. delegate authority for minor design changes to the General Manager,

**Planning, Infrastructure and Economic Development Department;**

- 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 November 17, 2019.)**

**(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 on October 21, 2019. The Sub-committee heard delegations and received correspondence, as noted in the Minutes of that meeting. BHSC carried the report recommendations as presented with a direction to staff to review the impact of projections as part of future Heritage Conservation District studies in Ward 12.

At Planning Committee, Murray Chown, Novatech (representing the applicant), was present in support and to answer questions if needed.

Planning Committee CARRIED the report recommendations as presented.

2. Zoning By-Law Amendment – 73-77 Guigues Avenue

ACS2019-PIE-PS-0105

Rideau-Vanier (12)

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**Report recommendations**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 73-77 Guigues Avenue to permit a seven-unit, three-storey townhouse development, 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 Office of the City Clerk 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 November 6, 2019,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Murray Chown, Novatech (representing the applicant), was present in support and to answer questions if needed.

Planning Committee CARRIED the report recommendations as presented.

3. Site Plan Control - 73-77 Guigues Avenue  
ACS2019-PIE-PS-0115 Rideau-Vanier (12)
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#### **Report recommendation**

**That Planning Committee approve Site Plan Control application D07-12-19-0082 for the construction of a new three-storey townhouse building containing seven units, as provided in Documents 2a, 2b, 3, 4, 5, 6, 7, 8 and 9.**

The Chair advised that delegated authority had been returned to staff on this matter, and, as such, the report had been withdrawn from the agenda.

4. Zoning By-Law Amendment – 3802 and 3812 Greenbank Road  
ACS2019-PIE-PS-0114 Barrhaven (3)
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#### **Report recommendations**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3802 and 3812**

**Greenbank Road to permit a Local Commercial zone designation, 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 Office of the City Clerk 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 November 6, 2019", subject to submissions received between the publication of this report and the time of Council's decision.**

Brian Casagrande and Timothy Beed, Fotenn Consultants (applicant), were present in support and to answer questions if needed.

The following correspondence was provided to the committee coordinator for the Planning Committee between October 11 (the date the report was published to the City's website with the agenda) and the time it was considered on October 24, a copy of which is held on file:

- Email dated October 23 from Dr. Daniel Salah and Dr. Thea Worthylake

Planning Committee carried the report recommendations as presented.

5. Zoning By-Law Amendment – Part of 3960 Greenbank Road

ACS2019-PIE-PS-0104

Barrhaven (3); Rideau-Goulbourn (21)

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### **Report recommendations**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 3960 Greenbank Road to permit residential uses and to correct discrepancies between Stage 1 and Stage 2 of the subdivision, as shown in Document 1 and as detailed in Document 2.**

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- 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 Office of the City Clerk 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 November 6, 2019”, 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.

6. Zoning By-Law Amendment – 2564 Tenth Line Road

ACS2019-PIE-PS-0090

Cumberland (19)

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#### Report recommendations

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2564 Tenth Line Road to permit 730 residential units, seven pathway blocks, one future development block, three park blocks, two creek corridor blocks, one stormwater management block and one school block, 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 Office of the City Clerk 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 November 6,” subject to submissions received between the publication of this report and the time of Council’s**

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**decision.**

Julie Carrara, FoTenn Consultants (applicant), was present in support and to answer questions if needed.

Planning Committee carried the report recommendations as presented.

7. Zoning By-Law Amendment – 1970 Merivale Road and 22 Slack Road  
ACS2019-PIE-PS-0102 Knoxdale-Merivale (9)
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**Report recommendations**

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1970 Merivale Road and 22 Slack Road to permit a list of office and industrial uses, 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 Office of the City Clerk 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 November 6, 2019" subject to submissions received between the publication of this report and the time of Council's decision.

**Motion N° PLC 2019-15/1**

Moved by Vice-chair T. Tierney

**WHEREAS Report ACS2019-PIE-PS-0102, Zoning By-law Amendment – 1970 Merivale Road and 22 Slack Road seeks to rezone the subject lands to a Business Park Industrial Zone to permit a variety of office and light industrial uses and;**

**WHEREAS the Ward Councillor has requested some more time to work**



**with the applicant to address some of the outstanding community concerns; and**

**WHEREAS there are ongoing discussions between the community, the Councillor and the applicant;**

**THEREFORE BE IT RESOLVED that Planning Committee defer the report for the Zoning By-law Amendment for 1970 Merivale Road and 22 Slack Road to the next scheduled Planning Committee meeting on November 14, 2019;**

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

DEFERRAL CARRIED

Julie Carrara, FoTenn Consultants (applicant), was present and indicated support for the deferral of the item to the November 14 Planning Committee meeting.

