



Planning Committee

Minutes 62

Tuesday, 24 April 2018

9:30 am

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 9 May 2018 in Planning Committee Report 62A.*

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 2, 3, 4, 6, 8 and 9 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 Ontario Municipal Board / 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 amendments.

DECLARATIONS OF INTEREST

There were no declarations of interest

CONFIRMATION OF MINUTES

Minutes 61 - 10 April 2018

CONFIRMED

POSTPONEMENTS AND DEFERRALS

PLANNING SERVICES

1. SITE PLAN APPROVAL – 195 MEANDERING BROOK DRIVE

ACS2018-PIE-PS-0035

GLOUCESTER-SOUTHGATE (10)

Deferred from the Planning Committee meeting of 27 March 2018.

REPORT RECOMMENDATION

That Planning Committee approve a Site Plan Control application for the construction of a new Planned Unit Development, as provided in Documents 5 and 6.

Planning Committee - 27 March 2018

Motion No. PLC 60/2

Moved by Councillor S. Blais

WHEREAS at the time of the original submission for 195 Meandering Brook Drive application, signal testing for the intersection of Meandering Brook Drive and Lester Road was at 89% of the warrant; and

WHEREAS since that time the residents of Deerfield Village continue to express concern with the new development and their ability to safely enter and exit their neighbourhood because the main access is an uncontrolled t-intersection off Lester Road (an 80km/h arterial); and

WHEREAS as part of the development application the City of Ottawa has recognized the importance of transit and is requiring the developer to construct a bus pad on the north side of Lester Road to accommodate the over 50 new riders OC Transpo has identified would result from this development; and

WHEREAS there is currently no safe pedestrian access to the south side of Lester Road and as a result no bus pad is being included for p.m. drop off as part of the development;

THEREFORE BE IT RESOLVED THAT Planning Committee defer the vote on 195 Meandering Brook Drive until the April 24th meeting and direct Planning Staff to work with the developer and the ward Councillor during that time to explore any and all options to find solutions to the traffic and transit problems outlined above.

DEFERRAL CARRIED

Planning Committee – 24 April 2018

The following staff responded to questions: Simon M. Deiaco, Planner, Planning, Infrastructure and Economic Development department; and, Colin Simpson, Program Manager, Transportation Engineering Services, Transportation Services department.

Ward Councillor, Diane Deans, was present and took part in discussion.

Vice-chair Tierney introduced a motion that would see delegated authority for approval of the site plan returned to staff, subject to certain conditions, including construction of a bus pad on the south side of Lester at Meandering Brook together with a median (pedestrian refuge) at the intersection.

Committee heard one delegation on this matter:

- Sharon Haig raised concerns about safety and visibility in respect of movement to and from Lester Road.

Danny Page, Jean Guy Rivard / Valecraft Homes Ltd. (applicant), was present in support of the proposed motion, and to answer questions if needed.

Motion N° PLC 62/1

Moved by Councillor T. Tierney

WHEREAS Planning Committee at its meeting of April 10, 2018 deferred consideration of the site plan approval for 195 Meandering Brook Drive; and

WHEREAS in the motion of deferral City Staff were directed to explore any and all options to find solutions to the traffic and transit problems; and

WHEREAS City Staff have considered options and have met with the developer to determine what solutions may be possible; and

WHEREAS the developer has agreed to the options outlined below:

THEREFORE BE IT RESOLVED that Planning Committee approve that the Delegated Authority for the approval of the site plan be returned to the Manager, Development Review-South, and such approval would include the following conditions:

1. **The owner shall be required to construct a bus pad on the south side of Lester at Meandering Brook together with a median (pedestrian refuge) at this intersection at an estimated cost of \$12,000;**
2. **The owner, in addition to the other securities required for the site plan, shall provide security through a letter of credit in the amount of \$33,000.**
3. **Should the City proceed with the construction of a pedestrian crossover at Lester Road and Meandering Brook prior to the deadline**

in Recommendation 4 below, the owner will contribute up to \$33,000 towards the cost of pedestrian crossover;

