

OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT - 900 ALBERT STREET

ACS2018-PIE-PS-0088

SOMERSET (14)

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve:
 - (a) an amendment to the Official Plan, Volume 2a, Bayview Station District Secondary Plan, by amending Schedule B – Building Heights and text amendments as detailed in Document 2;
 - (b) an amendment to Zoning By-law 2008-250 for 900 Albert Street to permit an increase in height and mixed use development as detailed in Documents 3 and 4; and
 - (c) that the implementing Zoning By-law amendment not proceed to City Council until the agreement under Section 37 of the *Planning Act* is executed by the applicant.
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 11 July 2018", subject to submissions received between the publication of this report and the time of Council's decision.
3. That Planning Committee recommend Council consider this report at its meeting on 11 July 2018, pursuant to Sub-Section 35. (5) and 36. (6) of Procedure By-law 2016-377.

A PowerPoint presentation was provided by Simon Deiaco, Planner, and Doug James, Manager, Development Review – Central, Planning, Infrastructure and Economic Development (PIED) department.

The following staff also responded to questions: Lee Ann Snedden, Director, Planning Services, PIED; Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate, Office of the City Clerk and Solicitor.

Ward Councillor Catherine McKenney was present and took part in discussion on this matter.

The committee heard the following six delegations:

- Catherine Boucher raised concerns about: the proposal's non-conformity with the existing zoning, area Secondary Plan and Community Design Plan; lack of integration into the existing neighbourhood; questionable percentage of truly affordable housing being provided
- Eric Darwin, Dalhousie Community Association, raised concerns about missed opportunities to make this a model development at such a prime site, with integration into the existing neighbourhood and more animated frontage; he also suggested a more adequate wind and shade study be done for this proposal and the entire Albert Street corridor
- *Sheila Perry, Federation of Citizens' Associations, raised objections and concerns about: failure to comply with the applicable Secondary Plan; insufficient Section 37 community benefits; excessive parking that undermines Transit-Oriented Development; affordable housing and urban accommodation of families
- Cheryl Parrott, Hintonburg Community Association, raised concerns about: insufficient / vague information about the proposal; height; building aesthetics and integration into the existing neighbourhood; excessive amount of parking spaces, given proximity to the LRT station; lack of animated frontage; percentage of affordable housing
- Mindy Sichel, Centretown Citizens Community Association, raised concerns about: height in violation of existing zoning and policies; lack of community benefit / resources in the form of amenities

- Paul Black, FoTenn Consultants Ltd. (applicant) and *Sean Canady, GGLO (architect) provided an overview of the application and responded to questions and concerns.

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

In addition to that noted, above, with asterisk, the committee received the following correspondence between June 29 (the date the report was published to the City's website) and the time it was considered on July 10, a copy of which is held on file:

- Email dated July 6 from Kris Nanda, President, Riverview Park Community Association
- Email dated July 7 from Michel Haddad
- Comment sheet dated July 10 from Linda Gama-Pinto, Heron Park Community Association

Motion N° PLC 67/2

Moved by Councillor T. Tierney

WHEREAS the Bayview Station District Secondary Plan was amended on November 25, 2015 through Official Plan Amendment 164 and implementing By-law 2015-345; and

WHEREAS Official Plan Amendment 164 inserted additional schedules and revised the existing schedule references of Bayview Station District Secondary Plan; and

WHEREAS Report ACS2018-PIE-PS-0088 references and amends the schedules of the Bayview Station District Secondary Plan in place prior to OPA 164;

THEREFORE BE IT RESOLVED that staff report ACS2018-PIE-PS-0088 be amended as follows:

- Recommendation 1(a) shall read: "an amendment to the Official Plan, Volume 2a, Bayview Station District Secondary Plan, by amending Schedule C – Area A - Height and text amendments as detailed in Document 2";**

(b) Amend Document 2, Part A, Section 1. Purpose, to read

“a) Amend Schedule C –Area A – Height”

