



Planning Committee

Minutes 41

Tuesday, 28 March 2017

9:30 a.m.

Champlain Room, 110 Laurier Avenue West

- Notes:**
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 12 April 2017 in Planning Committee Report 41.*

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

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 1 to 10 on today's agenda.

She advised anyone intending to appeal the proposed amendment to the Ontario Municipal Board (OMB) 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 OMB if Council did not adopt an amendment within 120 days of receipt of an application for Zoning and 180 days for an Official Plan Amendment.

A comment sheet was available at the door for anyone wishing to submit written comments on these amendments

DECLARATIONS OF INTEREST

There were no declarations of interest.

CONFIRMATION OF MINUTES

[Minutes 40 - 28 February 2017](#)

CONFIRMED

PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING SERVICES

1. [OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT – 1309 CARLING AVENUE](#)

ACS2017-PIE-PS-0037

CAPITAL (17)

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve:
 - a. an amendment to the Official Plan to add to Volume 2a the Westgate Secondary Plan, detailed in Document 2 – Proposed Official Plan Amendment – Westgate Secondary Plan; and
 - b. an amendment to Zoning By-law 2008-250 for 1309 Carling Avenue to permit five mixed use high-rise towers as detailed in Document 4 – Zoning By-law Amendment Height Schedule

and Document 5 – Details of Recommended Zoning.

- 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 12 April 2017 subject to submissions received between the publication of this report and the time of Council’s decision.**

Ms. Ann O’Connor, Planner, accompanied by Mr. Doug James, Manager, Development Review - Central, Planning, Infrastructure and Economic Development department, provided a PowerPoint presentation, a copy of which is held on file.

The committee heard two delegations on this matter:

- Ms. Ruth Parent felt the Westgate Shopping Centre (1309 Carling Avenue) should be designated as a heritage building and retained in its current format as much as possible to service the seniors, vets and other members of the community that use it as one-stop commercial and community hub.
- Mr. Miguel Tremblay, FOTENN Consultants (the applicant) acknowledged the delegation’s concerns, noting that similar comments had been raised during community consultation. He talked about the long-term phasing in of the development that is necessary for sustainability and that would allow the community to transition with it.

The committee received the following correspondence between 21 March 2017 (the date the report was published in the committee agenda) and the time public delegations were heard on 28 March 2017, a copy of which is held on file:

- Comments dated March 27, 2018 from Carolyn Herbert with concerns that none of the proposals on this agenda for large developments mentioned inclusion of affordable housing, or inclusion of elements that incorporate carbon and methane-reducing, energy-reducing components.

Motion N° PLC 41/1

Moved by Councillor T. Tierney

WHEREAS Report ACS2017-PIE-PS-0037 (Official Plan and Zoning By-law Amendment – 1309 Carling Avenue) recommends approval of an Official Plan Amendment to adopt the Westgate Secondary Plan; and

WHEREAS, as a result of this secondary planning process being led by the applicant (in accordance with the direction set by OPA 150 Section 2.5.6), Schedule A – Land Use Plan and Schedule B – Public Realm Plan included with the Proposed Official Plan Amendment – Westgate Secondary Plan (Document 2) have been provided by the applicant; and

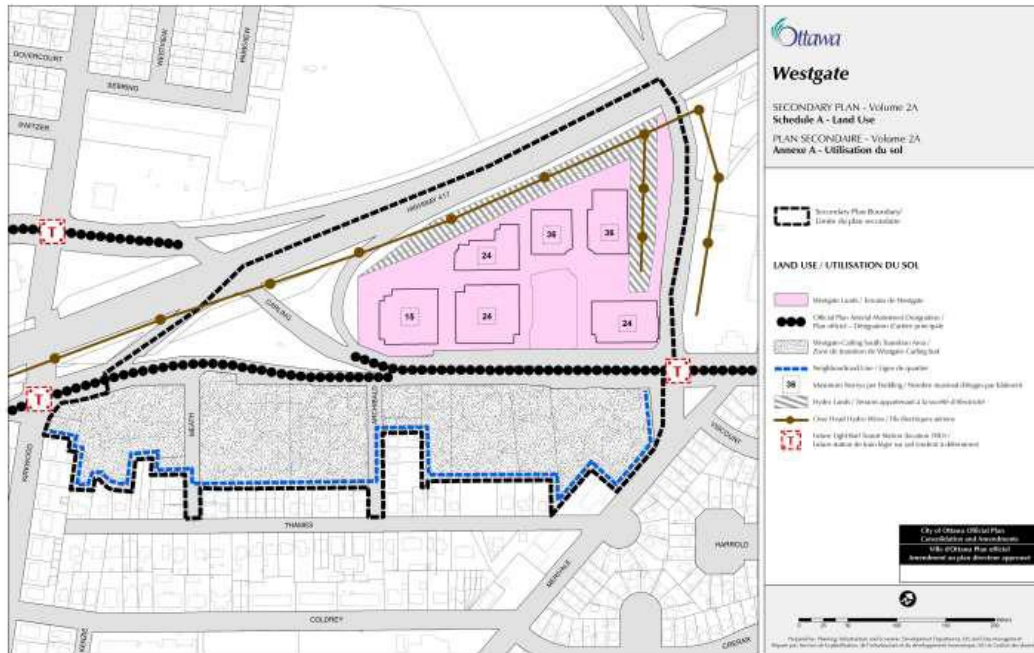
WHEREAS no changes are recommended to these Schedules' content, but staff-drawn versions are recommended to facilitate future functionality; and

