

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

File Number: ACS2026-PDB-PSX-0010

Report to Planning and Housing Committee on 4 February 2026

and Council 11 February 2026

**Submitted on January 29, 2026 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

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Ward: Kitchissippi (15)

**Objet : Modification du Plan officiel et du *Règlement de zonage* pour le 951,
avenue Gladstone, et 145, avenue Loretta Nord**

Dossier : ACS2026-PDB-PSX-0010

Rapport au Comité de la planification et du logement

le 4 février 2026

et au Conseil le 11 février 2026

**Soumis le 29 janvier 2026 par Derrick Moodie, Directeur, Services de la
planification, Direction générale des services de la planification, de
l'aménagement et du bâtiment**

**Personne ressource : Eric Forhan, Urbaniste II, Examen des demandes
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REPORT RECOMMENDATIONS

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.
 - b. 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.
 - c. 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.
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 11, 2026, subject to submissions received between the publication of this report and the time of Council's decision.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de la planification et du logement recommande ce qui suit au Conseil :
 - a. Approuver 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.
- b. Approuver 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.
 - c. Approuver 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.
2. Que le Comité de la planification et du logement approuve que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux « exigences d'explication » aux termes de la Loi sur l'aménagement du territoire à la réunion du Conseil municipal prévue le 11 février, 2026, à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

EXECUTIVE SUMMARY

Staff Recommendation

Planning staff recommend approval of the Official Plan Amendment and Zoning By-law Amendment applications for 951 Gladstone Avenue and 145 Loretta Avenue North to facilitate the development of three high-rise buildings of 34, 38, and 40 storeys. The proposed applications seek to amend both the Official Plan and the Zoning By-law to increase the maximum permitted building heights from 30, 33, and 35 storeys to 34, 38 and 40 storeys respectively. Two additional modifications to the existing zoning have

been requested to increase the low-rise podium heights, from 15.0 metres to 16.5 metres, and to address an existing site-specific zoning provision pertaining to the allowance of permitted projections.

Applicable Policies, By-laws and Guidelines

The proposal aligns with the policies of the Official Plan and the West Downtown Core Secondary Plan (Corso Italia District). The policy direction of the Official Plan supports high-rise development (up to 40 storeys) in this area within the Downtown Core Transect Policy Area. The policy direction of the Official Plan also supports a mix of uses and increased residential densification in Hubs, Corridors and other areas immediately adjacent to rapid transit stations to achieve the Strategic Directions, the density targets of the Growth Management Framework and the City-wide policies of the Official Plan, which aim to support the continued development of 15-minute neighbourhoods within these areas. The proposal aligns with these policy directions.

The proposed maximum building heights align with the policy direction of the West Downtown Core Secondary Plan (Corso Italia District) to place the tallest buildings and densities within the Station Area Character Area and to provide context-sensitive development and desirable transition with a decrease in building heights as development moves away from the O-train station. An Amendment to the Secondary Plan is required to increase the maximum permitted building heights to better align with the maximum building heights permitted by the parent Official Plan, as noted above. The proposal otherwise aligns with the Secondary Plan, including the site-specific policies governing the redevelopment of the north-west quadrant of the Station Area Character Area, which includes 951 Gladstone Avenue and 145 Loretta Avenue.

The proposal has regard to the Urban Design Guidelines for High-rise buildings. The proposal is consistent with the Provincial Planning Statement 2024.

Based on staff's review of all the applicable policies, by-laws and guidelines, the zoning requests are appropriate, and the proposal represents good land use planning.

Community Benefit Charges Exemption

Staff are also recommending exemption from Community Benefit Charges (CBC). There are community benefits that are required by the current zoning (holding provision) that will be addressed through the approval of a related site plan control application (D07-12-21-0053). The subject lands currently benefit from a CBC exemption that expires in November 2027. The community benefits that the City will obtain via the Site Plan Agreement exceed the value of a Community Benefit Charge. Given these reasons

and the reasons further detailed in this report, staff have no concerns with an exemption in this instance.

Urban Design Review Panel (UDRP)

Since the proposal represents an update to the maximum permitted building heights only (and all other site planning or built form elements generally remain the same), the Official Plan Amendment and Zoning By-law Amendment applications were exempted from UDRP attendance under Section 3.3.1 of the [UDRP terms of reference](#).

