

<p><b>1. Zoning By-law Amendment – 256 Rideau Street and 211 Besserer Street</b></p> <p><b>Modification du Règlement de zonage – 256, rue Rideau et 211, rue Besserer</b></p>
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**Committee recommendation(s)**

**That Council refuse an amendment to Zoning By-law 2008-250 for 256 Rideau Street and 211 Besserer Street, as shown in Document 1, to permit a minimum total amenity area of 1,349.8 metres squared for 579 dwelling units, whereas a minimum total amenity area of 2,277.6 metres squared is required for 566 dwelling units.**

**Recommandation(s) du comité**

**Que le Conseil municipal refuse la modification à apporter au Règlement de zonage (no 2008-250) pour le 256, rue Rideau et le 211, rue Besserer, selon les modalités indiquées dans la pièce 1, pour permettre d'aménager une aire d'agrément d'une superficie minimum totale de 1 349,8 mètres carrés pour 579 logements, alors qu'il faut une aire d'agrément d'une superficie minimum totale de 2 277,6 mètres carrés pour 566 logements.**

Documentation/Documentation

1. Extract of draft Minutes, Planning and Housing Committee, February 19, 2025  
  
Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 19 février 2025
2. Director's Report, Planning Services, Planning, Development and Building Services, dated February 10, 2025 (ACS2025-PDB-PSX-0015)  
  
Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 10 février 2025 (ACS2025-PDB-PSX-0015)

Zoning By-law Amendment – 256 Rideau Street and 211 Besserer Street

File No. ACS2025-PDB-PSX-0015 – Rideau-Vanier (12)

Eric Forhan, Planner II, 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:

- Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate, Legal Services
- Andrew McCreight, Manager, Development Review – Central, PDBS

The Applicant/Owner as represented by Tyler Yakichuk and Tim Beed, Fotenn, provided an overview of the Application, in opposition of the staff recommendation to refuse. A copy of the slide presentation is filed with the Office of the City Clerk.

Prior to consideration of the staff recommendation, Councillor Brockington introduced the following amending motion:

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 256 Rideau Street and 211 Besserer Street, as shown in Document 1, to permit a minimum total amenity area of 2,000 metres squared for 579 dwelling units, whereas a minimum total amenity area of 2,277.6 metres squared is required for 566 dwelling units and Planning staff prepare and submit to the Council the necessary zoning by-law.
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 February 26, 2025, subject to submissions received between the publication of this report and the time of Council's decision.

Following discussions, Councillor Brockington's motion was put to Committee and Lost on a division of 3 Yeas and 8 Nays.

The Committee carried the report recommendations on a division of 8 Yeas and 3 Nays.

#### **Report Recommendation(s)**

- 1. That Planning and Housing Committee recommend Council refuse an amendment to Zoning By-law 2008-250 for 256 Rideau Street and 211 Besserer Street, as shown in Document 1, to permit a minimum total amenity area of 1,349.8 metres squared for 579 dwelling units, whereas a minimum total amenity area of 2,277.6 metres squared is required for 566 dwelling units.**
- 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 February 26, 2025, subject to submissions received between the publication of this report and the time of Council's decision.**

For (8): J. Leiper, G. Gower, L. Johnson, T. Kavanagh, C. Kelly, C. Kitts, T. Tierney, and A. Troster

Against (3): R. Brockington, C. Curry, and W. Lo

**Carried (8 to 3)**

**Motion No. PHC 2025-42-02**

Moved by R. Brockington

**Report Recommendation(s)**

1. That Planning and Housing Committee recommend Council **approve an amendment to Zoning By-law 2008-250 for 256 Rideau Street and 211 Besserer Street, as shown in Document 1, to permit a minimum total amenity area of 2,000 metres squared for 579 dwelling units, whereas a minimum total amenity area of 2,277.6 metres squared is required for 566 dwelling units and Planning staff prepare and submit to the Council the necessary zoning by-law; and**
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 February 26, 2025, subject to submissions received between the publication of this report and the time of Council's decision.

For (3): R. Brockington, C. Curry, and W. Lo

Against (8): J. Leiper, G. Gower, L. Johnson, T. Kavanagh, C. Kelly, C. Kitts, T. Tierney, and A. Troster

**Lost (3 to 8)**