

Zoning By-Law Amendment – 284 King Edward Avenue

ACS2020-PIE-PS-0112

Rideau-Vanier (12)

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### Report recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 284 King Edward Avenue to change the zoning from Institutional to Traditional Mainstreet, 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 27, 2021," subject to submissions received between the publication of this report and the time of Council's decision.

The committee heard two delegations on this matter, as follows:

- Sharon Odell (also representing Stephen Cousins and Christine Hanson) raised questions and concerns about: the risk of complete or partial demolition of a valued heritage resource; the intent and possible impacts of the requested Zoning By-law Amendment; setting a potential development precedent in the ByWard Market; the appropriateness of approving a Zoning By-law Amendment based on financial merit and not the benefit of the community; the justification for the request when there are other potential lots for development in the area.
- The applicant, as presented by Révérend Gordon L. Belyea and Révérend Guy Pierre-Canel, Église évangélique baptiste d'Ottawa, and John Moser, GBA Group, indicated the church can no longer serve the needs of its congregation and must find a new location in Ottawa; the request to change zoning to

Traditional Mainstreet, which is consistent with the Provincial Policy Statement and the objectives and policies of the City's Official Plan, reflects the existing zoning on the site to the south of the property and will provide a wider range of permitted uses and hopefully attract a wider spectrum of potential buyers, and the possibility of consolidation with the property adjacent to it or to the west of it; a place of worship would remain a permitted use with this zoning. In terms of concerns relating to heritage, they noted the church is listed on the Heritage Register, that there is no immediate threat to the church as there are no immediate plans to redevelop the site given the Church does not have a new location yet, and that designation should take place in conjunction with any future redevelopment proposal.

The following correspondence was provided to the committee coordinator between December 1 (the date the report was published to the City's website with the agenda for this meeting) and the time the matter was considered on December 11, 2020, a copy of which is held on file:

- Email dated December 8 from Norman Moyer, President, Lowertown Community Association

The following staff responded to questions: MacKenzie Kimm, Planner III, Planning, Infrastructure and Economic Development Department; Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate, Innovative Client Services Department.

Ward Councillor M. Fleury was present and took part in discussion.

#### **Motion N<sup>o</sup> PLC 2020-34/2**

Moved by Councillor J. Leiper

**That this zoning by-law amendment application report be deferred until such time as the designation report has been brought forward to and considered by the Built Heritage Sub-committee, Planning Committee and Council.**

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

YEAS (2): Councillors L. Dudas, J. Leiper

NAYS (7): Councillors T. Tierney, R. Brockington, C. Kitts, S. Moffatt, A. Hubley, Vice-Chair G. Gower, Chair J. Harder

The committee CARRIED the report recommendations as presented with Councillor J. Leiper dissenting.