WHEREAS an error has been identified in Schedule C – Location, such that three residentially-zoned properties fronting on Archibald Street were incorrectly included within the bounds of the study area;

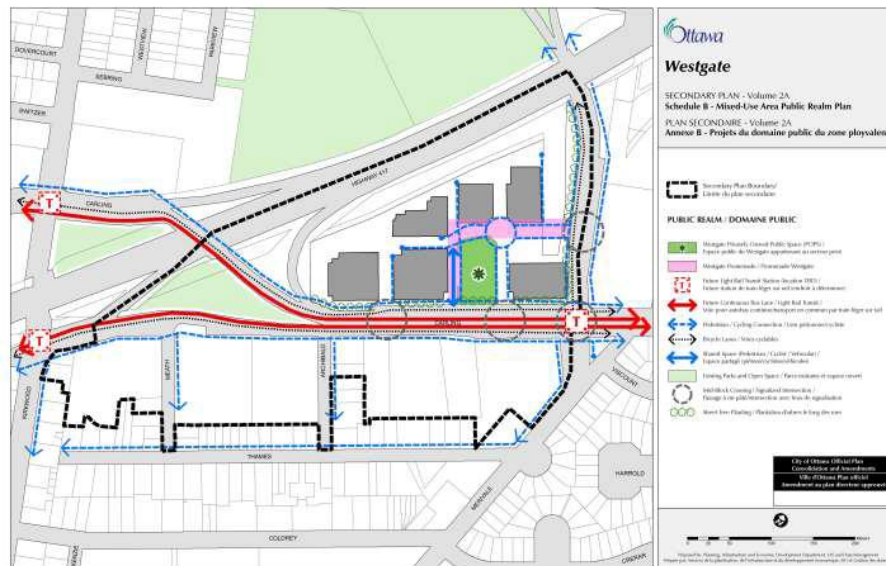
THEREFORE BE IT RESOLVED that Document 2 – Official Plan Amendment to Report ACS2017-PIE-PS-0037 be amended by replacing the developer-drawn Schedule A – Land Use Plan and Schedule B – Public Realm Plan with the attached staff-drawn versions of the Schedules, and replacing Schedule C – Location with the attached correct version; and