8. Zoning By-Law Amendment - 2019 Flood Relief Provisions

ACS2019-PIE-EDP-0041

City Wide

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**Report recommendations**

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to revise Section 73 to remove the repeal date, clarify the section's application, and make other minor revisions as detailed in Document 1 – Details of Recommended Zoning, to continue permitting:
  - a. buildings that have been damaged by flooding, or undamaged buildings, whose owners wish to relocate the buildings to a less flood prone location on the lot, in accordance with flood proofing standards and with permits issued by Conservation Authorities, be able to do so without a minor variance.

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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 Office of the City Clerk 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 November 27, 2019," subject to submissions received between the publication of this report and the time of Council's decision.

Councillor El-Chantiry, ex-officio Planning Committee member, was in attendance and declared a potential direct pecuniary interest on this item, as he owns property in the area affected by the May 2017 flooding event with which the report is associated. Councillor El-Chantiry did not participate in discussion or vote on this item.

Planning Committee carried the report recommendations as presented.

9. Stormwater Management Guidelines for the Pinecrest Creek/Westboro Area  
ACS2019-PIE-IS-0003 Bay (7); College (8); Knoxdale-Merivale (9);  
Kitchissippi (15); Rivière (16)

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**Report recommendation**

**That Planning Committee recommend Council receive the Stormwater Management Guidelines for the Pinecrest Creek/Westboro Area as described herein and listed as Document 2.**

**Motion N° PLC 2019-15/2**

Moved by Vice-chair T. Tierney

**WHEREAS report ACS2019-PIE-IS-0003, Stormwater Management Guidelines for the Pinecrest Creek/Westboro Area, details guidelines which aim to mitigate the impacts of growth in the Pinecrest Creek/Westboro Area to prevent further negative impacts to the creek and**

**local reach of the Ottawa River and;**

**WHEREAS the Urban Infill Council has expressed an interest in having a presentation on the guidelines at its next meeting on November 7, 2019; and**

**WHEREAS staff in Infrastructure Services feel that presenting the guidelines to the Urban Infill Council would allow time to address any concerns raised in advance of having the report considered by the Committee;**

**THEREFORE BE IT RESOLVED that Planning Committee defer the report for the Stormwater Management Guidelines for the Pinecrest Creek/Westboro Area to the next scheduled Planning Committee meeting on November 14, 2019.**

DEFERRAL CARRIED

**Office of the City Clerk**

10. Status Update – Planning Committee Inquiries and Motions for the Period Ending October 10, 2019

ACS2019-OCC-PLC-0001

City Wide

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**Report recommendation**

**That Planning Committee receive this report.**

RECEIVED

**Other Business – Additional Item**

**Motion N° PLC 2019-15/3**

Moved by Vice-chair T. Tierney

**That the Planning Committee approve the addition of the following Item to the agenda for consideration by the Committee at this meeting, pursuant to Section 89(3) of the Procedure By-Law, in order to give timely consideration to this matter, as the applicant would like to apply to the Committee of Adjustment as soon as possible.**

- **Council Resolution regarding Section 34 of the *Planning Act*.**

CARRIED

Simon Deiaco, Planner, Planning, Infrastructure and Economic Development department, provided context and responded to questions.

**Motion N° PLC 2019-15/4**

Moved by Vice-chair T. Tierney

**WHEREAS report ACS2018-PIE-PS-0053 (Zoning By-law Amendment – 541 and 545 Rideau Street), was approved by Planning Committee on August 28, 2018 and Council September 12, 2018 via By-law 2018-309, to permit a mixed nine-storey mixed use building; and**

**WHEREAS the application had proposed to construct a mechanical penthouse for the building that included indoor private amenity space that would necessitate the need for minor variances to Zoning By-law 2008-250; and**

**WHEREAS the proposed development is consistent with the Uptown Rideau Street Secondary Plan, and represents good land use planning; and**

**WHEREAS the applicant has consulted with the Lowertown Community Association who support the request and overall project; and**

**WHEREAS Section 45 (1.3) of the *Planning Act* does not permit an application for minor variance before the second anniversary of the initial zoning amendment (September 12, 2020); and**

**WHEREAS Section 45 (1.3) of the *Planning Act* permits Council to declare by resolution that such an application would be permitted;**

**THEREFORE BE IT RESOLVED that Planning Committee recommend to Council that an application to the Committee of Adjustment be permitted in respect to the property at 541 and 545 Rideau Street for minor variances associated with the proposed development**

CARRIED

### Adjournment

The meeting was adjourned at 9:40 am

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Committee Coordinator

Chair