Heritage

The Standard Bread Building, built in 1924, was designated under Part IV of the *Ontario Heritage Act* in 2020. This building is to be retained, rehabilitated and be a prominent component of the proposed redevelopment of the subject lands. A Heritage Permit application will be required for the portion of the development that includes the heritage building at 951 Gladstone Avenue.

Public Consultation/Input

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications. Planning Services received approximately 10 public comments on the proposal. The comments are detailed in Document 5 – Consultation Details.

RÉSUMÉ

Recommandation du personnel

Le personnel des services d'urbanisme recommande l'approbation des demandes de modification du Plan officiel et *Règlement de zonage* pour le 951, avenue Gladstone, et le 145, avenue Loretta Nord, afin de faciliter la construction de trois immeubles de grande hauteur de 34, 38 et 40 étages. Les demandes visent à modifier à la fois le Plan officiel et le *Règlement de zonage* pour augmenter les hauteurs maximales autorisées des bâtiments, qui passent de 30, 33 et 35 étages à 34, 38 et 40 étages. Deux autres modifications mineures au zonage ont été demandées pour faire passer la hauteur des socles de 15 à 16,5 m et répondre à une disposition de zonage propre au site concernant la prise en considération des projections autorisées.

Politiques, règlements et lignes directrices applicables

La proposition est conforme aux politiques du Plan officiel et du Plan secondaire du centre-ville ouest. L'orientation stratégique du Plan officiel favorise la mixité des usages, la construction d'immeubles de grande hauteur (jusqu'à 40 étages) et la densification

résidentielle dans des pôles, des couloirs et d'autres zones immédiatement adjacentes aux stations de transport rapide afin d'atteindre les objectifs de densité à l'échelle de la ville fixés dans le cadre de gestion de la croissance et de soutenir la poursuite de l'aménagement de quartiers du quart d'heure.

Les hauteurs maximales proposées pour les bâtiments sont conformes à l'orientation stratégique du Plan secondaire, qui consiste à placer les bâtiments les plus hauts et les densités les plus élevées dans la zone caractéristique des environs de la station et à prévoir un aménagement adapté au contexte et une transition souhaitable avec une diminution des hauteurs à mesure que l'on s'éloigne de la station de l'O-Train. Une modification du Plan secondaire est nécessaire pour augmenter les hauteurs maximales autorisées des bâtiments afin que celles-ci correspondent aux hauteurs maximales autorisées par le Plan officiel. La proposition est par ailleurs conforme au Plan secondaire, y compris aux politiques propres au site régissant le réaménagement du quadrant nord-ouest de la zone caractéristique des environs de la station, qui comprend le 951, avenue Gladstone, et le 145, avenue Loretta.

La proposition tient compte des Lignes directrices d'esthétique urbaine pour les habitations de grande hauteur. La proposition est conforme à la Déclaration provinciale sur la planification de 2024.

Après examen par le personnel de l'ensemble des politiques, règlements et lignes directrices applicables, les demandes de zonage sont jugées appropriées et la proposition représente un bon projet d'aménagement du territoire.

Dispense relative aux redevances pour avantages communautaires

Le personnel recommande également une dispense relative aux redevances pour avantages communautaires. Certains avantages communautaires, qui sont exigés par le zonage via un symbole d'aménagement différé, seront traités dans le cadre de l'approbation de la demande de réglementation du plan d'implantation correspondante. Les terrains concernés bénéficient actuellement d'une dispense relative aux redevances pour avantages communautaires qui prendra fin en novembre 2027. Les avantages communautaires que la Ville obtiendra grâce à la convention sur la réglementation du plan d'implantation dépassent la valeur des redevances pour avantages communautaires. Pour ces raisons, le personnel n'a aucune objection à accorder cette dispense.

Comité d'examen du design urbain

Étant donné que la proposition ne concerne que la mise à jour des hauteurs maximales autorisées pour les bâtiments (tous les autres éléments liés à l'aménagement du site ou

à la forme des structures restant généralement inchangés), les demandes de modification du Plan officiel et du *Règlement de zonage* ont été dispensées de l'obligation d'être soumises au Comité d'examen du design urbain en vertu de la section 3.3.1 du mandat dudit comité.

Patrimoine

L'édifice de la Standard Bread Company, érigé en 1924, a été désigné en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario* en 2020. Ce bâtiment doit être préservé et soumis à des travaux de rénovation et doit constituer un élément important du projet de réaménagement des terrains concernés. Une demande de permis patrimonial devra être déposée pour la partie du projet qui concerne le bâtiment patrimonial situé au 951, avenue Gladstone.

