



Planning Committee

Tuesday, 22 April 2014

Champlain Room

9:30 a.m.

Disposition 73

- Note: 1. Underlining indicates a new or amended recommendation approved by Committee.*
- 2. Except where otherwise indicated, reports requiring Council consideration will be presented to Council on 14 May 2014 in Planning Committee Report 69.*
- 3. Please note that the recorded votes and dissents contained in this Disposition are to be considered DRAFT until the Minutes of the meeting are confirmed by Committee.*

DECLARATIONS OF INTEREST

No declarations of interest were filed.

CONFIRMATION OF MINUTES

[Minutes 72 - Tuesday, 8 April 2014](#)

CONFIRMED

BUILT HERITAGE SUB-COMMITTEE

1. [APPLICATION TO CONSTRUCT AN ADDITION AT 205 CRICHTON STREET, A PROPERTY DESIGNATED UNDER PART V OF THE ONTARIO HERITAGE ACT AND LOCATED IN THE NEW EDINBURGH HERITAGE CONSERVATION DISTRICT](#)

ACS2014-PAI-PGM-0090

RIDEAU-ROCKCLIFFE (13)

That the Planning Committee recommend that Council:

1. **Approve the application, subject to approval of minor variances by the Committee of Adjustment, per plans submitted by Vert Plan Design Incorporated dated February 9, 2014;**
2. **Delegate authority for minor design changes to the General Manager, Planning and Growth Management Department; and**
3. **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 May 15, 2014.)

(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.)

CARRIED

CITY MANAGER'S OFFICE

CITY TREASURER AND FINANCE

2. [TREASURER'S STATEMENT ON DEVELOPMENT CHARGES RESERVE FUNDS FOR 2013](#)

ACS2014-CMR-FIN-0016

CITY WIDE

That the Planning Committee and Council receive this report for information.

RECEIVED

CITY CLERK AND SOLICITOR DEPARTMENT

3. [STATUS UPDATE – PLANNING COMMITTEE INQUIRIES AND MOTIONS FOR THE PERIOD ENDING 15 APRIL 2014](#)

ACS2014-CMR-CCB-0033

CITY WIDE

That the Planning Committee receive this report for information.

RECEIVED

PLANNING AND INFRASTRUCTURE

PLANNING AND GROWTH MANAGEMENT DEPARTMENT

4. [MEMORANDUM OF UNDERSTANDING ON FUNDING FOR THE 2014 EMPLOYMENT LAND REVIEW](#)

ACS2014-PAI-PGM-0107

CITY WIDE

That Planning Committee recommend Council delegate authority to the General Manager of Planning and Growth Management Department to finalize and execute an agreement with the Greater Ottawa Home Builders' Association to facilitate cost-sharing of the 2014 Employment Land Review as outlined in this report and shown in Document 1.

CARRIED

5. [MEMORANDUM OF UNDERSTANDING – MILLENNIUM PARK](#)

ACS2014-PAI-PGM-0085

CUMBERLAND (19)

That Planning Committee recommend Council approve:

1. **The Millennium Park Memorandum of Understanding as detailed in Document 2;**

2. **The delegation of authority to the Planning and Growth Management General Manager to develop and execute a Millennium Park Agreement subject to it being in a form satisfactory to the City Clerk and Solicitor and the General Manager, Planning and Growth Management Department; and**

3. **The use of \$6.0 million of debt to fund the development of the Millennium Park construction as outlined in this report.**

CARRIED

6. [ZONING – 120 PRESTIGE CIRCLE](#)

ACS2014-PAI-PGM-0103

ORLÉANS (1)

That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 120 Prestige Circle to:

1. **Add a further provision to Exception 1409 as described in this report; and**

2. **Rezone the lands shown as Area B in Document 1 from Residential Fifth Density Zone (R5A [1409]) to Open Space Zone (O1), to permit a future park.**

CARRIED

7. [ZONING – 2575 INNES ROAD](#)

ACS2014-PAI-PGM-0082

INNES (2)

That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 2575 Innes Road from Minor Institutional Zone, Subzone E, Exception 469 (I1E[469]) to Local Commercial, Subzone 6 (LC6), as shown in Document 1 and Document 2.

CARRIED

8. [4310 FALLOWFIELD ROAD](#)

ACS2014-PAI-PGM-0092

BARRHAVEN (3)

That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 4310 Fallowfield Road from Development Reserve Zone (DR) to Residential Third Density, Subzone Z, Exception XXXX, (R3Z [XXXX]), to permit a residential planned unit development, as shown in Document 1 and detailed in Document 2.

CARRIED

9. [ZONING – 9 LEEMING DRIVE](#)

ACS2014-PAI-PGM-0046

BAY (7)

That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 9 Leeming Drive from Minor Institutional Zone, Subzone A, height limit 15 metres (I1A H(15)), to

Residential Second Density Zone, Subzone M, Exception xxxx (R2M[xxxx]), and Residential Third Density Zone, Subzone O, Exception xxxx (R3O[xxxx]), and Community Leisure Zone, Subzone 1 (L1) as shown on Document 1 and detailed in Document 2.