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

Schedule A



Schedule B



Schedule C

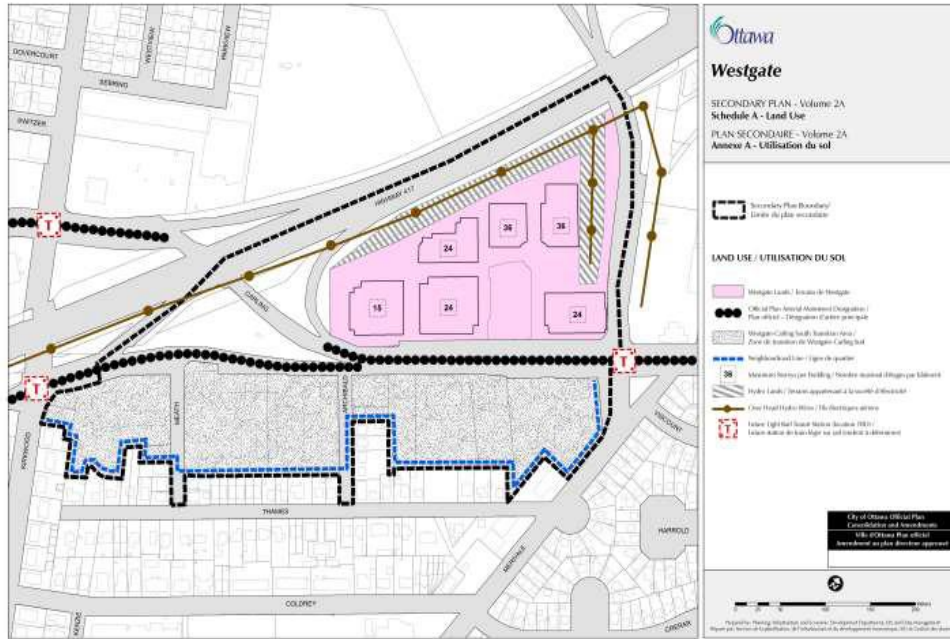


CARRIED

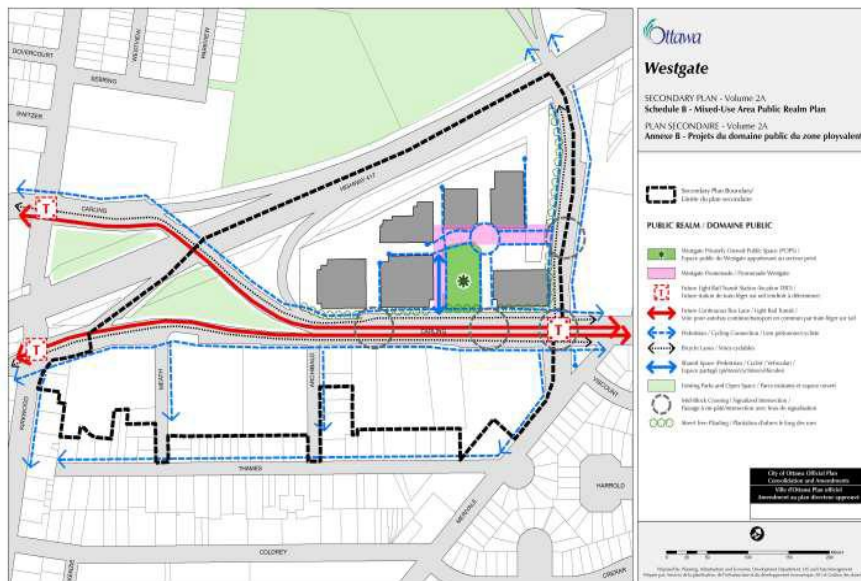
Item 1 of Planning Committee Agenda 41, as amended by Motion 41/1 and set out in full below, was put to Committee.

1. **That Planning Committee recommend Council approve:**
 - a. **an amendment to the Official Plan to add to Volume 2a the Westgate Secondary Plan, detailed in Document 2 – Proposed Official Plan Amendment – Westgate Secondary Plan, as amended by replacing Schedules A, B and C with the following Schedules:**

Schedule A



Schedule B



Schedule C



; and

- b. an amendment to Zoning By-law 2008-250 for 1309 Carling Avenue to permit five mixed use high-rise towers as detailed in Document 4 – Zoning By-law Amendment Height Schedule and Document 5 – Details of Recommended Zoning.
 - c. that pursuant to the *Planning Act*, subsection 34(17) no further notice be given.
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 12 April 2017 subject to submissions received between the publication of this report and the time of Council's decision.

CARRIED

2. [ZONING BY-LAW AMENDMENT – 1960 SCOTT STREET](#)

ACS2017-PIE-PS-0015

KITCHISSIPPI (15)

REPORT RECOMMENDATIONS

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1960 Scott Street, to permit a 22-storey mixed-use building, as detailed in Document 2;**
2. **That the implementing Zoning By-law not proceed to City Council until such time as the agreement under Section 37 of the *Planning Act* is executed; and**
3. **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 12 April, 2017" subject to submissions received between the publication of this report and the time of Council's decision.**

Ms. Erin O'Connell, Planner, accompanied by Mr. Doug James, Manager, Development Review - Central, Planning, Infrastructure and Economic Development department, provided a PowerPoint presentation, a copy of which is held on file.

The following staff also responded to questions on this matter: Ms. Lee Ann Snedden, Director, Planning Services, Planning, Infrastructure and Economic

Development Department, and Ms. Christine Enta, Legal Counsel, Office of the City Clerk and Solicitor.

The committee heard five delegations on this matter:

