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| <p>1. <b>Zoning By-law Amendment – 178, 180, 182 and 200 Isabella Street</b></p> <p><b>Modification du Règlement de zonage visant le 178, 180, 182 et 200, rue Isabella</b></p> |
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**Committee recommendation(s)**

**That Council approve an amendment to Zoning By-law 2008-250 for 178, 180, 182 and 200 Isabella Street, as shown in Document 1, to permit a 19-storey high-rise apartment building, as detailed in Document 2.**

**Recommandation(s) du Comité**

**Que le Conseil approuve une modification au Règlement de zonage 2008-250 pour les 178, 180, 182 et 200, rue Isabella, comme le montre le document 1, afin de permettre la construction d'un immeuble à logements de 19 étages, comme l'expose en détail dans le document 2.**

**Documentation/Documentation**

- 1 Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department, dated October 11, 2023 (ACS2023-PRE-PS-0124)  
  
Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 11 octobre 2023 (ACS2023-PRE-PS-0124)
- 2 Extract of draft Minutes, Planning and Housing Committee, November 1, 2023  
  
Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 1<sup>er</sup> novembre 2023

Zoning By-law Amendment – 178, 180, 182 and 200 Isabella Street

File No. ACS2023-PRE-PS-0124 - Capital (17)

Masha Wakula, Planner, Planning, Real Estate and Economic Development Department (PRED), provided an overview of the report and answered questions from the Committee. Andrew McCreight, Manager, Development Review – Central was also present to respond to questions. 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. Kevin Harper, Minto was also available to respond to questions. A copy of the slide presentation is filed with the Office of the City Clerk.

The Committee heard from the following delegations:

1. Marko Miljusevic spoke in support of the proposed development noting positives related to bicycle parking, increased density, and public transit.
2. Carolyn Mackenzie, Chair, Planning Committee, Glebe Community Association noted support for intensification, however the final design should confirm with the City's high-rise design guidelines, require a soil study to allow reasonably sized trees to grow and the development should contribute to the streetscape.

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 23, 2023 from Delia Elkin

S. Menard, Ward Councillor for the area, was present and participated in the discussion and questions of the delegations 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 178, 180, 182 and 200 Isabella Street, as shown in Document 1, to permit a 19-storey high-rise apartment building, 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 November 8, 2023" subject to submissions received between the publication of this report and the time of Council's decision.**

**Carried**