Consultations publiques et commentaires du public

La publication de l'avis et la consultation publique se sont déroulées conformément à la Politique d'avis et de consultation publique approuvée par le Conseil pour les demandes d'aménagement. Les Services de planification ont reçu environ 10 commentaires du public concernant la proposition. Ces commentaires sont reproduits dans le document 5 — Détails de la consultation.

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

BACKGROUND

Site location

951 Gladstone Avenue and 145 Loretta Avenue North

Owner

CLV Group Developments (c/o Jenn Morrison)

Applicant

Fotenn Planning + Design (c/o Scott Alain)

Description of site and surroundings

The subject lands are located in the Hintonburg neighbourhood and are municipally known as 951 Gladstone Avenue and 145 Loretta Avenue North. The subject lands are

approximately one hectare in size with approximately 95.0 metres of frontage along Gladstone Avenue and approximately 150.0 metres of frontage along Loretta Avenue North. The subject lands are currently occupied by a four-storey heritage building including artist studios (Standard Bread Building), a one-storey light industrial building (Gladstone Centre), two low-rise, mixed-use buildings, and surface parking lots.

The surrounding area includes a mix of residential and non-residential uses, including existing light industrial uses. To the north, the subject lands abut a one-storey light industrial building. To the east, the subject lands abut the O-Train Line 2 (Trillium Line) corridor and the Corso Italia O-Train Station. Beyond the transit corridor to the east, there is the Little Italy neighbourhood and Preston Street, which contains primarily commercial, and residential uses. To the south, the subject lands abut Gladstone Avenue, beyond which is a three-storey light industrial building. To the west, the subject lands abut Loretta Avenue North, beyond which is the one-storey Canadian Bank Note Company building. The area further west is predominately low-rise residential uses.

Summary of proposed development

The proposed development consists of three high-rise buildings at 34, 38 and 40 storeys and approximately 930 dwelling units, 16,300 square metres of office space, 1,600 square metres of retail space, 496 residential parking spaces, 30 visitor parking spaces and 762 bicycle parking spaces. Document 6 shows the master concept plan.

The building closest to Gladstone Avenue and the O-train station is proposed at 40 storeys and will contain retail, residential, and office uses. The reintegration of the Standard Bread Building will occur adjacent to this building. A 38-storey residential use building is proposed in the middle of the subject lands and a 34-storey residential use building is proposed at the northern end of the subject lands. The most northern tower would be the first to be developed and future development phase(s) will include the 38- and 40- storey buildings.

A total of 526 parking spaces are proposed, provided in three storeys of underground parking, including 46 for the office space, 14 for retail space and 30 visitor spaces. Access to the parking garage is proposed from Loretta Avenue. A total of 762 bicycle parking spaces are provided within the development including 694 indoor spaces and 68 surface spaces. Two Privately Owned Public Spaces (POPS) are also proposed with one fronting Loretta Avenue North, providing an east-west pedestrian connection and circulation through the site, and the other fronting Gladstone Avenue providing space between the retained Standard Bread building and the Corso Italia O-Train station.

Except for the increased building heights, the proposed development remains mostly the same from the master concept plans subject to previous *Planning Act* approvals.

Site Plan Control (Phase 1)

At the time of writing this report, Site Plan Control (D07-12-21-0053) application was ready for approval based on the building heights of 30, 33 and 35 storeys, which are currently permitted by the existing zoning. The approval of this Site Plan Control application includes the approval of Phase 1 of the proposed development, being the most northern tower (30 storeys) at 145 Loretta Avenue North, and a preliminary master site plan related to all phases of development, including the conditions related to the community benefits as required by the existing zoning (holding provision), as mentioned in this report.

The intent of this approval was to support the permitting process and construction of the Phase 1 Tower, which will occur in the short-term according to the owner. Should the requested amendments, which seek to permit building heights of 34, 38 and 40 storeys, be approved by Council, the applicant will be required to submit a Site Plan Control revision(s) application(s) to address the height increase of Phase 1, and any further phase of development, per the conditions of the site plan control application and conditions of approval.

