

**City Council, Standing Committee and Commission
Conseil, comités permanents et commission**

Motion

Notice of Motion / Avis de motion

Council / Conseil

Report / Agenda:

Rapport / Ordre du jour:

Item / Article: **#4.6 - Zoning By-law Amendment - 951 Gladstone Avenue and 145 Loretta Avenue North**

RE: Zoning Amendments in response to Direction to Staff

Moved by / Motion de: **Councillor J. Leiper**

Seconded by **Councillor R. Brockington**

WHEREAS the associated application to report ACS2022-PIE-PS-0094 seeks Council's approval to permit three high-rise buildings – consisting of approximately 850 residential units and 18,000 square metres of commercial space; and

WHEREAS the report recommends designating the subject site as a Class 4 area within the meaning of Provincial Guideline NPC-300 and the City's Environmental Noise Control Guidelines to recognize the introduction of a sensitive land use (residential) next to an existing stationary noise source at 975 Gladstone, known as the Canadian Bank Note Company; and

WHEREAS, as the October 27, 2022 Planning Committee provided direction to work with the applicant (CLV) and the Canadian Bank Note Company on wording to add a holding provision requiring a noise mitigating agreement between the parties prior to releasing the holding provision, if an agreement could not be reached prior to the November 09, 2022 Meeting of Council; and

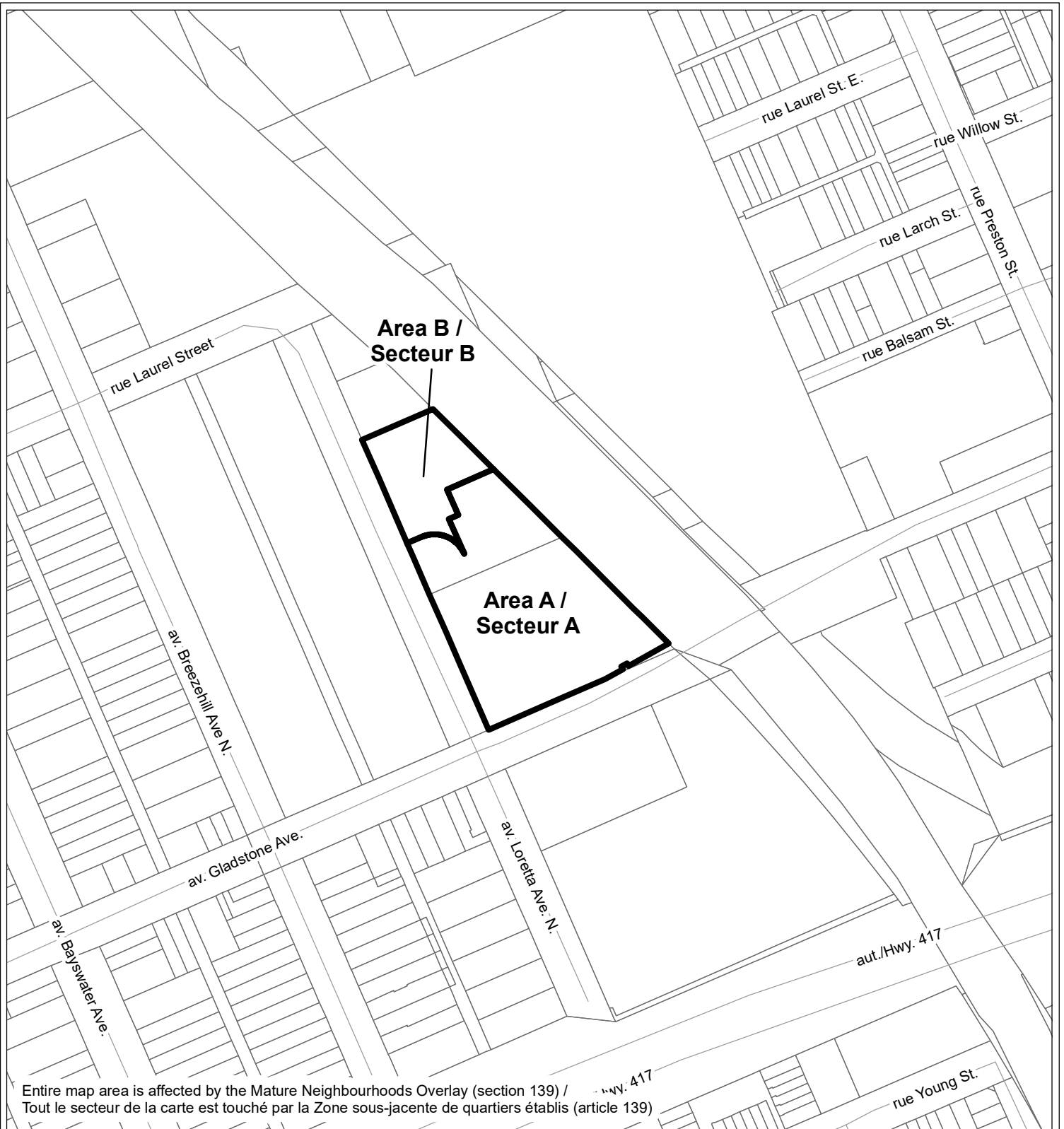
WHEREAS Staff, through the applicant, have worked with the parties to find resolution on the noise mitigation concerns; and