- Ms. Cecilia Alperin*, a resident of Clifton Road (also representing her husband, Andrew Daily) spoke in opposition to the proposal citing concerns that it does not respect the environmental, social and economic considerations of the Westboro Community Design Plan and Secondary Plan. She indicated that the level of intensification, scale and character, and traffic of the proposed development are incompatible with the existing neighbourhood and approved objectives for the area. She also raised concerns about sun-shadowing during the day and light pollution at night, as well as the potential for noise pollution.
- Mr. Gary Ludington*, Chair, Westboro Community Association, spoke in opposition to the proposal, indicating they do not conform to the area Community Plan (CDP) and Secondary Plan. He suggested an Interim Control By-law or moratorium on development be implemented for the area until the CDP / Secondary Plan is revisited if changes are required to those documents.
- Mr. Paul Stacey* raised concerns about the balance and context of the development and worried the existing sense of community will be lost by intense development. He also questioned whether the resulting traffic impact on Clifton Road and the surrounding area has been considered.
- Mr. Tim Gray raised concerns about the traffic impact and suggested the entrance/exit and loading dock be located on McRae Avenue instead of Scott Street, as planned. He also worried about the 22-storey height setting a precedent for the area.
- Ms. Kelly Rhodenizer, Colonnade Bridgeport (the applicant), Mr. Hugh Gorman, Colonnade Bridgeport, and Ms. Nancy Meloshe, Stantec, provided an overview of the application and responded to questions.

[Individuals / groups marked with an asterisk above provided written comments; all submissions are held on file with the City Clerk.]*

In addition to submissions marked with an asterisk above, the committee received the following correspondence between 21 March 2017 (the date the

report was published in the committee agenda) and the time public delegations were heard on 28 March 2017, a copy of which is held on file:

- Comments dated March 17, 2017 from Jonathan Fisher with concerns about the proposed building design and the traffic impact from having a loading entrance on Scott. Street.
- Comments dated March 25, 2017 from David Welch, in opposition to the proposal for reasons concerning building height, traffic and parking impacts on neighbouring streets, and poor architectural quality.
- Comments dated March 27, 2018 from Ron Brown, in opposition to granting variances to community development plans and requirements for Main Streets. He suggested the City should obtain various 'enforceable' commitments from developers when granting variances.
- Comments dated March 27, 2018 from Carolyn Herbert with concerns that none of the proposals on this agenda for large developments mentioned inclusion of affordable housing, or inclusion of elements that incorporate carbon and methane-reducing, energy-reducing components.
- Comments dated March 28, 2017 from Mari Wellman, President, Westboro Beach Community Association, in opposition to the proposal, indicating it disregards the Community Design Plan and will negatively impact the liveability and walk-ability of the area.

Item 2 of Planning Committee Agenda 41, as set out below, was put to Committee:

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1960 Scott Street, to permit a 22-storey mixed-use building, as detailed in Document 2;**
- 2. That the implementing Zoning By-law not proceed to City Council until such time as the agreement under Section 37 of the *Planning Act* is executed; and**
- 3. 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 12 April, 2017” subject to submissions received between the publication of this report and the time of Council’s decision.

CARRIED on a division of 7 yeas and 3 nays, as follows:

YEAS (7): Councillors S. Blais, R. Chiarelli, J. Cloutier, A. Hubley, S. Qadri, Vice-chair T. Tierney and Chair J. Harder

NAYS (3): Councillors R. Brockington, J. Leiper, T. Nussbaum

3. [ZONING BY-LAW AMENDMENT – 1400 CARLING AVENUE](#)

ACS2017-PIE-PS-0038

RIVER (16)

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1400 Carling Avenue to permit the addition of two towers, measuring 10 storeys and 12 storeys, to an existing five storey retirement home, 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 12 April 2017” subject to submissions received between the publication of this report and the time of Council’s decision.**

The committee heard one delegation on this matter:

- Mr. Bill Holzman, President of Holzman Consultants Inc. (the applicant). and Mr. Tino Tolot provided an overview of the application.

The committee received the following correspondence between 21 March 2017 (the date the report was published in the committee agenda) and the time public delegations were heard on 28 March 2017, a copy of which is held on file:

- Comments dated March 27, 2018 from Carolyn Herbert with concerns that none of the proposals on this agenda for large developments mentioned inclusion of affordable housing, or inclusion of elements that incorporate carbon and methane-reducing, energy-reducing components.

Planning Committee CARRIED the report recommendations as presented with Councillors R. Brockington and J. Leiper dissenting.

4. [ZONING BY-LAW AMENDMENT – 1435 RANDALL AVENUE](#)

ACS2017-PIE-PS-0028

ALTA VISTA (18)

REPORT RECOMMENDATIONS

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1435 Randall Avenue to permit five detached dwellings, 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 12 April 2017 subject to submissions received between the publication of this report and the time of Council's**

decision.

The committee heard from one delegation, Mr. Jack Stirling, Stirling Group, in response to questions from Councillor Cloutier.

Planning Committee CARRIED the report recommendations as presented.

5. [ZONING BY-LAW AMENDMENT – 47 HAVELOCK STREET](#)

ACS2017-PIE-PS-0040

CAPITAL (17)

REPORT RECOMMENDATIONS

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 47 Havelock Street to permit a four storey apartment building, 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 12 April 2017 subject to submissions received between the publication of this report and the time of Council’s decision.**

Ms. Melissa Jort-Conway, Planner, Planning, Infrastructure and Economic Development department, responded to questions on this matter.