Summary of requested Official Plan Amendment

The proposed Official Plan Amendment seeks to amend “Schedule M – Maximum Building Height and Tower Location” in the West Downtown Core Secondary Plan (Corso Italia District), as detailed in Document 2, to permit the proposed building heights, as follows:

- Amending the maximum building heights, from “30, 33 and 35 storeys” to “34, 38 and 40 storeys respectively”.
- Amending the designation for part of 145 Loretta Avenue North from “30 storey height category” to “31+ storey height category”.

No other changes to the Secondary Plan are proposed, as detailed in Document 2.

Summary of requested Zoning By-law amendment proposal

The subject lands are currently zoned “Mixed-Use Centre Zone, Exception 2830, Schedule 466, Holding Zone 1” (MC[2830] S466-h1). The purpose of the requested Zoning By-Law Amendment is to permit the proposed buildings heights of 34, 38 and 40 storeys, as well as an increase in the low-rise podium heights, from 15.0 metres to 16.5 metres, and modify the language of an existing site-specific zoning exception concerning permitted projections, as detailed in Document 3.

The Zoning By-law Amendment application proposes to amend the existing Urban Exception 2830 and Schedule 466 as follows:

- Increase the maximum permitted building heights of Schedule 466, as shown in Document 4, as follows:
 - Area B: from “15.0 metres and four storeys” to “16.5 metres and four storeys”
 - Area E: from “111.0 metres and 30 storeys” to “120.0 metres and 34 storeys”
 - Area F: from “125.0 metres and 33 storeys” to “136.0 metres and 38 storeys”
 - Area G: from “132.0 metres and 35 storeys” to “145.0 metres and 40 storeys”
- Replace the existing site-specific zoning provision concerning permitted projections with a new site-specific zoning provision that provides greater clarity that the permitted projections of Section 64 and 65 of the Zoning By-law are not subject to the minimum setbacks, minimum setbacks, and the maximum permitted building heights identified on Schedule 466.

Community Benefits Charges Exemption

The subject lands currently benefit from an exemption from Community Benefit Charges (CBC). On the November 9, 2022, Council approved a CBC exemption for the subject lands, stating that the exemption shall be considered null and void if no building permit is issued within five (5) years of passing of the Zoning By-law Amendment (being November 2027). This was approved and a holding provision was embedded in the zoning with the understanding that the community benefits would be implemented through conditions of site plan approval/agreement. The developer agreed to provide community benefits, similar to old s. 37 benefits, but through conditions, which are being implemented through the approval of the corresponding site plan control applications.

As such, there is a holding provision that secures certain community benefits through the subsequent site plan control approval and agreement(s). The benefits are:

- Relocation of existing artists and a secured affordable lease rate for 15 years
- \$1 million contribution towards Ward 15 affordable housing

- \$1 million contribution towards the construction of the Laurel Street pedestrian bridge
- Construction of a multi-use pathway along the east side of site
- Public access easements for the privately-owned public space

The community benefits that the City will obtain via the Site Plan Agreement exceed the value of a CBC and staff agree that it makes sense to remove the five-year timeline in this case, as the community benefits are addressed through the approval of the site plan control application, as noted above. As such, staff have no concerns with the CBC exemption request.

DISCUSSION

Public Consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications. Planning Services received approximately 10 public comments on the proposal. The comments are detailed in Document 5 – Consultation Details.

Official Plan designation(s) and policies

Section 1 of the Official Plan introduces the City of Ottawa’s planning and policy context and documents the role of the Official Plan and how to use the official plan.

Section 2 of the Official Plan provides the strategic directions. Section 2.1 provides “The Big Policy Moves” that are five broad policy directions that form the foundation to becoming the most liveable mid-sized city in North America over the next century. Section 2.2 provides “Cross Cutting Issues” that are themes that are implemented through the policies in multiple sections of the Official Plan to carry out its vision, goals and provide intent behind policies to guide urban planning and development decisions.

Section 3 of the Official Plan provides the Growth Management Framework policies, including policy direction on where growth is to occur, how it is to be managed and what density and form it will take.

Section 4 of the Official Plan provides citywide policy direction on mobility, housing, large-scale institutions and facilities, parks and recreation facilities, cultural heritage and archaeology, urban design, drinking water, wastewater and stormwater infrastructure, natural heritage, green space and the urban forest, water resources, school facilities and generally permitted uses. The urban design policies 4.6.6 are most relevant and

provide direction for high-rise buildings, including direction for transition, separation distances between high-rise buildings, and tower floor plate sizes.

