

3. Official Plan Amendment and Zoning By-law Amendment – 1440 Blair Towers Place

Modification du Plan officiel et du Règlement de zonage – 1440, place Blair Towers

Committee recommendation(s)

That Council approve:

- 1. An amendment to the Official Plan, Volume 2A, 8 – Inner East Lines 1 and 3 Stations Secondary Plan, to permit a high-rise building at a maximum height of 22-storeys for the property municipally known as 1440 Blair Towers Place, as detailed in Document 2.**
- 2. An amendment to the Zoning By-law 2008-250 for 1440 Blair Towers Place from TD2[2085] to TD2[2085]H(64.5), as shown in Document 1. The amendment will replace the existing exception [2085] as detailed in Document 3 to permit a 22-storey building, make site-specific exceptions, and permit a retirement home with no rooming units on the subject property.**

Recommandation(s) du comité

Que le Conseil approuve :

- 1. Une modification du volume 2A, 8, Plan secondaire des Lignes 1 et 3 des stations du secteur urbain intérieur est, du Plan officiel, afin de permettre la construction d'une tour d'une hauteur maximale de 22 étages au 1440, place Blair Towers, comme l'expose en détail le document 2.**
- 2. Une modification du Règlement de zonage 2008-250 visant le 1440, place Blair Towers, afin de faire passer la désignation de ce bien-fonds de TD2[2085] à TD2[2085]H(64.5), comme l'expose en détail le document 1. Cette modification viendra remplacer l'exception actuelle [2085], décrite en détail dans le document 3, afin de permettre la construction d'une tour de 22 étages, d'appliquer des**

**exceptions propres à l'emplacement et de permettre la présence
d'une maison de retraite sans chambre sur le bien-fonds visé.**

Documentation/Documentation

1. Extract of draft Minutes, Planning and Housing Committee, November 5, 2025

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 5 novembre 2025
2. Director's Report, Planning Services, Planning, Development and Building Services, dated October 30, 2025 (ACS2025-PDB-PSX-0060)

Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 30 octobre 2025 (ACS2025-PDB-PSX-0060)

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**Extract of Minutes 56
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**Extrait du procès-verbal 56
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Le 5 novembre 2025**

Official Plan Amendment and Zoning By-law Amendment – 1440 Blair
Towers Place

File No. ACS2025-PDB-PSX-0060 – Beacon Hill-Cyrville (11)

The Applicant/Owner as represented by Jacob Bolduc, Fotenn was 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)

**That the Planning and Housing Committee recommend Council
approve:**

- 1. An amendment to the Official Plan, Volume 2A, 8 – Inner East Lines 1 and 3 Stations Secondary Plan, to permit a high-rise building at a maximum height of 22-storeys for the property municipally known as 1440 Blair Towers Place, as detailed in Document 2.**
- 2. An amendment to the Zoning By-law 2008-250 for 1440 Blair Towers Place from TD2[2085] to TD2[2085]H(64.5), as shown in Document 1. The amendment will replace the existing exception [2085] as detailed in Document 3 to permit a 22-storey building, make site-specific exceptions, and permit a retirement home with no rooming units on the subject property.**
- 3. 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**

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Public Submissions, to be prepared by the 3 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 November 12, 2025,” subject to submissions received between the publication of this report and the time of Council’s decision.

Carried