4. **The City shall have until two years after 90 per cent occupancy of the units on the site plan to proceed with the construction of the pedestrian crossover. Should the construction not have proceeded by that time, the \$33,000 security shall be returned to the owner.**
5. **The total contribution of the owner to the bus pad, median and the pedestrian crossover shall be capped at the lesser of \$45,000 and 50% of the total of (\$12,000 plus the cost of the pedestrian crossover).**

CARRIED

PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING SERVICES

2. [OFFICIAL PLAN AMENDMENT – 4305, 4345 AND 4375 MCKENNA CASEY DRIVE AND 3285, 3288, 3300, 3305 AND 3330 BORRISOKANE ROAD](#)

ACS2018-PIE-PS-0057

BARRHAVEN (3)

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to modify the South Nepean Urban Area Secondary Plan – Areas 8 and 9/10 located in Volume 2 – Secondary Plan for 4305, 4345 and 4375 McKenna Casey Drive and 3285, 3288, 3300, 3305 and 3330 Borrisokane Road to replace the Commercial Recreation designation with Residential and remove any reference to a Two Zone floodplain approach as shown 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 May 9, 2018” subject to submissions received between the publication of this report and the time of Council’s decision.

Frank Cairo, for Barrhaven Conservancy Inc. (owner) and Patrick Harrington, Aird & Berlis LLP, were present in support, and to answer questions if needed.

The committee received the following correspondence between 13 April 2018 (the date the report was published to the City’s website) and the time the report was considered by Planning Committee on 24 April, a copy of which is held on file:

- Email dated April 23 from Faith Blacquiere.

Planning Committee CARRIED the report recommendations as presented.

Motion N° PLC 62/2

Moved by Councillor T. Tierney

WHEREAS approximately eighteen months has been required for the studies and process leading to this official plan amendment; and

WHEREAS advancing this item will assist in the efficient development of land;

BE IT RESOLVED that Planning Committee approve that this matter proceed to the Council meeting of April 25, 2018.

CARRIED

The afore-mentioned motion being approved, the Council date listed in report recommendation 2 was updated to reflect the new Council date of April 25, as follows:

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 April 25, 2018” subject to submissions received between the publication of this report and the time of Council’s decision.

3. [ZONING BY-LAW AMENDMENT – 373 PRINCETON AVENUE \(527 MELBOURNE AVENUE\)](#)

ACS2018-PIE-PS-0038

KITCHISSIPPI (15)

REPORT RECOMMENDATIONS

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 373 Princeton to permit a total of 16 dwelling units, 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 9 May 2018,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carl Furney, Fotenn Consultants Inc. (applicant), was present in support, and to answer questions if needed.

Councillor Leiper provided brief comments in support of the proposal.

Planning Committee CARRIED the report recommendations as presented.

4. [ZONING BY-LAW AMENDMENT – 740 SPRINGLAND DRIVE](#)

ACS2018-PIE-PS-0044

RIVER (16)

REPORT RECOMMENDATIONS

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 740 Springland Drive to permit a reduction in parking rates and to permit parking in a front yard, 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 9 May 2018,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Lloyd Phillips, Lloyd Phillips and Associates Ltd. (applicant) on behalf of Greatwise Developments, and Rod Lahey, Roderick Lahey Architect Inc. (architect), were present in support and to answer questions if needed.

The committee received the following correspondence between 13 April 2018 (the date the report was published to the City’s website) and the time the report was considered by Planning Committee on 24 April, a copy of which is held on file:

- Email dated April 16 from Chris Kallan
- Email dated April 23 from B. and M. Calma
- Email dated April 23 from Anne Strang

Councillor Brockington provided brief comments and noted that he would raise transit-related questions when the report rises to Council.

Chair Harder asked that the Committee Coordinator contact the Transportation Services department to request that the appropriate OC Transpo staff be present to answer Councillor Brockington's questions on this matter at the May 9 Council meeting.

Planning Committee CARRIED the report recommendations as presented.