Section 5 provides policy direction for six concentric policy areas called transects. The subject property is in the Downtown Core Transect Policy Area per Schedule 'A' of the Official Plan. This transects policy area represents the historic, geographical, physical, cultural, symbolic and employment hub of the National Capital Region. The Downtown Core Transect is a mature built environment whose urban characteristics of high-density, mixed uses and sustainable transportation orientation are to be maintained and enhanced.

Section 6 provides policy direction for urban designations that are based on urban function rather than land use. Per Schedule 'B1' of the Official Plan, the subject lands are designated Minor Corridor (Gladstone Avenue) but overlaps with the Hub Designation, meaning that the allowable heights of the Hub designation prevail. The proposal is also within a Protected Major Transit Station Area (PMTSA), as shown on Scheduled C1 of the Official Plan.

West Downtown Core Secondary Plan (Corso Italia District)

The subject lands are located within the Corso Italia Station District per Schedule 'A' of the West Downtown Core Secondary Plan. The subject lands are further designated Station Area per Schedule 'L' of the Secondary Plan, with maximum building heights of 30, 33 and 35 storeys per Schedule 'M' of the Secondary Plan. The Station Area Character Area consists of lands that immediately surround the Corso Italia O-Train Station and where the tallest buildings and highest densities are most appropriately located. Building heights are intended to decrease as development moves away from the Corso Italia O-Train Station. Development within the Station Area Character Area is intended to be context-sensitive and provide desirable transitions. The subject lands are further located in the north-west quadrant of the Station Area Character Area, where policies 13), 14) and 15) of Section 4.1 provide site-specific direction as it relates to built-form transition, tower separation and cultural heritage (Standard Bread Company).

Urban Design Guidelines for High-rise Buildings

The Urban Design Guidelines for High-rise Buildings were approved by City Council on May 23, 2018. The guidelines provide principles for developing well integrated, compatible, high-rise intensification that support healthy, liveable and safe communities. The built-form and pedestrian realm guidelines are most relevant. The built-form guidelines aim to achieve an appropriate high-rise-built form, with a base, middle and top; an appropriate transition to adjacent low-rise residential contexts through the application of an angular plane; and an appropriate separation between high-rise

buildings within the same context. The pedestrian realm guidelines aim to achieve high-rise buildings that provide active frontages and animate the public realm. The proposal has regard to the Urban Design Guidelines for High-rise buildings.

Urban Design Review Panel

Since the proposal represents an update to the maximum permitted building heights only (and all other site planning or built form elements generally remain same), the Official Plan Amendment and Zoning By-law Amendment applications were exempted from the UDRP attendance under Section 3.3.1 of the UDRP terms of reference.

Heritage

The Standard Bread Building, built in 1924, was designated under Part IV of the *Ontario Heritage Act* in 2020. This building is to be retained, rehabilitated and be a prominent component of the proposed redevelopment of the subject lands. A Heritage Permit application will be required for the portion of the development that includes the heritage building at 951 Gladstone Avenue.

Planning rationale

The proposed Official Plan Amendment and Zoning by-law Amendment applications have been reviewed against the City of Ottawa's applicable policy and regulatory framework.

Maximum Building Heights

The existing zoning already permits the proposed residential and non-residential uses, as well as the development of the three high-rise buildings up to 30-, 33-, 35- storeys (respectively) on the subject lands. The proposed built form and site layout, including tower placement, are also permitted by the existing zoning, as reflected in the minimum setbacks, minimum stepbacks, maximum building heights and minimum separation distances between towers of Schedule 466. There are no changes proposed to the minimum setbacks, minimum stepbacks or the minimum separation distances between towers. However, the proposal seeks to increase the maximum permitted building heights, from 30-, 33-, 35-storeys (respectively) to 34-, 38- and 40- storeys (respectively). As such, the most relevant Official Plan and Secondary Plan policies to consider in the context of the proposed Amendments pertain to height and transition.

The proposed building heights align with the policy direction of Section 5.1.4 in the parent Official Plan, which permits building heights of between four storeys and high-rise inclusive (up to 40 storeys) for lands within 300.0 metre radius or 400.0 metres walking distance, whichever is greatest, of an existing or planned O-train station. In the

context of the proposed heights, the subject lands are of sufficient size to achieve appropriate transition to the nearby residential context. The proposal further respects the Corridor (Gladstone Avenue) policies governing transition by placing the tallest building height (being 40 storeys) closest to the Corridor. The proposal adds more residential density less than 100.0 metres from the Corso Italia O-train station and therefore aligns with the policy direction for achieving greater residential density on lands within Protected Major Transit Station Areas (PMTSA).

