



Planning Committee

Agenda 29

Tuesday, 12 July 2016

9:30 a.m.

Champlain Room, 110 Laurier Avenue West

Melody Duffenais, Coordinator

613-580-2424 x20113

Melody.Duffenais@ottawa.ca

Committee Members:

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**

Simultaneous interpretation in both official languages is available for any specific agenda item by calling the committee information number at least 24 hours in advance of the meeting.

Accessible formats and communication supports are available, upon request.

DECLARATIONS OF INTEREST

CONFIRMATION OF MINUTES

[Minutes 28 - 28 June 2016](#)

POSTPONEMENTS AND DEFERRALS

PLANNING AND INFRASTRUCTURE

PLANNING AND GROWTH MANAGEMENT DEPARTMENT

1. [KANATA NORTH URBAN EXPANSION STUDY AREA - INTEGRATED OFFICIAL PLAN AMENDMENT AND ENVIRONMENTAL ASSESSMENT](#)

ACS2016-PAI-PGM-0109

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

Public Hearing closed on 28 June 2016.

Consideration tabled from 28 June 2016 to 12 July 2016.

REPORT RECOMMENDATIONS

That the Planning Committee recommend Council:

- 1. Approve the Kanata North Community Design Plan in Document 3, the Transportation Master Plan in Document 4, the Environmental Management Plan in Document 5 and the Master Servicing Plan in Document 6, which have been submitted under separate cover; and**
- 2. Approve Official Plan Amendment No. XX of the City of Ottawa Official Plan, as detailed on Document 2, to implement the Community Design Plan.**

PLANNING COMMITTEE - 28 JUNE 2016

Motion N^o. PLC 28/5

Moved by Councillor S. Qadri

WHEREAS report ACS2016-PAI-PGM-0109 recommends approval and adoption of the Kanata North Urban Expansion Study Area Community Design Plan (CDP), Transportation Master Plan, Environmental Management Plan, Master Servicing Study and the related Official Plan

Amendment; and

WHEREAS a number of editorial or technical amendments were received after the public posting of the studies, which do not alter the intent of the CDP but are required to ensure that technical issues are appropriately addressed as part of future development applications; and

WHEREAS refinements are required to Schedules 2, 4 and 5 of the Official Plan Amendment;

THEREFORE BE IT RESOLVED that the Recommendations be deleted and replaced with the following:

That Planning Committee recommend Council:

- 1. Approve the Kanata North Community Design Plan, the Transportation Master Plan, the Environmental Management Plan and the Master Servicing Plan, which are dated June 28, 2016, and have been submitted under separate cover; and**
- 2. Approve Official Plan Amendment No. XX of the City of Ottawa Official Plan, dated June 24, 2016, to implement the Community Design Plan.**

TABLED

Motion N°. PLC 28/6

Moved by Councillor S. Qadri

That the public hearing portion of this item (report ACS2016-PAI-PGM-0109 - KANATA NORTH URBAN EXPANSION STUDY AREA - INTEGRATED OFFICIAL PLAN AMENDMENT AND ENVIRONMENTAL ASSESSMENT) be closed on June 28, 2016 and the debate and consideration of the item be tabled to the July 12, 2016 Planning Committee meeting.

CARRIED

PLANNING AND INFRASTRUCTURE

PLANNING AND GROWTH MANAGEMENT DEPARTMENT

2. [HIGHWAY NAME CHANGE APPLICATION – NORTEL DRIVE](#)

ACS2016-PAI-PGM-0111

BARRHAVEN (3)

That Planning Committee recommend Council approve the highway name change from promenade Nortel Drive to promenade CitiGate Drive, as shown on Document 1.

3. [DEVELOPMENT CHARGE COMPLAINT – 300 GREENBANK ROAD](#)

ACS2016-PAI-PGM-0119

KNOXDALE-MERIVALE (9)

That Planning Committee recommend that Council reduce the municipal development charges in respect of 300 Greenbank Road by \$1,949.00 (from \$33,054.03 to \$31,105.03) but otherwise dismiss the development charges complaint under the *Development Charges Act*.

4. [ZONING BY-LAW AMENDMENT – PART OF 570 HAZELDEAN ROAD](#)

ACS2015-PAI-PGM-0123

STITTSVILLE (6)

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to correct the provisions of a site-specific exception affecting part of 570 Hazeldean Road,

as shown in Document 1 and detailed in Document 2; and

2. That Planning Committee approve the Consultation Section of this report be included as the “brief explanation” in the Summary of Written and Oral Submissions, to be prepared by the City Clerk and Solicitor’s Office and submitted to Council in tandem with this report, subject to submissions received between the publication of this report and 4 p.m. of the day prior to Council’s consideration.

BUILT HERITAGE SUB-COMMITTEE

5. [APPLICATION TO ALTER THE SOMERSET HOUSE, 352 SOMERSET STREET WEST, A PROPERTY DESIGNATED UNDER PART V OF THE ONTARIO HERITAGE ACT AND LOCATED IN THE CENTRETOWN HERITAGE CONSERVATION DISTRICT](#)

ACS2016-PAI-PGM-0126

SOMERSET (14)

That Planning Committee recommend that Council:

1. Approve the controlled demolition of the fourth bay of the three-storey structure generally in accordance with the plans received on June 9, 2016, conditional upon the concurrence of the Chief Building Official regarding the methods to be followed in the execution of the proposed removal;
2. Impose as a term and condition of the controlled demolition of the fourth bay of the three-storey structure that every effort be made to retain historic fabric in situ, and if retention in situ is not possible, the applicant shall make every effort to rebuild the wall using materials from the original building, according to plans developed in consultation with the applicant, Heritage staff and the Chief Building Official as part of the process leading to the

issuance of a building permit;

- 3. Approve the demolition of the three east bays of the structure generally in accordance with the plans received on June 9, 2016, conditional upon the concurrence of the Chief Building Official regarding the methods to be followed in the demolition;**
- 4. Approve the stabilization of the north and east foundations of the structure in accordance with the plans received on June 9, 2016, conditional upon the concurrence of the Chief Building Official regarding the methods to be followed in the execution of the proposed stabilization;**
- 5. Impose as a term and condition on said approvals that where possible the applicant be required to clean and store bricks, stone elements, and decorative metal that may be used elsewhere in the repair and restoration of the building;**
- 6. Delegate authority for the approval of minor changes to all plans to the General Manager, Planning and Growth Management and the Chief Building Official; and**
- 7. Issue the heritage permit with a one-year date of expiration 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 September 7, 2016.)

