

Zoning By-law Amendment – 116 York Street

ACS2020-PIE-PS-0004

Rideau-Vanier (12)

Report recommendations

- 1. That Planning Committee recommend Council refuse an amendment to Zoning By-law 2008-250 for 116 York Street to permit a 17-storey hotel, 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 Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the Planning Act 'Explanation Requirements' at the City Council Meeting of January 29, 2019," subject to submissions received between the publication of this report and the time of Council's decision.**

The committee heard five delegations:

- Peter Ferguson, Lowertown Community Association, supported the staff recommendation, noting that the Association's position remains the same as indicated in their letter to staff (included in the staff report as Document 7), being that the proposal fails to contemplate the heritage character of the area and its negative impact on it, and that this particular development is inappropriate in the context of the site.
- Carey Thomson supported the staff recommendation, suggesting the proposal does not respect the neighbourhood and the existing heritage of the area, does not represent good planning and would set a bad precedent for other areas of the

City.

- David B. Flemming, Heritage Ottawa¹, supported the staff recommendation, noting that the organization's position remains the same as indicated in their letter to staff (included in the staff report as Document 8), being that the proposal ignores the Heritage Conservation District and its guidelines on height, massing, context, setback and streetscape. He also raised concerns about process in that the rezoning application has preceded an application under the *Ontario Heritage Act*.
- Bill Holzman, Holzman Consultants Inc. (applicant)², provided history associated with the application and indicated surprise with the staff recommendation for refusal, given what previously seemed to be constructive dialogue. He suggested the project is supportable by land use planning documents.
- Sameer Gulamani, Bayview Hospitality Inc. (owner), spoke to being part of the communities they build in, to efforts and design changes made in response to consultations with the community, and to intention to contribute to the area with a project that is compatible with existing and planned developments.

Doug James, Acting Director, Planning Services, Planning, Infrastructure and Economic Development department, responded to questions.

The committee CARRIED the report recommendations as presented, with Councillor R. Brockington dissenting.

¹ Submission held on file

² Slides held on file