In the context of the West Downtown Core Secondary Plan (Corso Italia District), the proposal aligns with the vision of the plan to concentrate the tallest buildings and greatest densities in the Station Area and achieve desirable transitions, as the proposal places the tallest high-rise building closest to the O-train Station and building heights decrease gradually, from 40-storeys, then to 38-storeys and finally to 34 storeys, providing an appropriate transition within the context of this northwest quadrant of the Station Area of the Corso Italia District and a decrease in building heights as development moves away from the O-train station. The proposal aligns with the site-specific policies that apply to the redevelopment of the subject lands since the proposal layout, separation distances and other design elements that relate to the future development of the Standard Bread Company Factory remain generally the same. The proposal maintains appropriate transition from the Station Area Character Area to the future Mixed-Use Block on the west side of Loretta Avenue North.

Also, the requests would facilitate the development of a new mixed-use community on an underutilized site that is otherwise well served by a mix of uses, neighbourhood amenities, transit and transportation infrastructure in the surrounding context. Finally, the proposal aligns with the policy directions of the Strategic Directions, Growth Management Framework and City-wide policies of the Official Plan which support a mix of uses and increased residential densification in Hubs, Corridors and other areas immediately adjacent to rapid transit stations to meet density targets and to support the continued development of 15-minute neighbourhoods within these areas.

Other Zoning requests:

- The proposed height increases for the podiums, from “15.0 metres and four storeys” to “16.5 metres and four storeys”, would allow for flexibility in the floor-to-ceiling heights of the low-rise podiums within Area B on Schedule 466. The podium heights would still be restricted to low-rise (four storeys). The request is appropriate as it does not substantially change the built form of the podium and will provide greater flexibility for programming within the height of the podiums. Staff have no concerns with the request.

- Replace the existing site-specific zoning provision concerning permitted projections with a new site-specific zoning provision that provides greater clarity that the permitted projections of Section 64 and 65 of the Zoning By-law are not subject to the minimum setbacks, minimum setbacks, and the maximum permitted building heights identified on Schedule 466. Staff have no concerns with the request to clarify the interpretation of the zoning schedule.

Staff are of the opinion that the proposal aligns with policies of the Official Plan and the West Downtown Core Secondary Plan (Corso Italia District). As such, the proposal represents appropriate and good land use planning.

Provincial Planning Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2024 Provincial Planning Statement.

RURAL IMPLICATIONS

There are no rural implications with the recommendations of this report.

CONSULTATION

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications. Planning Services received approximately 10 public comments on the proposal. The comments are detailed in Document 5 – Consultation Details.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Jeff Leiper is aware of the application related to this report.

LEGAL IMPLICATIONS

There are no legal impediments to adopting the recommendations in this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications.

ASSET MANAGEMENT IMPLICATIONS

There are no infrastructure capacity Asset Management implications identified for this file.

Water Servicing: Development Review Project Manager is responsible to ensure that the water boundary conditions were requested for this site.

Sanitary Servicing: No capacity concerns

Storm servicing: Stormwater runoff from all events up to and including the 100-year storm will be controlled to 2-year pre-development rates, calculated using the smaller of a runoff coefficient of 0.5 or the actual existing site runoff coefficient.

A Multi-Use Pathway (MUP) adjacent to the O-train Line 2 (Trillium Line), as required by the existing zoning (holding provision) and addressed through the site plan control application (D07-12-21-0053), will be constructed by the developer. The City will assume the responsibility of maintaining this asset as it is within City lands.

FINANCIAL IMPLICATIONS

There are no direct financial implications related to the Official Plan and zoning by-law amendments. The Community Benefits Charge (CBC) exemption is due to a negotiated community contribution which was secured through a holding provision as previously approved by Council in 2022, and these holding provision items are being addressed through the Site Plan Control application. The benefit of these negotiated community contributions exceeds the value of the CBC.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with the recommendations of this report. Accessibility requirements will be reviewed and determined at the time of building permit application.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- A city that is green and resilient
- A city with a diversified and prosperous economy
- A city that is more connected with reliable, safe and accessible mobility options

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Numbers: D01-01-25-0019 and D02-02-25-0057) was processed by the "On Time Decision Date" established for the processing of Official Plan and Zoning By-law amendment applications.

