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| <p>1. Official Plan and Zoning By-law Amendment - 200 Clearview Avenue</p> <p>Modification du Plan officiel et du Règlement de zonage – 200, avenue Clearview</p> |
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Committee recommendation(s)

That Council approve the following:

- a. **An amendment to the Official Plan, Volume 2a, Scott Street/Westboro Secondary Plan, to permit a maximum permitted height of 80 metres (25 storeys) for the property municipally known as 200 Clearview Avenue, as detailed in Document 2;**
- b. **An amendment to Zoning By-law 2008-250 for 200 Clearview Avenue to rezone from R5C H(28) S216, O1[313] S216 and O1 [313] to R5C [XXXX] S216 to permit a 25-storey residential high-rise building, as detailed in Documents 3 and 4.**

Recommandation(s) du Comité

Que le Conseil approuve ce qui suit :

- a. **Une modification au Plan officiel, volume 2a, Plan secondaire du secteur de la rue Scott à Westboro, afin de permettre une hauteur maximale autorisée de 80 mètres (25 étages) sur le bien-fonds dont l'adresse municipale est le 200, avenue Clearview, comme l'expose en détail le document 2;**
- b. **Une modification au Règlement de zonage 2008-250 visant le 200, avenue Clearview, afin de faire passer la désignation de R5C H(28) S216, O1[313] S216 et O1 [313] à R5C [XXXX] S216 et ainsi permettre la présence d'une tour résidentielle de 25 étages, comme l'exposent en détail les documents 3 et 4.**

Documentation/Documentation

- 1 Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department, dated September 21, 2023 (ACS2023-PRE-PS-0115)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 21 septembre 2023 (ACS2023-PRE-PS-0115)

- 2 Extract of draft Minutes, Planning and Housing Committee, October 4, 2023

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 4 octobre 2023

Official Plan and Zoning By-law Amendment - 200 Clearview Avenue

File No. ACS2023-PRE-PS-0115 - Kitchissippi (15)

John Bernier, Planner, 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 Paul Black, Fotenn, 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 delegations:

1. Steven Andrews spoke to privacy concerns and questioned the process on deciding this was the best option for development in this area.
2. Dan Stringer, Island Park Towers Tenants Association noted the proposed development would be built in close proximity to the flood plain and the Ottawa River which could cause potential safety and health issues, increased insurance rates for residents and liability for the City.
3. Larry Cunningham noted this proposal is a significant increase in the nature of the Westboro community from a low-density to medium or high density. The overall impact needs to be assessed over the next 10-15 years on the nature of the community and structural capacity as this could lead to future safety issues.

4. Betty Rogers spoke to a slide presentation (a copy is held on file with the Office of the City Clerk) which touched on the impacts the development would have on the residents of Clearview Avenue and the Jules-Leger Center Consortium.
5. Tim Gray spoke to current traffic and parking concerns on Scott St and Island Park and noted this development would only add to the congestion.

The following staff were also present and responded to questions:

- Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate
- Andrew McCreight, Manager, Development Review – Central (PRED)

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

- Email dated October 2, 2023 from Graham Page
- Email dated October 3, 2023 from Daniel Daley
- Email dated October 3, 2023 from Gerry Salembier
- Email dated October 3, 2023 from Simon Timms
- Email dated October 3, 2023 from Steven Andrews
- Email dated October 3, 2023 from John Holland and Kelly Armstrong
- Email dated October 3, 2023 from Bea Hertz Cleary
- Email dated October 3, 2023 from Pauline Bogue and Murray Ball

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

Report recommendation(s)

1. **That Planning Committee recommend Council approve the following:**

- a. **An amendment to the Official Plan, Volume 2a, Scott Street/Westboro Secondary Plan, to permit a maximum permitted height of 80 metres (25 storeys) for the property municipally known as 200 Clearview Avenue, as detailed in Document 2;**
 - b. **An amendment to Zoning By-law 2008-250 for 200 Clearview Avenue to rezone from R5C H(28) S216, O1[313] S216 and O1 [313] to R5C [XXXX] S216 to permit a 25-storey residential high-rise building, as detailed in Documents 3 and 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 October 11, 2023,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried