

- 1. Official Plan and Zoning By-law Amendment – 240 Presland Road**
- Plan Officiel et Modification du Règlement de Zonage – 240, chemin Presland**

Committee recommendation(s) as amended

That Council approve:

- 1. An Amendment to the Official Plan, Volume 2C, for 240 Presland Road, as shown in Document 1, to permit a six-storey building in a Neighbourhood designation, as detailed in Document 2.**
- 2. An Amendment to the Zoning By-law 2008-250 for 240 Presland, as shown in Document 3, to rezone the lands from Residential Fourth Density, Subzone UC, Urban Exception 493 (R4UC [493]) to Residential Fifth Density, Subzone AA, Urban Exception XXXX (R5AA[XXXX]) to permit a six-storey apartment building, as detailed in Document 4, as amended by Motion No. PHC 2025-50-01.**

Recommandation(s) du comité telles que modifiées

Que le Conseil approuve:

- 1. Une modification au Plan officiel, volume 2C, pour le 240, chemin Presland, comme indiqué dans le document 1, afin de permettre la construction d'un bâtiment de six étages dans une désignation de quartier, comme indiqué dans le document 2;**
- 2. Une modification au Règlement de zonage 2008-250 pour le 240, chemin Presland, comme indiqué dans le document 3, pour faire passer la désignation des terrains de Zone résidentielle de densité 4, sous-zone UC, exception urbaine 493 (R4UC [493]) à Zone résidentielle de densité 5, sous-zone AA, exception urbaine XXXX (R5AA[XXXX]) afin de permettre la construction d'un immeuble d'habitation de six étages, comme indiqué dans le document 4. Tel que modifié par la motion n° PHC 2025-50-01.**

1. Extract of draft Minutes, Planning and Housing Committee, July 16, 2025

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 16 juillet 2025
2. Director's Report, Planning Services, Planning, Development and Building Services, dated July 10, 2025 (ACS2025-PDB-PSX-0054)

Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 10 juillet 2025 (ACS2025-PDB-PSX-0054)

Official Plan and Zoning By-law Amendment – 240 Presland Road

File No. ACS2025-PDB-PSX-0054 – Rideau Rockcliffe (13)

The Applicant/Owner as represented by Bria Aird and Adrian Schut, Fotenn were present in support, and available to answer questions. The Applicant advised that they did not need to address the Committee if the item carried.

Councillor R. King, Ward Councillor for the area was present and provided comments in support of the application.

The Committee Carried the report recommendations as amended by Motion No. PHC 2025-50-01.

Report Recommendation(s)

That Planning and Housing Committee:

1. Recommend Council:

- a. Approve an Amendment to the Official Plan, Volume 2C, for 240 Presland Road, as shown in Document 1, to permit a six-storey building in a Neighbourhood designation, as detailed in Document 2.
- b. Approve an Amendment to the Zoning By-law 2008-250 for 240 Presland, as shown in Document 3, to rezone the lands from Residential Fourth Density, Subzone UC, Urban Exception 493 (R4UC [493]) to Residential Fifth Density, Subzone AA, Urban Exception XXXX (R5AA[XXXX]) to permit a six-storey apartment building, as detailed in Document 4.

2. 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 23, 2025,” subject to submissions received between the publication of this report and the time of Council’s decision.

Carried as amended

Motion No. PHC 2025-50-01

Moved by G. Gower

WHEREAS Report ACS2025-PDB-PSX-0054 (the “Report”) recommends amending the applicable zone for the subject site to R5AA which requires the parking for apartment dwellings to be 1 space/unit for the first 4 storeys and 0.75 space/unit for any additional storeys over 4 storeys. (By-law 2010-14) as per endnote 34;

WHEREAS the site is located with Area X on Schedule 1A with differing parking requirements of no parking for the first twelve dwelling units and 0.5 spaces per dwelling unit after the first 12 units. As per Section 101(3)(a);

WHEREAS an amendment to the Report is required to clarify parking requirements for the proposed development,

THEREFORE BE IT RESOLVED that Planning and Housing Committee amend Report ACS2025-PDB-PSX-0054 – Official Plan and Zoning By-law Amendment – 240 Presland Road by amending Document 4 – Details of Recommended Zoning:

1. **By adding the following text in Column V, Exception Provisions – Provisions:**

“Despite Table 164A, Endnote 34, minimum parking space rate for the first 12 dwelling units: 0

“Despite Table 164A, Endnote 34, minimum parking space rate after the first 12 dwelling units: 0.5 per dwelling unit.

and;

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Le 23 juillet 2025

AND BE IT FURTHER RESOLVED that pursuant to subsection 34(17)
of the *Planning Act*, no further notice be given.

Carried