WHEREAS an agreement between the parties has been executed between CLV and Canadian Bank Note prior to the November 09, 2022 Council Meeting; and

WHEREAS the parties further agreed to amendments to Documents 1 and 2 to add a second holding symbol and amend the holding symbol criteria in addition to the executed agreement.

THEREFORE BE IT RESOLVED THAT, with respect to report ACS2022-PIE-PS-0094, Council replace Document 1 - Zoning Map, and Document 2 – Details of Recommended Zoning with the revised versions enclosed

THEREFORE BE IT FURTHER RESOLVED that there be no further notice pursuant to Section 34(17) of the Planning Act.



LOCATION MAP / PLAN DE LOCALISATION
ZONING KEY PLAN / SCHÉMA DE ZONAGE



D02-02-18-0099

22-1090-X

**951 avenue Gladstone Avenue,
145 avenue Loretta Avenue North / nord**

I:\CO\2022\Zoning\Gladstone_951...rezone_Ver2

©Parcel data is owned by Teranet Enterprises Inc. and its suppliers
All rights reserved. May not be produced without permission
THIS IS NOT A PLAN OF SURVEY

©Les données de parcelles appartient à Teranet Entreprises Inc.
et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit
sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE

REVISION / RÉVISION - 2022 / 11 / 04



Area A to be rezoned from IG1 H(11) to MC[xxxx] Sxxx-h1
Le zonage du secteur A sera modifié de IG1 H(11) à MC[xxxx] Sxxx-h1

Area B to be rezoned from IG1 H(11) to MC[xxxx] Sxxx-h1-h2
Le zonage du secteur B sera modifié de IG1 H(11) à MC[xxxx] Sxxx-h1-h2

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 951 Gladstone Avenue and 145 Loretta Avenue North:

1. Rezone the lands as shown in Document 1
2. Amend Part 17 – Schedules, by adding a new Schedule “xxx” as shown in Document 3.
3. Amend Section 239, Urban Exceptions, by adding a new exception [xxxx] with provisions similar in effect to the following:
 - a) In column II, “Applicable Zones” add the text: “MC [xxxx] Sxxx-h”
 - b) In column III, “Exception Provisions - Additional Land uses permitted”, add “light industrial uses, limited to a brewery”
 - c) In column V, “Exception Provisions - Provisions”, add the following text:
 - i. The lands zoned MC[2830] S466 -h1 and MC[2830] S466 -h1, -h2 are, together, considered one lot for zoning purposes.”.
 - ii. Maximum permitted building height, minimum setbacks and minimum required setbacks as per Schedule Sxxx;
 - iii. Maximum building heights of Sxxx do not apply to permitted projections under Section 65
 - iv. Section 85(3) does not apply.
 - v. On land zoned with holding symbol h1, the holding symbol may not be removed until such time as an application for Site Plan Control has been approved; and secures the following:
 1. A Site Plan application has been approved, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development, satisfying the following through conditions or approved plans:
 - a. A relocation strategy for the existing artist tenants has been submitted;

- b. Confirmation of a secured affordable unit rent (artist tenants) within the Standard Bread Building for a period of 15 years with an approximate rent at 40% below market.
 - c. \$ 1,000.000 contribution, indexed upwardly *from the date of Site Plan approval* towards Ward 15 affordable housing.
 - d. \$1,000,000 contribution, indexed upwardly *from the date of Site Plan approval*, towards the construction of the Laurel Street pedestrian bridge.
 - e. Construction of, or a cash payment contribution towards, a multi-use pathway along the east side of site north of Gladstone Avenue to the northern extent of the property limits.
 - f. Provisions for a public access easement on area intended to serve as privately-owned public space.
 - g. A phasing plan should the project be developed in phases and providing for elements to be provided with each phase of development.
2. Partial removal of the holding symbol h1 may be considered to provide for phased development. The submission and approval of an application to lift the holding provisions on a phased basis may be considered provided the requirements for that development phase satisfy the requirements for the lifting of the holding zone specified above.
- vi. On land zoned with holding symbol h2, the holding symbol only applies above grade and where NPC-300 Class 4 sound level limits are not met due to sound emissions from Canadian Bank Note located at 975 Gladstone Avenue and the holding symbol shall remain in place until the earlier of: (a) the date that the mitigation at the source of stationary noise has been completed at Canadian Bank Note located at 975 Gladstone Avenue or (b) November 1, 2025.