

8. Development Review Legacy File Official Plan Amendments

**Ancien fichier de l'examen des projets d'aménagement : modifications à
apporter au Plan officiel**

**Planning and Housing Committee and Agriculture and Rural Affairs
Committee recommendation(s) as amended**

That Council:

- 1. approve an amendment to the West Downtown Core Secondary Plan within Volume 2A of the Official Plan, for 665 and 625 Albert Street, to add a new policy to Chapter 4, Subsection 4.1, and amend Schedule K, as detailed in Document 3, as amended by Motion No. PHC 2024-24-02.**
- 2. approve an amendment to the Central and East Downtown Core Secondary plan within Volume 2A of the Official Plan, for 315 Chapel Street, to permit a mid-rise building to a maximum height of nine storeys, as detailed in Document 4.**
- 3. approve an amendment to Schedules B5 and C12 of the Official Plan, Volume 1, for 785 Cope Drive, to permit the planned reconfiguration of a park block and adjacent residential lots within the Fernbank Community, as detailed in Document 5.**
- 4. approve an amendment to the Official Plan, Volume 2C, for 270 Lamarche Avenue, to permit a maximum building height of up to seven storeys, as detailed in Document 6.**
- 5. approve an amendment to the Official Plan, Volume 2C, for 1154, 1176, 1180, and 1208 Old Montreal Road, to permit a maximum building height of up to six storeys, as detailed in Document 7.**

6. approve an amendment to the Official Plan, Volume 2C, for 481 Tullamore Street, to permit a minimum lot size of 0.3 hectares within a rural residential subdivision, as detailed in Document 8.

Recommandation(s) du Comité de la planification et du logement et du Comité de l'agriculture et des affaires rurales tel que modifiée

Que le Conseil :

1. approuve la modification à apporter au Plan secondaire du centre-ville ouest du volume 2A du Plan officiel pour le 665 et le 625, rue Albert afin d'ajouter une nouvelle politique dans la sous-section 4.1 du chapitre 4 et de modifier l'annexe K selon les modalités précisées dans la pièce 3, tel que modifié par Motion N° PHC 2024-24-02.
2. approuve la modification à apporter au Plan secondaire du cœur et de l'est du centre-ville du volume 2A du Plan officiel pour le 315, rue Chapel afin d'autoriser la construction d'un bâtiment de moyenne hauteur d'au plus neuf étages, selon les modalités précisées dans la pièce 4.
3. approuve la modification à apporter aux annexes B5 et C12 du volume 1 du Plan officiel pour le 785, promenade Cope afin d'autoriser la reconfiguration planifiée du quadrilatère du parc et des lots résidentiels attenants dans la collectivité de Fernbank, selon les modalités précisées dans la pièce 5.
4. approuve la modification à apporter au volume 2C du Plan officiel pour le 270, avenue Lamarche afin d'autoriser la construction d'un bâtiment d'une hauteur maximum de sept étages, selon les modalités précisées dans la pièce 6.
5. approuve la modification à apporter au volume 2C du Plan officiel pour le 1154, le 1176, le 1180 et le 1208, chemin Old Montreal, afin

d'autoriser la construction d'un bâtiment d'une hauteur maximum de six étages, selon les modalités précisées dans la pièce 7.

- 6. approuve la modification à apporter au volume 2C du Plan officiel pour le 481, rue Tullamore, afin d'autoriser la superficie minimum du lot de 0,3 hectare dans un lotissement résidentiel de la zone rurale, selon les modalités précisées dans la pièce 8.**

Documentation/Documentation

1. Report from the Director, Planning Services, Planning, Real Estate and Economic Development, dated April 3, 2024
(ACS2024-PRE-PS-0042)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 3 avril 2024 (ACS2024-PRE-PS-0042)

- 2 Extract of draft Minutes, Agriculture and Rural Affairs Committee, March 7, 2024

Extrait de l'ébauche du procès-verbal du Comité de l'agriculture et des affaires rurales, le 7 mars 2024

- 3 Extract of draft Minutes, Planning and Housing Committee, March 27, 2024

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 27 mars 2024

**Planning and Housing Committee
and Agriculture and Rural
Affairs Committee
Report 24
April 3, 2024**

4

**Comité de de la planification et du
logement et le Comité de
l'agriculture et des affaires rurales
Rapport 24
Le 3 avril 2024**

**Extract of Minute 11
Agriculture and Rural Affairs
Committee
March 7, 2024**

**Extrait du procès-verbal 11
Comité de l'agriculture et des affaires
rurales
Le 7 mars 2024**

Development Review Legacy File Official Plan Amendments

File No. ACS2024-PRE-PS-0042 - City Wide

This report was submitted to Agriculture and Rural Affairs Committee on March 7, 2024.