(c) Amend Document 2, Part B, Section 2. Details, to read

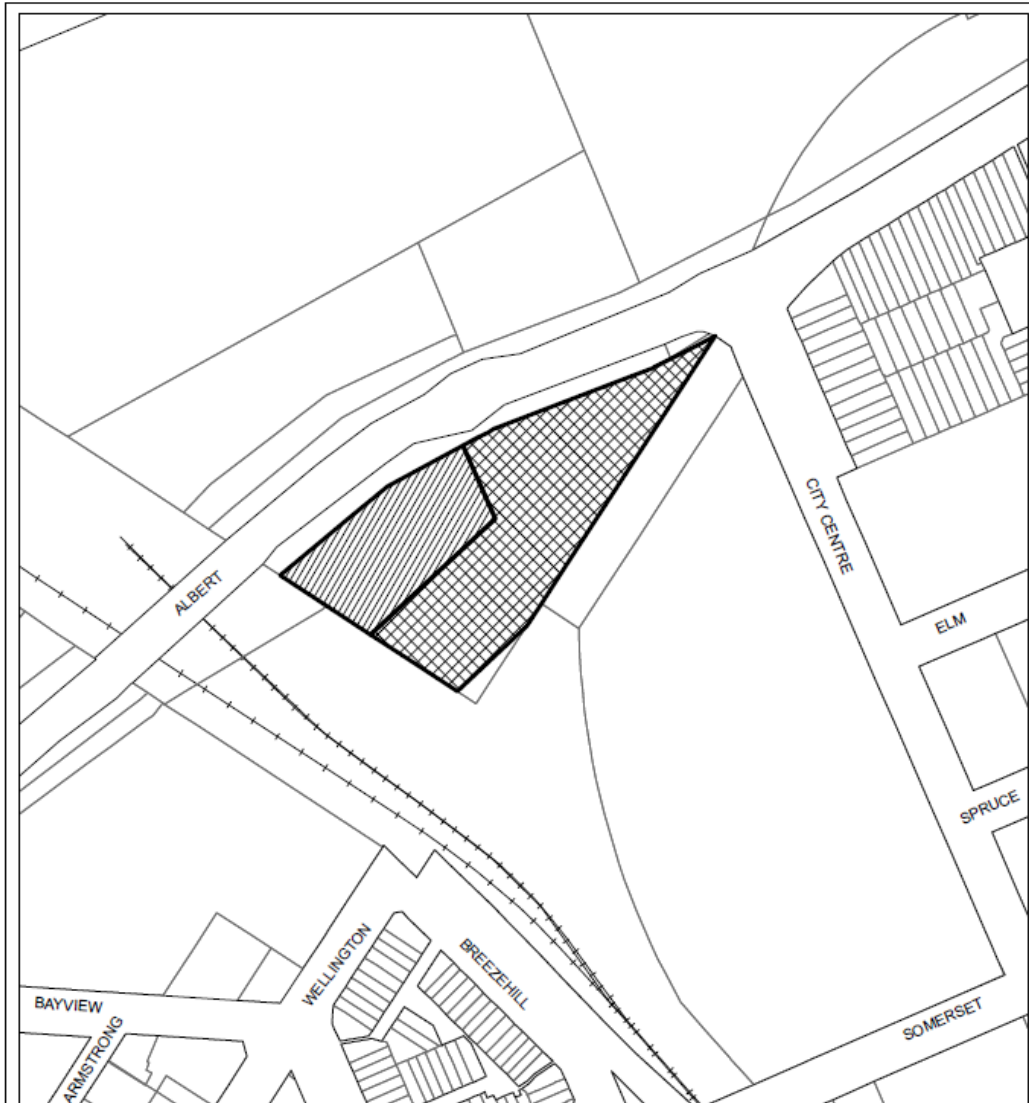
“2.1 amend Schedule C –Area A – Height”





(d) Amend Document 2, Part B, Section 2.2, to read

“The maximum heights permitted in Schedule C may not be increased without further amendment to the Plan”

(e) Amend Document 2, with the revised Schedule A as attached.