(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.)

PLANNING AND INFRASTRUCTURE

PLANNING AND GROWTH MANAGEMENT DEPARTMENT

6. [ZONING BY-LAW AMENDMENT – 950 TERRY FOX DRIVE AND PART OF THE UNADDRESSED PARCEL IMMEDIATELY TO THE NORTH](#)

ACS2016-PAI-PGM-0121

STITTSVILLE (6);
KANATA SOUTH (23)

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 950 Terry Fox Drive and part of the unaddressed parcel immediately to the north to permit the development of a residential subdivision with detached dwellings, townhouses, low rise apartment buildings and an office, together with parks and a stormwater management pond, as shown in Document 1 and detailed in Document 2; and
2. That Planning Committee approve the Consultation Section of this report be included as the “brief explanation” in the Summary of Written and Oral Submissions, to be prepared by the City Clerk and Solicitor’s Office and submitted to Council in tandem with this report, subject to submissions received between the publication of this report and 4 p.m. of the day prior to Council’s consideration.

7. [ZONING BY-LAW AMENDMENT – 318 LISGAR STREET](#)

ACS2016-PAI-PGM-0115

SOMERSET (14)

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 318 Lisgar Street to rezone the property to permit an office use and to amend the

parking provisions, as detailed in Document 2; and

2. That Planning Committee approve the Consultation Section of this report be included as the “brief explanation” in the Summary of Written and Oral Submissions, to be prepared by the City Clerk and Solicitor’s Office and submitted to Council in tandem with this report, subject to submissions received between the publication of this report and 4 p.m. of the day prior to Council’s consideration.

BUILT HERITAGE SUB-COMMITTEE

8. [UPDATE ON STRATEGIC INITIATIVE 42: HERITAGE INVENTORY PROJECT, PHASE ONE \(INSIDE THE GREENBELT\)](#)

ACS2016-PAI-PGM-0103

CITY WIDE

That Planning Committee receive the following report for information.

PLANNING AND INFRASTRUCTURE

PLANNING AND GROWTH MANAGEMENT DEPARTMENT

9. [PERMANENT SIGNS ON PRIVATE PROPERTY BY-LAW REVIEW](#)

ACS2016-PAI-PGM-0114

CITY WIDE

That Planning Committee recommend Council:

1. Approve and enact a new by-law with respect to permanent signs

on private property, attached as Document 1, to repeal the existing by-law (By law 2005 439) and to amend Kanata By-law 147-95, as described in this report; and

2. Delegate authority to the General Manager, Planning and Growth Management and the City Clerk and Solicitor to finalize and make minor amendments to the form of the by law in Document 1, to give effect to the intent of Council.

CITY MANAGER'S OFFICE

CITY CLERK AND SOLICITOR DEPARTMENT

10. [STATUS UPDATE – PLANNING COMMITTEE INQUIRIES AND MOTIONS FOR THE PERIOD ENDING 30 JUNE 2016](#)

ACS2016-CMR-CCB-0049

CITY WIDE

That Planning Committee receive this report.

COUNCILLORS' ITEMS

[COUNCILLOR C. MCKENNEY](#)

11. [WAIVER TO PERMANENT SIGNS ON PRIVATE PROPERTY BY-LAW - MURAL AT 595 GLADSTONE AVENUE](#)

ACS2016-CMR-PLC-0003

SOMERSET (14)

That Planning Committee recommend that Council approve a waiver to

Section 124.A of the Permanent Signs on Private Property By-law No. 2005-439, as amended, to allow a mural onto the exterior wall containing the main entrance to the building at 595 Gladstone Avenue.

IN CAMERA ITEMS*

INFORMATION PREVIOUSLY DISTRIBUTED

A. [BUILDING PERMIT APPLICATIONS](#)

ACS2016-PAI-PGM-0124

CITY WIDE

NOTICES OF MOTIONS (FOR CONSIDERATION AT A SUBSEQUENT MEETING)

INQUIRIES

OTHER BUSINESS

ADJOURNMENT

NEXT MEETING

Tuesday, 23 August 2016

***Notice**

In Camera Items are not subject to public discussion or audience. Any person has a right to request an independent investigation of the propriety of dealing with matters in a closed session. A form requesting such a review may be obtained, without charge, from the City's website or in person from the Chair of this meeting. Requests are kept confidential pending any report by the Meetings Investigator and are conducted without charge to the Requestor.

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- Note:*
- 1. Please note that any written or verbal submissions (including your name but excluding personal contact information) will form part of the public record and be made available to City Council and the public.*
 - 2. Except where otherwise indicated, reports requiring Council consideration will be presented to Council on 31 August 2016 in Planning Committee Report 29.*
 - 3. Items listed under Communications and Information Previously Distributed do not form part of the regular Agenda and will not be discussed by the Committee unless added to the Agenda pursuant to Subsection 89.(3) of the Procedure By-law.*