CARRIED

10. [ZONING - 45 MANN AVENUE](#)

ACS2014-PAI-PGM-0089

RIDEAU-VANIER (12)

That Planning Committee recommend Council approve:

1. **An amendment to Zoning By-law 2008-250 to change the zoning of 45 Mann Avenue, as shown on Document 1, from Residential Fifth Density, Subzone B, Exception 480, with maximum permitted height of 19 metres to a new Residential Fifth Density, Subzone B, Exception XXXX, with maximum permitted height of 29 metres, with a Schedule (R5B[XXXX] H(29) SYYY), as detailed in Documents 4 and 5 to permit a nine-storey apartment building, and;**
2. **That the proposed building at 45 Mann Avenue be required to be submitted to the Urban Design Review Panel prior to site plan approval being given.**

CARRIED, as amended

11. [ZONING - 330 SUSSEX DRIVE](#)

ACS2014-PAI-PGM-0097

RIDEAU-VANIER (12)

That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 330 Sussex Drive from Major Leisure Facility, Subzone B (L2B) to Major Leisure Facility, Subzone B, Exception (L2B[XXXX]) to permit office use, as detailed in Document 3.

CARRIED

INFORMATION PREVIOUSLY DISTRIBUTED

A [TEMPORARY INTERVENTION, FLEET STREET AQUEDUCT](#)

ACS2014-PAI-PGM-0101

SOMERSET (15)

NOTICES OF MOTIONS (FOR CONSIDERATION AT A SUBSEQUENT MEETING)

RE: MIZRAHI BROWNFIELDS

Moved by Councillor K. Hobbs:

WHEREAS 1445 and 1451 Wellington Street West are properties located within the Wellington Street West Community Design Plan and associated Secondary Plan and were zoned TM 11 as a result of said plans in 2011;

AND WHEREAS the Province of Ontario has changed regulations regarding the level of remediation for residential construction on brownfield sites since the passing of the Wellington Street West Secondary Plan which has resulted in

additional costs to remediate this property, rendering it economically non-viable under the policies of the Secondary Plan;

AND WHEREAS it is City of Ottawa policy under the Official Plan and other policies to have vibrant Traditional Mainstreets and for these Traditional Mainstreets to be encouraged to redevelop with mixed-use buildings and provide additional housing to facilitate growth to 2031;

AND WHEREAS the developer has worked with community and neighbours of this site want to address their concerns regarding issues such as setbacks, noise, traffic, compatibility, streetscape design, parkland improvements, etc.

AND WHEREAS it is preferable to maintain the height policies of the Wellington West Secondary Plan;

AND WHEREAS the City of Ottawa's policies previously covered up to 100 per cent of the cost of rehabilitating brownfield lands and buildings;

THEREFORE BE IT RESOLVED that Council makes a special exemption for 1445 and 1451 Wellington Street West only under the City's brownfields policy for the city, through its brownfield funding policies, to cover up to 100 per cent of the cost of rehabilitating said lands and buildings;

AND BE IT FURTHER RESOLVED that Council direct the Planning and Growth Management Department as part of its 2015 work plan to assess the economic viability of the zoning and policies affecting derelict and vacant lands in the Wellington Street West Secondary Plan area. The results of this assessment shall be to recommend a path forward to ensure that derelict and vacant is economically viable for redevelopment and that these recommendations be presented to Planning Committee by the end of Q3 2015.

(The above Notice of Motion will return as a Councillor's Report for consideration by the Finance and Economic Development Committee at its meeting of Monday, 5 May 2014)

RE: EXEMPTION FROM THE DEMOLITION CONTROL BY-LAW FOR THE BUILDINGS LOCATED AT 111-121 PARKDALE AND 71 LYNDALE

Moved by Councillor K. Hobbs:

WHEREAS 111-121 Parkdale and 71 Lyndale are properties located in the Mechanicsville neighbourhood in Kitchissippi Ward and are zoned MC[2014]S300;

AND WHEREAS the owners of the property, Brigil Homes, intend to construct a sales centre for their planned high-rise mixed-use building;

AND WHEREAS demolitions of residential dwelling units located in the former City of Ottawa are subject to the Demolition Control By-law, which is still in effect;

AND WHEREAS both area residents and the property owner are in agreement that the current buildings are a blight and ought to be demolished;

AND WHEREAS all other conditions for demolition are met;

AND WHEREAS there is an acute need for funding for the construction of a teaching kitchen for the Parkdale Food Centre's new location as part of the Somerset West Community Health Centre's Rosemount branch which serves as a critical resource for neighbours in need in Mechanicsville;

THEREFORE BE IT RESOLVED that the subject properties be exempt from the requirement under the demolition control By-law to pay \$5000 per residential unit demolished should construction not begin within 5 years of the agreement being completed (totalling \$65,000);

AND BE IT FURTHER RESOLVED that Brigil will be required to pay or provide services in-kind (construction and materials) of \$35,000 to the Parkdale Food Centre for this condition to be waived, and that this contribution be a credit against the existing \$400,000 Section 37 Agreement from 2013, indexed to inflation.

(The above Notice of Motion will return as a Councillor's Report for consideration by the Planning Committee at its meeting of Tuesday, 13 May 2014)