

2. Zoning By-law Amendment - 70 and 74 Nicholas Street

Modification du Règlement de zonage – 70 et 74, rue Nicholas

Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 70 and 74 Nicholas Street, as shown in Document 1, to create a new exception and to remove the subject property from the Heritage Overlay, to permit the construction of a 21-storey, mixed-use building incorporating the City Registry Office, a designated heritage building, as detailed in Document 2 as amended.

Recommandation du Comité

Que le Conseil approuve la modification à apporter au Règlement de zonage no 2008 250 pour le 70 et le 74, rue Nicholas, représenté dans la pièce 1, afin de créer une nouvelle exception et de retrancher la propriété visée dans le secteur désigné à valeur patrimoniale pour permettre de construire un immeuble polyvalent de 21 étages intégrant le Bureau d'enregistrement municipal, édifice patrimonial désigné, conformément aux modalités précisées dans la pièce 2 dans sa version modifiée.

Documentation/Documentation

1. Report from the Director, Planning Services, Planning, Real Estate and Economic Development, dated August 26, 2022 (ACS2022-PIE-PS-0118)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 26 août 2022 (ACS2022-PIE-PS-0118)

2. Extract of draft Minutes, Planning Committee, September 8, 2022

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 8 septembre 2022

Zoning By-law Amendment - 70 and 74 Nicholas Street

File No. ACS2022-PIE-PS-0118 - Rideau-Vanier (Ward 12)

The Committee considered this item concurrently with report (ACS2022-PIE-RHU-0029) *Application to alter 70 Nicholas Street, a property designated under Part IV of the Ontario Heritage Act.*

The Applicant, as represented by Aaron Cameron, The Cadillac Fairview Corporation Limited, was present in support, and available to answer questions. The Applicant advised that they did not need to address the Committee if the item carried.

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Hilary R. Burke email dated August 31, 2022, opposed
- Heather Bryson email dated September 3, 2022, with comments
- Donna Griffiths email dated September 6, 2022, with comments

The Committee carried the report recommendations as presented with the following direction to staff:

Direction to Staff

Councillor M. Fleury

That Planning Committee requests that in respect of the site plan approval for the 70 Nicholas site that staff consider

- To ensure this development at 70 and 74 Nicholas which presents important pedestrian access at all frontages including Daly, Nicholas, MacKenzie Bridge and within the Rideau Centre be fully achieved as per the applicant's submitted designs.

- that the proposed design and Right of Way along Nicholas Street safe-guards the future bi-directional cycling track design needs. This important segment along Nicholas will connect the East-West bikeway on Laurier East and the built bi-directional lane on Rideau. We must ensure the needs of this future cycling connection is protected in the final application and design.

Report recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 70 and 74 Nicholas Street, as shown in Document 1, to create a new exception and to remove the subject property from the Heritage Overlay, to permit the construction of a 21-storey, mixed-use building incorporating the City Registry Office, a designated heritage 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 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 21 September 2022" subject to submissions received between the publication of this report and the time of Council's decision.

Carried as amended

Amendment:

Motion No. PLC 2022-69/4

Moved by Co-chair S. Moffatt

WHEREAS report ACS2022-PIE-PS-0118 recommends Council approve a Zoning By-law amendment for 70 and 74 Nicholas Street to create a new exception and to remove the subject property from the Heritage Overlay in order , to permit the construction of a 21-storey,

mixed-use building incorporating the City Registry Office, a designated heritage building; and

WHEREAS City staff identified errors in Document 2 – Details of Recommended Zoning.

THEREFORE BE IT RESOLVED that Document 2 for report ACS2022-PIE-PS-0118 be replaced with the enclosed revised Document 2 – Details of Recommended Zoning.

Carried