

1. **Official Plan Amendment and Zoning By-law Amendment – 265 Catherine Street**
- Modification du Plan officiel et du Règlement de zonage – 265, rue Catherine**

Committee recommendation(s)

That Council approve:

1. **An amendment to the Official Plan, Volume 2C, for 265 Catherine Street, to permit a mixed-use development including three high-rise towers up to 32, 34, and 36 storeys, respectively, and land for a new public park, subject to the criteria of an area specific policy, as detailed in Document 2.**
2. **An amendment to Zoning By-law 2008-250, as amended, for 265 Catherine Street, as shown in Document 1, to permit a mixed-use development including three high-rise towers up to 32, 34, and 36 storeys, respectively, and land for a new public park, as detailed in Document 3.**

Recommandation(s) du comité

Que le Conseil municipal approuve :

1. **une modification du volume 2C du Plan officiel, concernant le 265, rue Catherine, visant à autoriser un aménagement polyvalent, comprenant trois tours de grande hauteur d'un maximum de 32, 34 et 36 étages, respectivement, et un terrain destiné à un nouveau parc public, sous réserve du respect des critères d'une politique sectorielle, comme le précise le document 2;**
2. **une modification du Règlement de zonage 2008-250, tel que modifié, concernant le 265, rue Catherine, comme l'indique le document 1, visant à autoriser un aménagement polyvalent, comprenant trois**

tours de grande hauteur d'un maximum de 32, 34 et 36 étages, respectivement, et un terrain destiné à un nouveau parc public, comme le précise le document 3.

Documentation/Documentation

1. Report from Director, Planning Services, Planning, Development and Building Services, dated June 21, 2024
(ACS2024-PRE-PS-0055)

Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 21 juin 2024
(ACS2024-PRE-PS-0055)

2. Extract of draft Minutes, Planning and Housing Committee, July 3, 2024

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 3 juillet 2024

Official Plan Amendment and Zoning By-law Amendment – 265 Catherine Street

File No. ACS2024-PRE-PS-0055 - Somerset (14)

Jean-Charles Renaud, Planner III, Planning, Development and Building Services (PDBS) 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 following staff were also present and responded to questions:

PDBS:

- Vivi Chi, General Manager
- Andrew McCreight, Manager, Development Review – Central

Legal Services:

- Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate

The Applicant/Owner as represented by John Moser, GBA Group and provided an overview of the Application and responded to questions from Committee. Jean-Luc Rivard, Brigil Construction were also present and responded to questions.

The Committee heard from the following delegation:

- Mary Haung, Centretown Community Association expressed concerns with density, accessibility and lack of family-sized units. Although pleased there are no plans for underground parking under

the park, it's felt the park is not an adequate size for the amount of residents expected.

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

- Email dated July 2, 2024 from Centretown Community Association 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:**
 - a. An amendment to the Official Plan, Volume 2C, for 265 Catherine Street, to permit a mixed-use development including three high-rise towers up to 32, 34, and 36 storeys, respectively, and land for a new public park, subject to the criteria of an area specific policy, as detailed in Document 2.**
 - b. An amendment to Zoning By-law 2008-250, as amended, for 265 Catherine Street, as shown in Document 1, to permit a mixed-use development including three high-rise towers up to 32, 34, and 36 storeys, respectively, and land for a new public park, as detailed in Document 3.**
- 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 July 10, 2024," subject to submissions**

**Planning and Housing
Committee
Report 30
July 10, 2024**

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**Comité de de la planification et
du logement
Rapport 30
Le 10 juillet 2024**

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

Carried