The statutory 120-day timeline for making a decision on these applications under the *Planning Act* will expire on February 18, 2026.

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Map

Document 2 Details of Recommended Official Plan Amendment

Document 3 Details of the Recommended Zoning

Document 4 Zoning Schedule

Document 5 Public Consultation Details

Document 6 Rendering and Site Plan

DISPOSITION





Planning, Development and Building Services Department will prepare an implementing by-law and forward it to Legal Services.

Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Zoning Key Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-25-0057	25-1549-X		951 avenue Gladstone Avenue, 145 avenue Loretta Avenue North / nord
I:\CO\2025\ZKP\Gladstone_951_Loretta_145			
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small>			
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REVISION / RÉVISION - 2025 / 12 / 03		 Mature Neighbourhoods Overlay (section 139) Zone sous-jacente de quartiers établis (article 139)	

**Official Plan Amendment
XX to the
Official Plan for the
City of Ottawa**

INDEX

THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. XX to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment XX to the Official Plan for the City of Ottawa.

PART A – THE PREAMBLE

PURPOSE

LOCATION

BASIS

PART B – THE AMENDMENT

INTRODUCTION

DETAILS OF THE AMENDMENT

IMPLEMENTATION AND INTERPRETATION

SCHEDULE A OF AMENDMENT XX – OFFICIAL PLAN FOR THE CITY OF OTTAWA

PART A – THE PREAMBLE

1. Purpose

Amend the West Downtown Core Secondary Plan, specific to 951 Gladstone Avenue and 145 Loretta Avenue North, by redesignating the lands on Schedule A to increase the maximum building heights from 30, 33 and 35 storeys to 34, 38 and 40 storeys, respectively.

2. Location

951 Gladstone Avenue, and 145 Loretta Avenue North are located north-east of the intersection of Gladstone Avenue and Loretta Avenue North, within the Hintonburg community.

3. Basis

Background

The proposed Official Plan Amendment seeks to facilitate the development of three high-rise mixed-use buildings, ranging from 34 to 40 storeys.

Rationale

The proposal aligns with the policies of the Official Plan and the West Downtown Core Secondary Plan (Corso Italia District).

The proposed development represents an increase in residential density on lands that are less than 100.0 metres from the Corso Italia O-train station. This proposal would facilitate the development of a new mixed-use environment on an underutilized site that is otherwise well served by a mix of uses, neighbourhood amenities, transit and transportation infrastructure in the surrounding context. The applicable policy and regulatory framework promote denser development and the concentration of taller buildings in areas adjacent to Rapid Transit stations and along Transit Priority networks to meet the intensification objectives of the Official Plan.

The proposed development consists of three high-rise buildings, ranging between 34 storeys and up to 40 storeys. This proposal aligns with the policy direction in the parent Official Plan, which permits building heights of between four storeys up to a maximum of 40 storeys (high-rise). The subject lands are of sufficient size to achieve appropriate transition to the nearby residential context and the proposal provides appropriate separation distances.

PART B – THE AMENDMENT

1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text and the attached Schedule A constitutes Amendment No. XX to the Official Plan for the City of Ottawa.

2. Details

The following changes are hereby made to the Official Plan for the City of Ottawa:

