

**2. Zoning By-law Amendment – 180 Main Street**

**Modification du Règlement de zonage – 180, rue Main**

**Committee recommendation(s)**

**That Council approve an amendment to Zoning By-law 2008-250 for 180 Main Street, as shown in Document 1, to permit a three-storey mixed-use building with commercial space (restaurant) on the ground floor and five residential units above, as detailed in Document 2.**

**Recommandation(s) du Comité**

**Que le Conseil approuve une modification au Règlement de zonage 2008-250 pour le 180, rue Main, comme indiqué dans le document 1, afin de permettre la construction d'un bâtiment polyvalent de trois étages comportant un espace commercial (restaurant) au rez-de-chaussée et cinq logements résidentiels au-dessus, comme décrit dans le document 2.**

**Documentation/Documentation**

1. Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department, dated May 4, 2023 (ACS2023-PRE-PS-0060)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 4 mai 2023 ( ACS2023-PRE-PS-0060)

2. Extract of draft Minutes, Planning and Housing Committee, May 17, 2023

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 17 mai 2023

**Planning and Housing  
Committee  
Report 9  
May 24, 2023**

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**Comité de de la planification et  
du logement  
Rapport 9  
Le 24 mai 2023**

**Extract of Minutes 9  
Planning and Housing Committee  
May 17, 2023**

**Extrait du procès-verbal 9  
Comité de la planification et du logement  
Le 17 mai 2023**

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Zoning By-law Amendment – 180 Main Street

File No. ACS2023-PRE-PS-0060 - Capital (17)

Masha Wakula, Planner I, Planning, Real Estate and Economic Development Department (PRED), provided an overview of the report 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 Rosaline Hill, RJH Architect, provided an overview of the Application and responded to questions from Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The Committee heard from the following delegation:

Dianne Caldbick, Old Ottawa East Community Association spoke in support of the application, however expressed concerns with the reduced rear yard setback and the lack of soft landscaping and soil mass that would allow for a tree canopy.

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

- Email dated May 16, 2023 from John Dance, Old Ottawa East Community Association

S. Menard, Ward Councillor for the area, was present and participated in the discussion and questions of the delegation and Staff.

Following discussion and questions of staff, the Committee carried the report recommendations as presented.

**Report Recommendation(s)**

- 1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 180 Main Street, as shown in Document 1, to permit a three-storey mixed-use building with commercial space (restaurant) on the ground floor and five residential units above, as detailed in Document 2.**
  
- 2. That Planning and Housing 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 24 May 2023," subject to submissions received between the publication of this report and the time of Council's decision.**

**Carried**