Michael Boughton, Planner III, Planning, Real Estate and Economic Development Department (PRED), was present and responded to questions.

Eric Bays, Stantec and Miguel Tremblay were present in support of the recommendations.

Denise Frigon posed questions related to process, if the application for 481 Tullamore Street was approved, if it can be further amended as it relates to heigh, set backs and road designation. As well, if approved, how many years is the developer permitted to submit their development applications.

Brian Micallef spoke to the application for 270 Lamarche Avenue and questioned why this property would be considered for a zoning by-law amendment, when there is more appropriate properties on Innes that could accommodate the requirements.

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

Report recommendation(s)

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to the Official Plan, Volume**

2C, for 481 Tullamore Street, to permit a minimum lot size of 0.3 hectares within a rural residential subdivision, as detailed in Document 8.

- 2. That the Agriculture and Rural Affairs 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 April 3, 2024 subject to submissions received between the publication of this report and the time of Council's decision.**

Carried

**Planning and Housing Committee
and Agriculture and Rural
Affairs Committee
Report 24
April 3, 2024**

6

**Comité de de la planification et du
logement et le Comité de
l'agriculture et des affaires rurales
Rapport 24
Le 3 avril 2024**

**Extract of Minutes 24
Planning and Housing Committee
March 27, 2024**

**Extrait du procès-verbal 24
Comité de la planification et du logement
Le 27 mars 2024**

Development Review Legacy File Official Plan Amendments

File No. ACS2024-PRE-PS-0042 - City Wide

Michael Boughton, Planner III and Jerrica Gilbert, Planner II, Planning, Real Estate and Economic Development Department (PRED), provided an overview of the report and answered questions from the Committee. Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate was also present and responded to questions. A copy of the slide presentation is filed with the Office of the City Clerk.

Paul Black, Fotenn was present in support of 315 Chapel Street and 1154, 1176, 1180, and 1208 Old Montreal Road.

The Committee heard from the following delegations related to 270 Lamarche Avenue:

1. Gisèle Doyle, Co-Chair, Orléans Independent Living, Advocate Network expressed concern with the lack of affordable housing included in this development.
2. Susan Davies spoke to the need for appropriate transition in keeping with the two-storey character of the neighbourhood. This is a residential neighbourhood, and the four-storey policy for the neighbourhood should be maintained and the policies within the new Official Plan should not be disregarded.
3. Linda Qing Lin stated it is crucial to maintain the suburban neighborhood designation for 270 Lamarche Ave. Doing so aligns with the city's direction of gradual, evolving suburban intensification and strongly urge the committee to uphold the 2022 Official Plan and maintain the suburban neighbourhood designation.

4. Denise Frigon expressed concerns related to height and lack of tree or landscaping that would promote privacy, density and transition. The current Official Plan should be maintained.
5. Miguel Tremblay, Fotenn spoke in support of the development, providing background and context.

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

- Email dated March 23, 2024 from Daniel and Nathalie Seguin
- Email dated March 23, 2024 from Stephanie Mcewen and Francis Simard
- Email dated March 23, 2024 from Ben Cheng
- Email dated March 23, 2024 from Guy Dore
- Email dated March 23, 2024 from Salamat Tabbasum and Afsha Rizvi
- Email dated March 24, 2024 from Pascale Poulin & Benoit Harris
- Email dated March 25, 2024 from Gisele Proulx
- Email dated March 25, 2024 from Therese & Richard Lalande
- Email dated March 25, 2024 from Lily Bjchina
- Email dated March 26, 2024 from Paul Heenan
- Email dated March 26, 2024 from Ben Harris
- Email dated March 26, 2024 from Gisèle. Doyle
- Email dated March 26, 2024 from Mireille and Derek Poitras
- Email dated March 26, 2024 from Jungang Liu
- Email dated March 26, 2024 from Susan Davies
- Email dated March 26, 2024 from Jonathon Bouchard
- Email dated March 26, 2024 from Denise Frigon
- Email dated March 26, 2024 from Dave Janega
- Email dated March 26, 2024 from Harold and Priscilla Starkings
- Email dated March 26, 2024 from Anne Lauzon
- Email dated March 26, 2024 from Catherine Dussault
- Email dated March 26, 2024 from Deanna Kang

Following discussion and questions of staff, the Committee carried the report recommendations as amended by Motion No. PHC 2024-24-02.