BUILT HERITAGE SUB-COMMITTEE

5. [APPLICATION TO ALTER 132 LISGAR ROAD, A PROPERTY LOCATED IN ROCKCLIFFE PARK HERITAGE CONSERVATION DISTRICT, DESIGNATED UNDER PART V OF THE ONTARIO HERITAGE ACT](#)

ACS2018-PIE-RHU-0008

RIDEAU-ROCKCLIFFE (13)

REPORT RECOMMENDATIONS

That Planning Committee recommend that Council:

- 1. approve the application to alter the building at 132 Lisgar Road according to plans submitted by Bill Ritcey, architect, received on February 23, 2018;**
- 2. approve the landscape plan for 132 Lisgar Road according to plans submitted by Bill Ritcey, architect, received on February 23, 2018;**
- 3. delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development; and**
- 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 24 May 2018.)

(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 of 12 April 2018 and CARRIED the report recommendations as presented. The Sub-committee heard delegations and received written correspondence on this matter, as noted in their Minutes.

Planning Committee CARRIED the report recommendations as presented.

PLANNING SERVICES

6. **ZONING BY-LAW AMENDMENT – 473 ALBERT STREET**

ACS2018-PIE-PS-0043

SOMERSET (14)

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 473 Albert Street to permit ground floor and second floor non-residential uses and permit reduced loading space requirements, as shown on 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 9 May 2018” subject to submissions received between the publication of this report and the time of Council’s decision.**

Jeff Nadeau, Fotenn Consultants Inc. (applicant), was present in support and to

answer questions if needed.

Planning Committee CARRIED the report recommendations as presented.

BUILT HERITAGE SUB-COMMITTEE

7. [APPLICATION TO PERMIT THE DEMOLITION OF THE UGANDAN HIGH COMMISSION, 231 COBOURG STREET, A PROPERTY LOCATED IN THE WILBROD LAURIER HERITAGE CONSERVATION DISTRICT AND APPLICATION FOR NEW CONSTRUCTION ON THE SAME SITE](#)

ACS2018-PIE-RHU-0009

RIDEAU-VANIER (12)

BUILT HERITAGE SUB-COMMITTEE RECOMMENDATION AS AMENDED

That Planning Committee recommend that Council:

1. **refuse the application to demolish the Ugandan High Commission, 231 Cobourg Street, submitted by Ten 2 Four Architecture Inc. received on December 8, 2017, including the revised Cultural Heritage Impact Statement (Document 15), dated November 22, 2017, prepared by Robertson Martin Architects;**
2. **refuse the construction of a new building at 231 Cobourg Street according to plans by Ten 2 Four Architecture Inc. received on March 19, 2018.**

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* has been extended to 15 May 2018.)

(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.)

REPORT RECOMMENDATIONS

That Planning Committee recommend that Council:

1. approve the application to demolish the Ugandan High Commission, 231 Cobourg Street, submitted by Ten 2 Four Architecture Inc. received on December 8, 2017;
2. approve the construction of a new building at 231 Cobourg Street according to plans by Ten 2 Four Architecture Inc. received on March 19, 2018;
3. delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department;
4. issue the heritage permit with an expiry date of either:
 - (a) two years from the date of issuance; or
 - (b) two years from the date that decisions on applications under the *Planning Act* are final and binding;whichever is later.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* has been extended to 15 May 2018.)

(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.)

Note: this item was considered concurrently with item 8 - Zoning By-Law Amendment – 231 Cobourg Street (ACS2018-PIE-PS-0028). The Minutes of both items are therefore combined, as follows.

The Built Heritage Sub-Committee (BHSC) considered the heritage application report (*Application to Permit the Demolition of the Ugandan High Commission, 231 Cobourg Street, a Property Located in the Wilbrod Laurier Heritage Conservation District and Application for New Construction on the Same Site - ACS2018-PIE-RHU-0009*) at its meeting of 12 April 2018. The Sub-committee heard delegations and received written correspondence on this matter, as noted in their Minutes. BHSC passed a motion to receive a revised Cultural Heritage Impact Statement, dated November 22, 2017, prepared by Robertson Martin

Architects. The Sub-committee rejected the staff recommendation and passed a motion to refuse the application for demolition and new construction, as outlined above.

