

- 2. Official Plan Amendment and Zoning By-law Amendment - 951 Gladstone Avenue and 145 Loretta Avenue North**
- Modification du Plan officiel et du Règlement de zonage pour le 951, avenue Gladstone, et 145, avenue Loretta Nord**

**Committee recommendation(s)**

That Council:

- 1. Approve the Amendment to the West Downtown Core Secondary Plan in Volume 2A of the Official Plan, for 951 Gladstone Avenue and 145 Loretta Avenue North, as shown on Document 1, with regards to Schedule M - Maximum Building Height and Tower Location, to permit an increase in the maximum permitted buildings heights, from 30, 33 and 35 storeys to 34, 38 and 40 storeys respectively, as detailed in Document 2.**
- 2. Approve the Amendment to Zoning By-law 2008-250 for 951 Gladstone Avenue and 145 Loretta Avenue North, as shown in Document 1, to permit an increase in the maximum permitted building heights, from 30, 33 and 35 storeys to 34, 38 and 40 storeys, respectively, as detailed in Document 3.**
- 3. Approve an exemption from Community Benefit Charges for 951 Gladstone Avenue and 145 Loretta Avenue North, as shown on Document 1, in that the development contemplated on the subject lands or any substantially similar development on the subject lands, shall continue to be exempt from Community Benefits Charges provided the City benefits from an enforceable obligation, such as an Agreement registered on title, for the Owner or any subsequent Owners of the subject lands to provide the community benefits.**

**Recommandation(s) du comité**

**Que le Conseil :**

- 1. Approuve la modification du Plan secondaire du centre-ville ouest pour le 951, avenue Gladstone, et le 145, avenue Loretta Nord, comme indiqué dans le document 1, en ce qui concerne l'annexe M, hauteurs maximales des bâtiments, afin de permettre une augmentation des hauteurs maximales autorisées, qui passent de 30, 33 et 35 étages à 34, 38 et 40 étages, comme indiqué dans le document 2.**
- 2. Approuve la modification au Règlement de zonage 2008-250 pour le 951, avenue Gladstone et le 145, avenue Loretta Nord, comme indiqué dans le document 1, afin de permettre une augmentation de la hauteur maximale autorisée des bâtiments, qui passe de 30, 33 et 35 étages à 34, 38 et 40 étages, comme détaillé dans le document 3.**
- 3. Approuve une dispense relative aux redevances pour avantages communautaires pour le 951, avenue Gladstone, et le 145, avenue Loretta Nord, comme indiqué dans le document 1, en ce sens que l'aménagement envisagé sur les terrains en question ou tout aménagement substantiellement similaire sur ces terrains continuera d'être exempté des redevances pour avantages communautaires tant que la Ville bénéficiera de l'obligation exécutoire pour le propriétaire ou tout propriétaire ultérieur des terrains en question de fournir des avantages communautaires.**

Documentation/Documentation

1. Extract of draft Minutes, Planning and Housing Committee, February 4, 2026

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 4 février 2026

2. Director's Report, Planning Services, Planning, Development and Building Services, dated January 29, 2026 (ACS2026-PDB-PSX-0010)

Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 29 janvier 2026 (ACS2026-PDB-PSX-0010)

**Planning and Housing  
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**Comité de de la planification et  
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Rapport 59  
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**Extract of Minutes 59  
Planning and Housing Committee  
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**Extrait du procès-verbal 59  
Comité de la planification et  
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Le 4 février 2026**

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Official Plan Amendment and Zoning By-law Amendment - 951 Gladstone  
Avenue and 145 Loretta Avenue North

File No. ACS2026-PDB-PSX-0010 – Kitchissippi (15)

Eric Forhan, Planner II, Planning, Development and Building Services (PDBS), provided an overview of the report and answered questions from the Committee.

The Applicant/Owner as represented by Scott Alain, Senior Planner, 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 following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated February 3, 2026 from Laura Boyaner, Ottawa Glassbowing Cooperative
- Letter dated January 31, 2026 from Hintonburg Community Association

The Committee Carried the report recommendations as presented.

**Report recommendation(s)**

**1. That Planning and Housing Committee recommend Council:**

- a. Approve the Amendment to the West Downtown Core Secondary Plan in Volume 2A of the Official Plan, for 951 Gladstone Avenue and 145 Loretta Avenue North, as shown on Document 1, with regards to Schedule M - Maximum Building Height and Tower Location, to permit an increase in the maximum permitted buildings heights, from 30, 33 and 35 storeys to 34, 38 and 40 storeys respectively, as detailed in Document 2.**

