

**6. Zoning By-law Amendment - 951 Gladstone Avenue and 145 Loretta Avenue North**

**Modification du Règlement de zonage – 951, avenue Gladstone et 145, avenue Loretta Nord**

**Committee recommendations, as amended**

**That Council:**

- 1. Approve an amendment to Zoning By-law 2008-250 for 951 Gladstone Avenue and 145 Loretta Avenue North, as shown in Document 1, to permit a mixed-use development with office, retail and residential uses in three high-rise towers at 30, 33 and 35 storeys in height, as detailed in Document 2.**
- 2. Designate 951 Gladstone and 145 Loretta Avenue North, shown on the location plan attached as Document 1 to this report, as a Class 4 area within the meaning of Provincial Guideline NPC-300 and the City's Environmental Noise Control Guidelines, and that the property be listed as Class 4 area within Appendix A to the City's Environmental Noise Control Guidelines.**
- 3. Further amend the Noise By-law being By-law 2017-155, by the adding the site-specific provision set forth in Document 4.**
- 4. Approve that the Community Benefits Charge shall not be imposed on the subject lands of 951 Gladstone Avenue and 145 Loretta Avenue North;**
- 5. Approve that this exemption shall be considered null and void if no building permit is issued within five (5) years of passing of this Zoning By-law Amendment.**

**Recommandations du Comité, telles que modifiées**

Que le Conseil :

1. **Approuve une modification du Règlement de zonage 2008-250 visant le 951, avenue Gladstone et le 145, avenue Loretta Nord, biens-fonds illustrés dans le document 1, afin de permettre un aménagement polyvalent constitué de bureaux, de commerces de détail et de logements abrités dans trois tours de 30, 33 et 35 étages, comme l'expose en détail le document 2.**
2. **Catégorise les terrains situés au 951, avenue Gladstone et au 145, avenue Loretta Nord, illustrés sur le plan de localisation joint en tant que document 1, comme secteur de bruit de la catégorie IV, conformément à la directive provinciale NPC-300 et aux lignes directrices sur la lutte contre le bruit environnemental de la Ville, et classer ces terrains comme appartenant à la catégorie IV, au sens de la directive provinciale NPC-300 et des lignes directrices sur la lutte contre le bruit environnemental de la Ville.**
3. **Modifie le Règlement sur le bruit, Règlement 2017-155, en y ajoutant la disposition propre à l'emplacement décrite dans le document 4.**
4. **Approuve qu'aucune redevance pour avantages communautaires ne soit imposée pour le 951, avenue Gladstone et le 145, avenue Loretta Nord;**
5. **Approuve que cette exemption soit considérée comme nulle si aucun permis de construire n'est délivré dans les cinq (5) ans de l'adoption de cette modification du Règlement de zonage.**

**Documentation/Documentation**

1. Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department, dated October 8, 2022 (ACS2022-PIE-PS-0094)

Rapport du Directeur, Services de la planification, Direction générale de la planification, de l'immobilier et du développement économique, daté le 8 octobre 2022 (ACS2022-PIE-PS-0094)

2. Extract of draft Minutes, Planning Committee, October 27, 2022

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 27 octobre 2022

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File No. ACS2022-PIE-PS-0094 - Kitchissippi (Ward 15)

Lorraine Stevens, Planner III(A), Planning Services, Planning, Real Estate and Economic Development Department (PRED), presented an overview of the application and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The Applicant/Owner as represented by Ursula Melinz, Soloway Wright, provided an overview of the Application and responded to questions from Committee. She was accompanied by the following:

- Todd Duckworth, Hobin Architecture
- Barry Hobin, Hobin Architecture
- Scott Alain, Fotenn

The following staff were also present and responded to questions:

- PRED: Andrew McCreight, Manager, Planning Services;
- Innovative Client Services Department: Tim Marc, Senior Legal Counsel-Planning, Development and Real Estate.

The following speakers addressed the Committee to speak to the Application:

- Sarah Dobbin, Gladstone Clayworks, touched on a few issues related to zoning designations, affordable space, loading and unloading area in the building and community benefits. Discussions

on how to continue agreements for the next 15 years are looked forward to.

- Daniel Sharp noted he rents a studio from the Enriched Bread Artists and expressed concerns with the vagueness of promises in the report related to a relocation strategy for artists, rent levels and arrangements. Wording should also be included that speaks to ensuring artists return.
- Gordon McKechnie, Executive President, Canadian Bank Note (CBN), feels this application is premature and questions the need to have this move forward at this time. The application should be deferred to the next Planning Committee meeting to achieve an agreement that is more appropriate.
- Christine McCuaig, Q9 Planning and Design, spoke to a powerpoint presentation (held on file with the Office of the City Clerk) which provided an overview of the issues as they relate to CBN and outlined the adverse affects and potential impacts the application will have on the CBN.

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

- Daniel Sharp email dated October 21, 2022, with comments
- Sarah Dobbin, President, Gladstone ClayWorks, letter dated October 25, 2022, with comments
- Nicole Allen, The Loft Art Studios, email dated October 26, 2022, with comments
- Andrew Buchanan, on behalf of various businesses, letter received October 26, 2022, opposed
- Kim Mullin, Wood Bull LLP, on behalf of Canadian Bank Note Company, letter dated October 26, 2022, opposed

Following discussion on this item, the Committee carried the report recommendations as amended and with the following Direction to Staff:

Direction to Staff

Councillor J. Leiper

That staff work with the Canadian Bank Note Company (CBN) and CLV to create language for Council's consideration that would amend the zoning with a hold that would not be lifted until such time as there is a mutually agreed upon noise mitigation agreement between CLV and CBN.

**Report recommendations**

1. **That Planning Committee recommend Council:**
  - a. **Approve an amendment to Zoning By-law 2008-250 for 951 Gladstone Avenue and 145 Loretta Avenue North, as shown in Document 1, to permit a mixed-use development with office, retail and residential uses in three high-rise towers at 30, 33 and 35 storeys in height, as detailed in Document 2.**
  - b. **Designate 951 Gladstone and 145 Loretta Avenue North, shown on the location plan attached as Document 1 to this report, as a Class 4 area within the meaning of Provincial Guideline NPC-300 and the City's Environmental Noise Control Guidelines, and that the property be listed as Class 4 area within Appendix A to the City's Environmental Noise Control Guidelines.**
  - c. **Further amend the Noise By-law being By-law 2017-155, by the adding the site-specific provision set forth in Document 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 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 November 9, 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 2022-71/2**

Moved by Councillor J. Leiper

**WHEREAS a Zoning By-law Amendment application for 951 Gladstone Avenue and 145 Loretta Avenue North was submitted to the City of Ottawa in 2018;**

**WHEREAS the City of Ottawa transitioned from the former provisions of section 37 of the Planning Act to Community Benefits Charge By-law as of August 31st, 2022;**

**WHEREAS the applicants have agreed to provide significant community contributions at the proposed development beyond what is required by the Community Benefits Charge By-law, to be secured via a holding symbol applied to the subject lands;**

**THEREFORE BE IT RESOLVED that the Community Benefits Charge shall not be imposed on the subject lands of 951 Gladstone Avenue and 145 Loretta Avenue North;**

**AND THEREFORE BE IT FURTHER RESOLVED that this exemption shall be considered null and void if no building permit is issued within five (5) years of passing of this Zoning By-law Amendment.**

**Carried**