The following staff were present at this Planning Committee meeting to respond to questions:

- Planning, Infrastructure and Economic Development department:
 - Court Curry, Manager, Right of Way, Heritage and Urban Design Services
 - Dana Collings, Program Manager, Heritage and Urban Design
 - Sally Coutts, Coordinator of Heritage Services
 - Doug James, Manager, Development Review - Central
 - Simon Deiaco, Planner
 - Steve Willis, General Manager
- Office of the City Clerk and Solicitor:
 - Tim Marc, Senior Legal Counsel-Planning, Development and Real Estate Law.

Ward Councillor Mathieu Fleury was also present and took part in the discussion.

Planning Committee heard five delegations. The following three delegations spoke in support of the recommendations from the BHSC to refuse the application:

- *Chad Rollins, President, Action Sandy Hill
- François Bregha, representing the *Prime Ministers' Row project
- *David Jeanes, President, Heritage Ottawa

Their primary arguments / concerns included (but were not necessarily limited to):

- the cultural heritage value of the house as a contributing building within

the Heritage Conservation District

- the historical value of the house as the home of former Prime Minister Lester B. Pearson and part of Prime Ministers Row
- the existing state of the building is due in part to demolition by neglect and in part to deficiencies that should have been identified and attended to at a much earlier stage
- it is feasible the building could be retained and options for such should be considered
- approving the demolition of the building would send the wrong message about the City's intentions and enforcement of heritage preservation
- rezoning the property to commercial would set an unappealing precedent for the neighbourhood, given that all of the other embassies and high commissions in the area are zoned Residential with Diplomatic Mission as a permitted use.

Robert Martin, Robertson Martin Architects, provided an overview of his findings in preparing the Cultural Heritage Impact Statement and his professional opinion on the proposed demolition.

Judah Mulalu, of Ten-2-Four Architecture Inc., was present to answer questions if needed.

*Chris Vopni, P. Eng., Associate, John G. Cooke and Associates Ltd., provided an overview of his independent engineering report (having been commissioned by the City as a result of discussions at the BHSC meeting in February).

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

In addition to the correspondence noted with an asterisk, above, and the correspondence received by BHSC, the Planning Committee received the following correspondence between the time the report was considered by BHSC on 12 April and this Planning Committee meeting, a copy of which is held on file:

- Email dated April 12 from Linda Dicaire, Chair Rockcliffe Park Heritage Committee.

Vice-chair Tierney introduced a motion to receive the revised Cultural Heritage Impact Statement and to substitute the original staff recommendation (approval of the application) with that of BHSC. The motion was divided into two parts for voting purposes, as follows.

Motion N° PLC 62/3 (part 1)

Moved by Councillor T. Tierney

That Planning Committee:

1. **receive the revised Cultural Heritage Impact Statement (Document 15), dated November 22, 2017, prepared by Robertson Martin Architects;**

RECEIVED

Motion N° PLC 62/3 (part 2)

Moved by Councillor T. Tierney

2. **approve the original report recommendations, as submitted by staff on April 5, 2018 in report ACS2018-PIE-RHU-0009, to approve the application for demolition and the application for new construction at 231 Cobourg Street.**

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

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

NAYS (1): Councillor J. Leiper

The report recommendations relating to report ACS2018-PIE-RHU-0009, as amended by motion 62/3 and set out in full below, were put to committee:

That Planning Committee recommend that Council:

1. **approve the application to demolish the Ugandan High Commission, 231 Cobourg Street, submitted by Ten 2 Four Architecture Inc. received on December 8, 2017, including the revised Cultural Heritage Impact Statement (Document 15), dated November 22, 2017,**

prepared by Robertson Martin Architects;

2. approve the construction of a new building at 231 Cobourg Street according to plans by Ten 2 Four Architecture Inc. received on March 19, 2018;
3. delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department;
4. issue the heritage permit with an expiry date of either:
 - (a) two years from the date of issuance; or
 - (b) two years from the date that decisions on applications under the *Planning Act* are final and binding;

whichever is later.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* has been extended to 15 May 2018.)