The committee heard two delegations:

- Ms. Stephanie Smith, a resident of the neighbouring property to be most impacted by the proposed development, indicated concerns about: the development’s incompatibility with the neighbourhood; reduced parking and associated traffic and parking issues; side yard setback; loss of privacy and noise concerns stemming from the development’s proposed

substantial rooftop amenity area.

- Mr. Brian Casagrande, FOTENN Consultants, and Mr. Jakub Ulak, Surface Developments (the applicant), responded to the delegation's comments and questions from Committee.

Planning Committee CARRIED the report recommendations as presented.

6. [OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT – 125 MARKETPLACE AVENUE AND 101A LINDENSHADE DRIVE](#)

ACS2017-PIE-PS-0033

GLOUCESTER-SOUTH NEPEAN (22)

REPORT RECOMMENDATIONS

1. **That Planning Committee recommend Council:**
 - a. **approve an amendment to the Official Plan, Volume 2a, South Nepean Urban Area Secondary Plan, South Nepean Town Centre – Area 7, by incorporating site specific policies for 125 Marketplace Avenue and 101A Lindenshade Drive relating to building heights as detailed in Document 2; and**
 - b. **approve an amendment to the Zoning By-law 2008-250 for 125 Marketplace Avenue and 101A Lindenshade Drive to permit a two building retirement home complex consisting of an eight storey building and a nine storey building, 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 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 12 April 2017," subject to submissions received between the publication of this report and the time of Council's**

decision.

Mr. Fred Zlepzig, Waterford Retirement Homes, and Ms. Susan Murphy, Minto Communities Inc. (applicant) were present in support but opted not to speak when the Chair indicated the Committee was prepared to carry the item on consent.

The committee received the following correspondence between 21 March 2017 (the date the report was published in the committee agenda) and the time this item was considered on 28 March 2017, a copy of which is held on file:

- Comments dated March 20, 2017 from Heather Blais, stating objection to any building higher than 4 storeys being permitted on the basis it would negatively impact neighbouring views, light, aesthetics, property values, noise and traffic.
- Comments dated March 26, 2017 from Brian Mordfield, in opposition to the proposal, citing related traffic and parking concerns.

Planning Committee CARRIED the report recommendations as presented.

7. [OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS – 102 BILL LEATHEM DRIVE](#)

ACS2017-PIE-PS-0041

GLOUCESTER-SOUTH NEPEAN (22)

REPORT RECOMMENDATIONS

1. **That Planning Committee recommend Council refuse an amendment to Zoning By-law 2008-250 and an amendment to the City of Ottawa Official Plan to permit the development of a multi-purpose facility which is proposed to include place of worship, place of assembly and community centre uses in the ‘Ottawa Airport Operating Influence Zone’.**
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 12 April 2017," subject to submissions received between the publication of this report and the time of Council's decision.

The following staff responded to questions on this matter: Ms. Christine Enta, Legal Counsel, Office of the City Clerk and Solicitor, Mr. Mike Schmidt, Planner, Mr. Don Herweyer, Manager, Development Review – South, and Mr. John Smit, Director, Economic Development, Planning, Infrastructure and Economic Development Department.

The Committee heard two delegations (represented by various individuals):

- Ottawa International Airport Authority (OIAA), represented by Ms. Krista Kealey, Vice President, Communications and Public Affairs, OIAA; Ms. Nancy Meloshe, Stantec; Mr. Jim McIninch, Bell Baker LLP Barristers & Solicitors. They spoke in support of the staff recommendation to refuse the requested Zoning By-law amendment. Noting that the proposed development is located 2500 m off the end of the airport's most used runway, they suggested the development should not be permitted within the AOIZ in order to safeguard the public's economic interests by protecting the long-term operation of airport, and in order to prevent any adverse effects of aircraft noise on public health and safety. They stated that the proposed development is a noise-sensitive use that is prohibited within the Airport Operating Influence Zone (AOIZ), and asserted that this prohibition of places of worship, because they are noise-sensitive uses, is consistent with the Provincial Policy Statement (PPS), the Ministry of Environment's Environmental Noise Guidelines, stationary and transportation sources, as well as the City's Official Plan (OP) policies.
- Salvation Army (owner), represented by Mr. Joshua Foster, Gradient Wind Engineering Inc.; Ms. Ursula Melinz, Soloway Wright LLP; Mr. Miguel Tremblay, FOTENN Consultants Inc. (applicant); Mr. Jeff Barrett, Salvation Army; Captain Jim Mercer, Salvation Army. They spoke in opposition to the staff recommendation, asking that the Zoning By-law amendment be granted to permit the development of their multi-purpose facility. They noted that the