Report recommendation(s)

- 1. That Planning and Housing Committee recommend Council approve an amendment to the West Downtown Core Secondary Plan within Volume 2A of the Official Plan, for 665 and 625 Albert Street, to add a new policy to Chapter 4, Subsection 4.1, and amend Schedule K, as detailed in Document 3.**
- 2. That Planning and Housing Committee recommend Council approve an amendment to the Central and East Downtown Core Secondary plan within Volume 2A of the Official Plan, for 315 Chapel Street, to permit a mid-rise building to a maximum height of nine storeys, as detailed in Document 4.**
- 3. That Planning and Housing Committee recommend Council approve an amendment to Schedules B5 and C12 of the Official Plan, Volume 1, for 785 Cope Drive, to permit the planned reconfiguration of a park block and adjacent residential lots within the Fernbank Community, as detailed in Document 5.**
- 5. That Planning and Housing Committee recommend Council approve an amendment to the Official Plan, Volume 2C, for 1154, 1176, 1180, and 1208 Old Montreal Road, to permit a maximum building height of up to six storeys, as detailed in Document 7.**
- 6. That the Planning and Housing Committee and 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 April 3, 2024 subject to submissions**

**received between the publication of this report and the time of
Council's decision.**

Carried as amended

- 4. That Planning and Housing Committee recommend Council
approve an amendment to the Official Plan, Volume 2C, for 270
Lamarche Avenue, to permit a maximum building height of up
to seven storeys, as detailed in Document 6.**

For (7): J. Leiper, G. Gower, R. Brockington, C. Curry, T. Kavanagh, T.
Tierney, and A. Troster

Against (5): L. Dudas, L. Johnson, C. Kelly, C. Kitts, and W. Lo

Carried as amended (7 to 5)

Motion No. PHC 2024-24-02

Moved by G. Gower

**WHEREAS Report ACS2024-PRE-PS-0042 (the "Report")
recommends amending the West Downtown Core Secondary Plan
within Volume 2A of the City of Ottawa's Official Plan to facilitate the
development of two high-rise buildings comprising 608 residential
dwelling units, including 247 affordable housing units at 625 and 665
Albert Street; and**

**WHEREAS the Report would add a new policy to Subsection 4.1 –
Albert Corridor Character Area of Section 4: Character Areas of
Chapter 4: Pimisi Station and LeBreton Flats District of the West
Downtown Core Secondary Plan within Volume 2A – Urban
Secondary Plans of the City of Ottawa's Official Plan; and
WHEREAS Council did not amend height maximums for 625 Albert
Street on 9 November 2022;**

**Planning and Housing Committee
and Agriculture and Rural
Affairs Committee
Report 24
April 3, 2024**

10

**Comité de de la planification et du
logement et le Comité de
l'agriculture et des affaires rurales
Rapport 24
Le 3 avril 2024**

**THEREFORE BE IT RESOLVED that Planning and Housing
Committee recommend Council amend Report ACS2024-PRE-PS-
0042 – Development Review Legacy File Official Plan Amendments
by replacing the text of Document 3 – Details of Recommended
Official Plan Amendment – Albert Street, Part B – The Amendment,
Clause 2.1a) with the following text:**

**“inserting a new policy 9 to the Built Form policies of
Subsection 4.1 – Albert Corridor Character Area with wording
as follows:**

**“In the case of the properties municipally addressed as 665
Albert Street, height maximums are determined by the in-effect
zoning as adopted on November 9, 2022, which sets out the
maximum building height and maximum number of tower(s)
and storeys.””**

; and

**THEREFORE BE IT FURTHER RESOLVED that there be no further
notice pursuant to Section 34(17) of the Planning Act, R.S.O. 1990, c.
P.13, as amended.**

Carried