(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

Planning Committee then CARRIED the report recommendations relating to the Zoning By-law Amendment for 231 Cobourg Street (report ACS2018-PIE-PS-0028), as follows:

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 231 Cobourg to permit an office limited to an embassy 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 9 May 2018," subject to submissions received

between the publication of this report and the time of Council's decision.

CARRIED

PLANNING SERVICES

8. **ZONING BY-LAW AMENDMENT – 231 COBOURG STREET**

ACS2018-PIE-PS-0028

RIDEAU-VANIER (12)

REPORT RECOMMENDATION

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 231 Cobourg to permit an office limited to an embassy 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 9 May 2018," subject to submissions received between the publication of this report and the time of Council's decision.**

Note: this item was considered concurrently with item 7 - Application to Permit the Demolition of the Ugandan High Commission, 231 Cobourg Street, a Property Located in the Wilbrod Laurier Heritage Conservation District and Application for New Construction on the Same Site (ACS2018-PIE-RHU-0009). The Minutes of both items are therefore combined, as follows.

The Built Heritage Sub-Committee (BHSC) considered the heritage application report (*Application to Permit the Demolition of the Ugandan High Commission,*

231 Cobourg Street, a Property Located in the Wilbrod Laurier Heritage Conservation District and Application for New Construction on the Same Site - ACS2018-PIE-RHU-0009) at its meeting of 12 April 2018. The Sub-committee heard delegations and received written correspondence on this matter, as noted in their Minutes. BHSC passed a motion to receive a revised Cultural Heritage Impact Statement, dated November 22, 2017, prepared by Robertson Martin Architects. The Sub-committee rejected the staff recommendation and passed a motion to refuse the application for demolition and new construction, as outlined below Item 7, above.

The following staff were present at this Planning Committee meeting to respond to questions:

- Planning, Infrastructure and Economic Development department:
 - Court Curry, Manager, Right of Way, Heritage and Urban Design Services
 - Dana Collings, Program Manager, Heritage and Urban Design
 - Sally Coutts, Coordinator of Heritage Services
 - Doug James, Manager, Development Review - Central
 - Simon Deiaco, Planner
 - Steve Willis, General Manager
- Office of the City Clerk and Solicitor:
 - Tim Marc, Senior Legal Counsel-Planning, Development and Real Estate Law.

Ward Councillor Mathieu Fleury was also present and took part in the discussion.

Planning Committee heard five delegations. The following three delegations spoke in support of the recommendations from the BHSC to refuse the application:

- *Chad Rollins, President, Action Sandy Hill
- François Bregha, representing the *Prime Ministers' Row project

- *David Jeanes, President, Heritage Ottawa

Their primary arguments / concerns included (but were not necessarily limited to):

- the cultural heritage value of the house as a contributing building within the Heritage Conservation District
- the historical value of the house as the home of former Prime Minister Lester B. Pearson and part of Prime Ministers Row
- the existing state of the building is due in part to demolition by neglect and in part to deficiencies that should have been identified and attended to at a much earlier stage
- it is feasible the building could be retained and options for such should be considered
- approving the demolition of the building would send the wrong message about the City's intentions and enforcement of heritage preservation
- rezoning the property to commercial would set an unappealing precedent for the neighbourhood, given that all of the other embassies and high commissions in the area are zoned Residential with Diplomatic Mission as a permitted use.

Robert Martin, Robertson Martin Architects, provided an overview of his findings in preparing the Cultural Heritage Impact Statement and his professional opinion on the proposed demolition.

Judah Mulalu, of Ten-2-Four Architecture Inc., was present to answer questions if needed.

