

**Official Plan Amendment and Zoning By-law Amendment – 359 Kent Street,
436 and 444 MacLaren Street**

**Modification du Plan officiel et modification du Règlement de zonage – 359,
rue Kent et 436 et 444, rue MacLaren**

Planning and Housing Committee recommendation(s)

That Council approve:

- a) an amendment to the Official Plan for 436 and 444 MacLaren Street and 359 Kent Street to permit a Landmark Building of 27 storeys with a privately-owned public space as detailed in Document 2; and
- b) an amendment to Zoning By-law 2008-250 for 436 and 444 MacLaren Street and 359 Kent Street to rezone the site from Residential Fourth Density (R4) to General Mixed Use (GM) to permit a 27-storey Landmark Building with site-specific provisions and a Holding Symbol, as detailed in Documents 3 and 4.

Recommandation(s) du Comité de la planification et du logement

Que le Conseil approuve :

- a) une modification du Plan officiel visant les 436 et 444, rue MacLaren et le 359, rue Kent, afin de permettre la construction d'un bâtiment d'intérêt de 27 étages et l'aménagement d'un espace public appartenant à des intérêts privés, comme l'expose en détail le document 2; et
- b) une modification du Règlement de zonage visant les 436 et 444, rue MacLaren et le 359, rue Kent afin de faire passer la désignation de l'emplacement de Zone résidentielle de densité 4 (R4) à Zone polyvalente générale (GM) et ainsi permettre la construction d'un bâtiment d'intérêt de 27 étages assujetti à des dispositions propres à l'emplacement et d'un symbole d'aménagement différé, 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 October 19, 2023.
(ACS2023-PRE-PS-0123)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 19 octobre 2023 (ACS2023-PRE-PS-0123)

- 2 Extract of draft Minutes, Planning and Housing Committee, November 15, 2023.

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 15 novembre 2023

Official Plan Amendment and Zoning By-law Amendment – 359 Kent Street, 436 and 444 MacLaren Street

File No. ACS2023-PRE-PS-0123 - Somerset (14)

*This item was considered concurrently with **Application to alter 359 Kent Street, 436 and 444 MacLaren Street, properties designated under Part V of the Ontario Heritage Act as part of the Centretown Heritage Conservation District (ACS2023-PRE-RHU-0047)***

Kersten Nitsche, Program Manager, Planning, Real Estate and Economic Development Department (PRED) and Andrew McCreight, Manager, Development Review – Central, were present and responded to questions from Committee.

The Applicant/Owner as represented by Jeff Parkes, Taggart Realty Management was present in support, and available to answer questions. The Applicants advised that they did not need to address the Committee if the item carried.

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

- Email dated November 14, 2023 from Keir Armstrong

Following discussion and questions of staff, the Committee carried the report recommendations as amended by Motion No. PHC 2023 - 18/03.

Report recommendations

1. **That Planning and Housing Committee recommend Council approve:**
 - a. **an amendment to the Official Plan for 436 and 444 MacLaren Street and 359 Kent Street to permit a**

Landmark Building of 27 storeys with a privately-owned public space as detailed in Document 2; and

- b. an amendment to Zoning By-law 2008-250 for 436 and 444 MacLaren Street and 359 Kent Street to rezone the site from Residential Fourth Density (R4) to General Mixed Use (GM) to permit a 27-storey Landmark Building with site-specific provisions and a Holding Symbol, as detailed in Documents 3 and 4.**
- 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 December 19, 2023 to submissions received between the publication of this report and the time of Council’s decision.**

Carried as amended

Amendment:

Motion No. PHC 2023 - 18/03

Moved by G. Gower

WHEREAS the Built Heritage Committee meeting scheduled for December 12, 2023 and the City Council meeting scheduled for December 19, 2023 were cancelled; and

WHEREAS the Application to alter 359 Kent Street, 436 and 444 MacLaren Street, properties designated under Part V of the Ontario Heritage Act as part of the Centretown Heritage Conservation District report (ACS2023-PRE-RHU-0047) and the Official Plan Amendment and Zoning By-law Amendment – 359 Kent Street, 436 and 444

MacLaren Street report (ACS2023-PRE-PS-0123) now list incorrect Committee and Council dates on their respective cover pages and must be updated to reflect accurate dates.

THEREFORE BE IT RESOLVED the City Council date for reports ACS2023-PRE-PS-0123 and ACS2023-PRE-RHU-0047 be changed to January 24, 2024 / 24 janvier 2024 on the report cover page; and

BE IT FURTHER RESOLVED regarding report ACS2023-PRE-RHU-0047, that the Office of the City Clerk be directed to update the Built Heritage Committee date on the cover page to add the January Built Heritage Committee date once it is finalized.

Carried