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



<p>Prepared by: Planning, Infrastructure and Economic Development Department, GIS and Data Management</p>  <p>Préparé par: Service de la planification, de l'infrastructure et du développement économique, SIG et Gestion des données</p>	<p>SCHEDULE 1 to AMENDMENT NO.220 to the OFFICIAL PLAN for the CITY OF OTTAWA</p>	<p>ANNEXE 1 de L' AMENDEMENT No.220 au PLAN OFFICIEL de la VILLE D'OTTAWA</p>
	<p>Amending Bayview Station District Secondary Plan Schedule C - Area A - Height</p>	<p>Modifiant le Plan secondaire du secteur de la station Bayview Annexe C - Secteur A - Hauteur</p>
<p>18-0881-A D01-01-16-0005</p> <p>\\AA\Staff\Shwila\OPAs\2015\OP4220_Bay\OPHeight</p> <p>Revision: Rev #:</p> <p><small>© Parcélisme is owned by Teramex Companies Inc. and its suppliers. All rights reserved. May not be reproduced without permission. Tous droits réservés. Ne peut être reproduit sans autorisation.</small></p> <p>Scale - N.T.S. / Échelle N.A.E.</p>	<p> LANDS REDESIGNATED FROM "30 STOREYS" TO "27 OR 56 STOREYS" TERRAINS DONT LA DÉSIGNATION EST PASSÉE DE << 30 ÉTAGES >> À << 27 OU 56 ÉTAGES >></p> <p> LANDS REDESIGNATED FROM "30 STOREYS" TO "65 STOREYS" TERRAINS DONT LA DÉSIGNATION EST PASSÉE DE << 30 ÉTAGES >> À << 65 ÉTAGES >></p>	<p>N</p> 

CARRIED

For the benefit of all in attendance, Councillor McKenney provided an overview of several motions and directions to staff she intended to raise at Council with respect to this item.

Planning Committee approved report recommendation 2 and then voted on report recommendation 3 (to send the item to Council for consideration on July 11), before voting on the balance of the report recommendations as amended by Motion 67/2, as follows:

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 11 July 2018", subject to submissions received between the publication of this report and the time of Council's decision.

CARRIED

That Planning Committee recommend Council consider this report at its meeting on 11 July 2018, pursuant to Sub-Section 35. (5) and 36. (6) of Procedure By-law 2016-377.

CARRIED on a division of 6 yeas to 3 nays, as follows:

YEAS (6): Councillors S. Blais, J. Cloutier, A. Huble, S. Qadri, Vice-chair
T. Tierney, Chair J. Harder

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

That Planning Committee recommend Council approve:

- (a) an amendment to the Official Plan, Volume 2a, Bayview Station District Secondary Plan, by amending Schedule C – Area A – Height and text amendments as detailed in Document 2, as amended by the following:**
 - i. amend Document 2, Part A, Section 1. Purpose, to read**
 - “a) Amend Schedule C –Area A – Height”**
 - ii. amend Document 2, Part B, Section 2. Details, to read**

“2.1 amend Schedule C –Area A – Height”

iii. amend Document 2, Part B, Section 2.2, to read

“The maximum heights permitted in Schedule C may not be increased without further amendment to the Plan”

iv. amend Document 2, with revised Schedule A (set out in Motion N° PLC 67/2);

(b) an amendment to Zoning By-law 2008-250 for 900 Albert Street to permit an increase in height and mixed use development as detailed in Documents 3 and 4; and

(c) that the implementing Zoning By-law amendment not proceed to City Council until the agreement under Section 37 of the *Planning Act* is executed by the applicant; and

(d) that pursuant to the *Planning Act*, subsection 34(17) no further notice be given.

CARRIED on a division of 7 yeas and 2 nays, as follows:

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

NAYS (2): Councillors J. Leiper, T. Nussbaum

The committee also gave the following Direction to staff (at Councillor McKenney's request):

That staff conduct a comprehensive wind and shade study for the entire corridor along Albert Street and the Trillium line, including the Central Library site, East Lebreton Flats, Lebreton Flats, Zibi, 900 Albert Street, to demonstrate the effects of these developments on the livability of the public environment.