development is located in the South Merivale Business Park, in the Employment Area, and that Official Plan Amendment 180 reinforces that institutional uses (community centres, places of assembly, places of worship) are permitted in Employment Areas. They disagreed with the staff position that the requested amendments do not comply with the City's OP policies and the PPS, asserting that although those documents require protection for the long term prosperity of airport, they also indicate that major facilities and noise-sensitive land uses can cohabitate with proper buffering, separation and design. They disagreed that a house of worship is a noise-sensitive land use and that the PPS says they must be excluded. Further they noted that 'place of worship' is not defined in City's Environmental Noise Control Guidelines, and that federal regulations, through Transport Canada, permits this type of use if a detailed noise analysis is conducted and noise insulation / mitigation features are considered, both of which the Salvation Army has done.

Noting that the Committee Minutes can only contain a high-level synopsis of the public comments and submissions presented to Committee, Chair Harder asked the delegations to submit their detailed positions in writing to the Committee Coordinator prior to the April 12, 2017 Council meeting if they wished them to be circulated to Members of Council and placed on record.

The committee received the following correspondence between 21 March 2017 (the date the report was published in the committee agenda) and the time public delegations were heard on 28 March 2017, a copy of which is held on file:

- Comments dated March 27 and 28, 2017 from Brian Ford in support of the Salvation Army's request for the Zoning By-law amendment.

Vice-chair Tierney proposed the following motion:

WHEREAS Recommendation 1 of Staff Report ACS2017-PIE-PS-0041 recommends the refusal of amendments to Zoning By-law 2008-250 and the City of Ottawa Official Plan to permit the development of a multi-purpose facility which is proposed to include place of worship, place of assembly and community centre uses in the 'Ottawa Airport Operating Influence Zone'; and

WHEREAS having heard the submissions in support of the matter;

THEREFORE BE IT RESOLVED that Recommendation 1 of Staff Report

ACS2017-PIE-PS-0041 be amended by replacing the word “refuse” with the word “approve”; and

BE IT FURTHER RESOLVED THAT the proposed site-specific amendments shall be subject to the following conditions:

- 1. That the only noise-sensitive land uses permitted at this location shall be those defined exclusively as place of assembly, place of worship and community centre;*
- 2. That the above noise-sensitive land uses shall only be permitted where the Owner has provided a noise study demonstrating there will be no negative impacts on the long-term function of the airport. It is understood that the noise mitigation measures recommended in the noise study shall be implemented. The study shall be submitted to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development;*
- 3. That the following uses are prohibited at this location:*
 - daycare*
 - rooming unit and rooming house*
 - retirement home*
 - residential care facility*
 - shelter*

Councillor Nussbaum proposed a friendly amendment, accepted by Vice-chair Tierney, regarding placing a covenant on title to reflect that the property in question is within the Ottawa Airport Operating Influence Zone.

Committee took a brief recess while Legal Counsel aided in the preparation of a revised motion.

Motion N^o PLC 41/2

Moved by Councillor T. Tierney

WHEREAS Recommendation 1 of Staff Report ACS2017-PIE-PS-0041 recommends the refusal of amendments to Zoning By-law 2008-250 and the City of Ottawa Official Plan to permit the development of a multi-

purpose facility which is proposed to include place of worship, place of assembly and community centre uses in the 'Ottawa Airport Operating Influence Zone'; and

WHEREAS having heard the submissions in support of the matter;

THEREFORE BE IT RESOLVED that Recommendation 1 of Staff Report ACS2017-PIE-PS-0041 be amended by replacing the word "refuse" with the word "approve"; and

BE IT FURTHER RESOLVED THAT the proposed site-specific amendments shall be subject to the following conditions:

1. That the only noise-sensitive land uses permitted at this location shall be those defined exclusively as place of assembly, place of worship and community centre;
2. That the above noise-sensitive land uses shall only be permitted where the Owner has provided a noise study to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development. It is understood that the noise mitigation measures recommended in the noise study shall be implemented to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development;
3. That the following uses are prohibited at this location:
 - daycare
 - rooming unit and rooming house
 - retirement home
 - residential care facility
 - shelter
4. That an appropriate covenant be placed on title reflecting the fact that the property in question is within the Ottawa Airport Operating Influence Zone.

CARRIED on a division of 9 yeas and 1 nays, as follows:

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

NAYS (1): Councillors J. Cloutier

Councillor R. Brockington dissented on recommendation #1 of PLC Motion 41/2.

