

- 1. Official Plan Amendment and Zoning By-law Amendment – 400 Coventry Road**
- Modification du Plan officiel et du Règlement de zonage – 400, chemin Coventry**

Committee recommendation(s)

That Council approve:

- 1. An Amendment to the Official Plan, Volume 2A, Inner East Lines 1 and 3 Stations Secondary Plan, for 400 Coventry Road, with regards to Schedule A, area A and B, to permit increased maximum building heights for the construction of six new high-rise mixed-use buildings, as detailed in Document 2.**
- 2. An Amendment to Zoning By-law 2008-250 for 400 Coventry Road to permit site specific zoning provisions for the construction of six new high-rise mixed-use buildings, a new public park and a new public street, and holding symbol provisions for portions of the property, as detailed in Document 3.**

Recommandation(s) du comité

Que le Conseil approuve:

- 1. Une modification au volume 2A, Plan secondaire des Lignes 1 et 3 des stations du secteur urbain intérieur est, du Plan officiel, visant le 400, chemin Coventry, applicable à l'annexe A, secteur A et B, afin de permettre une augmentation des hauteurs de bâtiment maximales, en prévision de la construction de six tours polyvalentes, comme l'expose en détail le document 2.**

2. **Une modification au Règlement de zonage 2008-250 visant le 400, chemin Coventry, afin d'ajouter des dispositions de zonage propres à l'emplacement permettant la construction de six tours polyvalentes, l'aménagement d'un parc public et la création d'une rue publique, et afin d'ajouter un symbole d'aménagement différé visant des parties du bien-fonds en question, comme l'expose en détail le document 3.**

Documentation/Documentation

1. Extract of draft Minutes, Planning and Housing Committee, August 20, 2025

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 20 août 2025
2. Director's Report, Planning Services, Planning, Development and Building Services, dated August 11, 2025 (ACS2025-PDB-PS-0050)

Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 11 août 2025 (ACS2025-PDB-PS-0050)

Official Plan Amendment and Zoning By-law Amendment – 400 Coventry Road

File No. ACS2025-PDB-PS-0050 – Rideau-Rockcliffe (13)

The Applicant/Owner as represented by Nico Church and Tamara Nahal, 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.

The Committee Carried the report recommendations as presented.

Report Recommendation(s)

1. That Planning and Housing Committee recommend Council:

- a. Approve an amendment to the Official Plan, Volume 2A, Inner East Lines 1 and 3 Stations Secondary Plan, for 400 Coventry Road, with regards to Schedule A, area A and B, to permit increased maximum building heights for the construction of six new high-rise mixed-use buildings, as detailed in Document 2.
- b. Approve an amendment to Zoning By-law 2008-250 for 400 Coventry Road to permit site specific zoning provisions for the construction of six new high-rise mixed-use buildings, a new public park and a new public street, and holding symbol provisions for portions of the property, 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

**Planning and Housing
Committee
Report 51
August 27, 2025**

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**Comité de de la planification et
du logement
Rapport 51
Le 27 août 2025**

**‘Explanation Requirements’ at the City Council Meeting of August
27, 2025” subject to submissions received between the
publication of this report and the time of Council’s decision.**

Carried