*Chris Vopni, P. Eng., Associate, John G. Cooke and Associates Ltd., provided an overview of his independent engineering report (having been commissioned by the City as a result of discussions at the BHSC meeting in February).

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

In addition to the correspondence noted with an asterisk, above, and the correspondence received by BHSC, the Planning Committee received the

following correspondence between the time the report was considered by BHSC on 12 April and this Planning Committee meeting, a copy of which is held on file:

- Email dated April 12 from Linda Dicaire, Chair Rockcliffe Park Heritage Committee.

Vice-chair Tierney introduced a motion to receive the revised Cultural Heritage Impact Statement and to substitute the original staff recommendation (approval of the application) with that of BHSC. The motion was divided into two parts for voting purposes, as follows.

Motion N° PLC 62/3 (part 1)

Moved by Councillor T. Tierney

That Planning Committee:

1. **receive the revised Cultural Heritage Impact Statement (Document 15), dated November 22, 2017, prepared by Robertson Martin Architects;**

RECEIVED

Motion N° PLC 62/3 (part 2)

Moved by Councillor T. Tierney

2. **approve the original report recommendations, as submitted by staff on April 5, 2018 in report ACS2018-PIE-RHU-0009, to approve the application for demolition and the application for new construction at 231 Cobourg Street.**

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

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

NAYS (1): Councillor J. Leiper

The report recommendations relating to report ACS2018-PIE-RHU-0009, as amended by motion 62/3 and set out in full below, were put to committee:

That Planning Committee recommend that Council:

1. **approve the application to demolish the Ugandan High Commission, 231 Cobourg Street, submitted by Ten 2 Four Architecture Inc. received on December 8, 2017, including the revised Cultural Heritage Impact Statement (Document 15), dated November 22, 2017, prepared by Robertson Martin Architects;**
2. **approve the construction of a new building at 231 Cobourg Street according to plans by Ten 2 Four Architecture Inc. received on March 19, 2018;**
3. **delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department;**
4. **issue the heritage permit with an expiry date of either:**
 - (a) **two years from the date of issuance; or**
 - (b) **two years from the date that decisions on applications under the *Planning Act* are final and binding;**

whichever is later.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* has been extended to 15 May 2018.)

(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

Planning Committee then CARRIED the report recommendations relating to the Zoning By-law Amendment for 231 Cobourg Street (report ACS2018-PIE-PS-0028), as follows:

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 231 Cobourg to permit an office limited to an embassy 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 9 May 2018," subject to submissions received between the publication of this report and the time of Council's decision.

CARRIED

ECONOMIC DEVELOPMENT AND LONG RANGE PLANNING

9. [CITY OF OTTAWA ZONING BY-LAW 2008-250: OMNIBUS AMENDMENTS Q2 2018](#)

ACS2018-PIE-EDP-0006

CITY WIDE

*This report will be presented to Council on May 9 in Agriculture and Rural Affairs
Committee Report 34*

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve amendments to Zoning By-law 2008-250, as shown in Document 1 and detailed in Documents 2 and 4.**
- 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 9 May 2018," subject to submissions received between the publication of this report and the time of Council's**

decision.

CARRIED

The committee received the following correspondence between 13 April 2018 (the date the report was published to the City's website) and the time the report was considered by Planning Committee on 24 April 2018, a copy of which is held on file:

- Email dated April 23 from Ron Rose, Chair, Old Ottawa East Community Association Planning Committee.

OFFICE OF THE CITY CLERK AND SOLICITOR

COUNCIL AND COMMITTEE SERVICES

10. **STATUS UPDATE – PLANNING COMMITTEE INQUIRIES AND MOTIONS FOR THE PERIOD ENDING 9 APRIL 2018**

ACS2018-CCS-PLC-0006

CITY WIDE

REPORT RECOMMENDATION

That Planning Committee receive this report.

RECEIVED

ADJOURNMENT

The meeting was adjourned at 11:30 a.m.

Original signed by M. Duffenais

Original signed by Councillor J. Harder

Committee Coordinator

Chair