Item 7 of Planning Committee Agenda 41, as amended by Motion 41/2 and set out in full below, was put to Committee:

- 1. That Planning Committee recommend Council approve:**
 - a. an amendment to Zoning By-law 2008-250 and an amendment to the City of Ottawa Official Plan to permit the development of a multi-purpose facility which is proposed to include place of worship, place of assembly and community centre uses in the ‘Ottawa Airport Operating Influence Zone’;**
 - b. that the proposed site-specific amendments shall be subject to the following conditions:**
 - i. That the only noise-sensitive land uses permitted at this location shall be those defined exclusively as place of assembly, place of worship and community centre;**
 - ii. That the above noise-sensitive land uses shall only be permitted where the Owner has provided a noise study to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development. It is understood that the noise mitigation measures recommended in the noise study shall be implemented to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development;**
 - iii. That the following uses are prohibited at this location:**
 - daycare**

- rooming unit and rooming house
 - retirement home
 - residential care facility
 - shelter
- iv. That an appropriate covenant be placed on title reflecting the fact that the property in question is within the Ottawa Airport Operating Influence Zone.
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 12 April 2017," subject to submissions received between the publication of this report and the time of Council's decision.

CARRIED

Chair Harder issued the following DIRECTION TO STAFF:

Today's places of worship have changed immeasurably. In my community alone from the Ottawa Torah Centre, to Sequoia, to Cedarview Alliance, to South Nepean Mosque to Salvation Army....all leaders of these places came to me with a vision for "community space". All aforementioned examples are vibrant communities within Barrhaven as are others across this City. Yes there is a celebration of their faith but the vast majority of time, 7 days a week, these large community centres are just that. So my direction to staff is that they study where these larger places of worship and places of assembly should be placed in the future and that staff prepare a motion for Council at its next meeting outlining how this will be done.

8. [ZONING BY-LAW AMENDMENT – 785 GOULBOURN FORCED ROAD](#)

ACS2016-PIE-PS-0039

KANATA NORTH (4)

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 785 Goulbourn Forced Road to permit the development of an elementary school and child care centre, 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 12 April 2017," subject to submissions received between the publication of this report and the time of Council's decision.

CARRIED

9. [OFFICIAL PLAN AND ZONING AMENDMENTS – 30 Highbury Park Drive](#)

ACS2017-PIE-PS-0034

BARRHAVEN (3)

REPORT RECOMMENDATION

1. That Planning Committee recommend Council:
 - a. approve an amendment to the Official Plan, Volume 2a, South Nepean Urban Area Secondary Plan, South Nepean Areas 1, 2 and 3, by incorporating site specific policies for 30 Highbury

Park Drive relating to the permission of retail uses, as detailed in Document 2; and

- b. approve an amendment to the Zoning By-law 2008-250 for 30 Highbury Park Drive, rezoning the property to a Local Commercial zone in order to permit a three building commercial/retail development, 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 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 12 April 2017,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Mr. Matthew McElligott, FOTENN Consultants (applicant), was present in support but opted not to speak when the Chair indicated the Committee was prepared to carry the item on consent.

Planning Committee CARRIED the item as presented.

10. [ZONING BY-LAW AMENDMENT – TO PERMIT FARMERS’ MARKETS IN VILLAGE SQUARE PARK, BYRON LINEAR TRAMWAY PARK AND THE RIVERVIEW PARK AND RIDE](#)

ACS2017-PIE-PS-0014

STITTSVILLE (6), KITCHISSIPPI (15),
GLOUCESTER-SOUTH NEPEAN (22)

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to permit farmers’ markets in three locations in the city: Village Square Park in Stittsville, part of 6000 Abbott Street East and an unaddressed parcel to the east of**

Village Square Park; a portion of the Byron Linear Tramway Park along Richmond Road between Broadview Avenue and Golden Avenue; and Riverview Park and Ride – 650 Earl Armstrong Road, as detailed in Documents 1 and 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 12 April 2017,” subject to submissions received between the publication of this report and the time of Council’s decision.**

The following people had registered to speak in support of the report recommendations but opted not to speak when the Chair indicated the Committee was prepared to carry the item as presented on consent, with the exception of a technical amendment to correct language in the report:

- Ms. Madeleine Maltby and Mr. Matthew Mason-Phillips, Backyard Edibles
- Ottawa Farmers’ Market Association*, represented by Ms. Stephanie Kittmer, Mr. Craig Murkar, Mr. Greer Knox, and Mr. John Weatherhead.

[Individuals / groups marked with an asterisk above provided written comments; all submissions are held on file with the City Clerk.]*

In addition to submissions marked with an asterisk above, the committee received the following correspondence between 21 March 2017 (the date the report was published in the committee agenda) and the time public delegations were heard on 28 March 2017, a copy of which is held on file:

- Comments dated March 17, 2017 from Kathleen Loudon in support of the Farmers’ Market on Byron as an essential venue for local organic produce and its unique atmosphere due to the variety of vendors onsite, live music and greenspace.
- Comments dated March 17, 2017 from the Kupferschmid residence, a neighbouring property to the Farmers’ Market on Byron, stating opposition to that particular market. They cited diminished enjoyment of their

residence as a result of the traffic, parking, congestion, noise and litter associated with the market's customers.

- Comments dated March 20, 2017 from Monique Charron in support of the Farmers' Market on Byron, indicating it has contributed to the vitality and life of the neighbourhood.
- Comments dated January 20, March 17 and March 28, 2017 from Bruce Lindsay, Riverside South Community Association, in support of the Farmers' Market at the Riverview Park and Ride, indicating it will be a great opportunity to shop locally, support area farmers and meet neighbours, as well for the community association to set up and provide information on community events.
- Comments dated March 24, 2017 the Krzyzewski Household, in opposition to the Farmers' Market on Byron, citing concerns about traffic, parking and congestion, negative impact on children's safety and wellbeing, out of scale of the market, debris, and damage to the Byron Park lawn.
- Comments dated March 26, 2017 from Lavonne Carter, in support of the Farmers' Market on Byron, indicating it is an enhancement to the community and its health as a place that supports healthy and sustainable food, local growers and a community gathering space.
- Comments dated March 27, 2017 from Suzanne Bird-Tate, suggesting the staff report be corrected to indicate the correct address of the parcel of land abutting Village Square Park and to remove reference to the word 'heritage' in association with the barn located on that property
- Comments dated March 27, 2017 from Sam Smith, with respect to Farmers' Market on Byron, suggesting that that the City should have to post "special event "parking restrictions for the Saturday market on the adjacent streets, specifically Golden, Brierwood and Highland.

Motion N^o PLC 41/3

Moved by Councillor S. Qadri

WHEREAS Report ACS2017-PIE-PS-0014 refers to a "heritage barn" located on an unaddressed parcel of land abutting Village Square Park, in

recognition that the barn is included on the Heritage Reference List as a listed building but is not designated under the *Ontario Heritage Act*;

AND WHEREAS the property owner is concerned that referring to the building as a “heritage” barn implies it is designated under the *Ontario Heritage Act*;

THEREFORE BE IT RESOLVED that the word “heritage” be struck from paragraph 3 of page 5 of the report where it is used to describe the barn located on the unaddressed parcel of land abutting Village Square Park.

BE IT FURTHER RESOLVED that there be no further notice pursuant to Subsection 34 (17) of the *Planning Act*.

CARRIED

Item 10 of Planning Committee Agenda 41, as amended by Motion 41/3 and set out in full below, was put to Committee:

1. **That Planning Committee recommend Council approve:**
 - a. **an amendment to Zoning By-law 2008-250 to permit farmers’ markets in three locations in the city: Village Square Park in Stittsville, part of 6000 Abbott Street East and an unaddressed parcel to the east of Village Square Park; a portion of the Byron Linear Tramway Park along Richmond Road between Broadview Avenue and Golden Avenue; and Riverview Park and Ride – 650 Earl Armstrong Road, as detailed in Documents 1 and 2, with the following amendment to the staff report:**
 - **that the word “heritage” be struck from paragraph 3 of page 5 of the report where it is used to describe the barn located on the unaddressed parcel of land abutting Village Square Park;**
 - b. **that there be no further notice pursuant to Subsection 34 (17) of the *Planning Act***
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 12 April 2017,” subject to submissions received between the publication of this report and the time of Council’s decision.

CARRIED

11. [2016 ANNUAL REPORT PURSUANT TO THE *BUILDING CODE ACT*](#)

ACS2017-PIE-PS-0035

CITY WIDE

REPORT RECOMMENDATION

That the Planning Committee recommend that Council approve the 2016 Annual Report pursuant to the *Building Code Act*.

CARRIED

OFFICE OF THE CITY CLERK AND SOLICITOR

LEGISLATIVE SERVICES

12. [STATUS UPDATE – PLANNING COMMITTEE INQUIRIES AND MOTIONS FOR THE PERIOD ENDING 14 MARCH 2017](#)

ACS2017-CCS-PLC-0003

CITY WIDE

REPORT RECOMMENDATION

That Planning Committee receive this report for information.

RECEIVED

ADJOURNMENT

The meeting was adjourned at 2:15 p.m.

Original signed by M. Duffenais

Original signed by Councillor J. Harder

Committee Coordinator

Chair