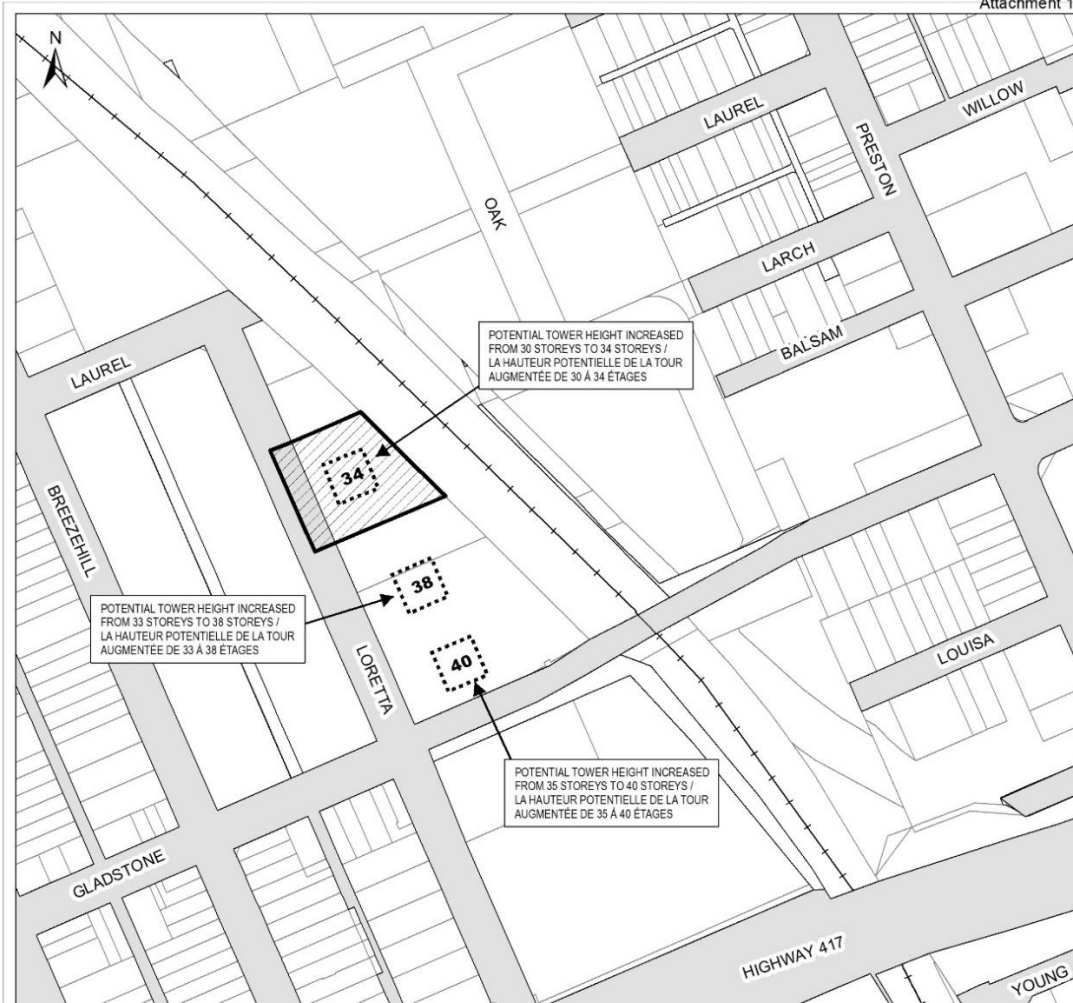
- 2.1 Amend Schedule M – Maximum Building Height and Tower Location of the West Downtown Core Secondary Plan by amending the maximum building heights from “30”, “33”, and “35” to “34”, “38” and “40”, respectively, as shown on Schedule A.
- 2.2 Amend Schedule M – Maximum Building Height and Tower Location of the West Downtown Core Secondary Plan by amending the designation from “30 storeys” to “31+ storeys” as shown on Schedule A.

3. Implementation and Interpretation

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.

SCHEDULE A

Attachment 1



Prepared by: Planning, Infrastructure and Economic Development Department,
Services de la planification, de l'analyse spatiale, de la technologie et des solutions

**SCHEDULE A to
AMENDMENT NO**
to the OFFICIAL PLAN
for the CITY OF OTTAWA

**ANNEXE A de
L' AMENDEMENT No.**
au PLAN OFFICIEL
de la VILLE D'OTTAWA

Amending Volume 2 - West Downtown Core Secondary Plan
Schedule M - Corso Italia District -
Maximum Building Height
and Tower Location

Modification du volume 2 -
Plan secondaire Centre-ouest
Annexe M - Quartier Corso Italia -
Hauteur maximale de bâtiment
et emplacement des tours



Préparé par l'Infrastructure et du développement économique,
Analyse géospatiale, technologie et solutions

D01-01-25-0019 2025-1543-A

M:\Master_Plans\2022 OP\OPA\OPA_051_Gladst_Cors_Ita_SP_Hghts

Revision:

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Scale - N.T.S. / Echelle N.A.E.



LANDS REDESIGNATED FROM "MAXIMUM NUMBER OF STOREYS - 30 STOREYS" TO "MAXIMUM NUMBER OF STOREYS - 31+ STOREYS"
TERRAINS DONT LA DÉSIGNATION EST PASSÉE DE «<< NOMBRE MAXIMUM D'ÉTAGES - 30 ÉTAGES>> À «<< NOMBRE MAXIMUM D'ÉTAGES - 31+ ÉTAGES>>



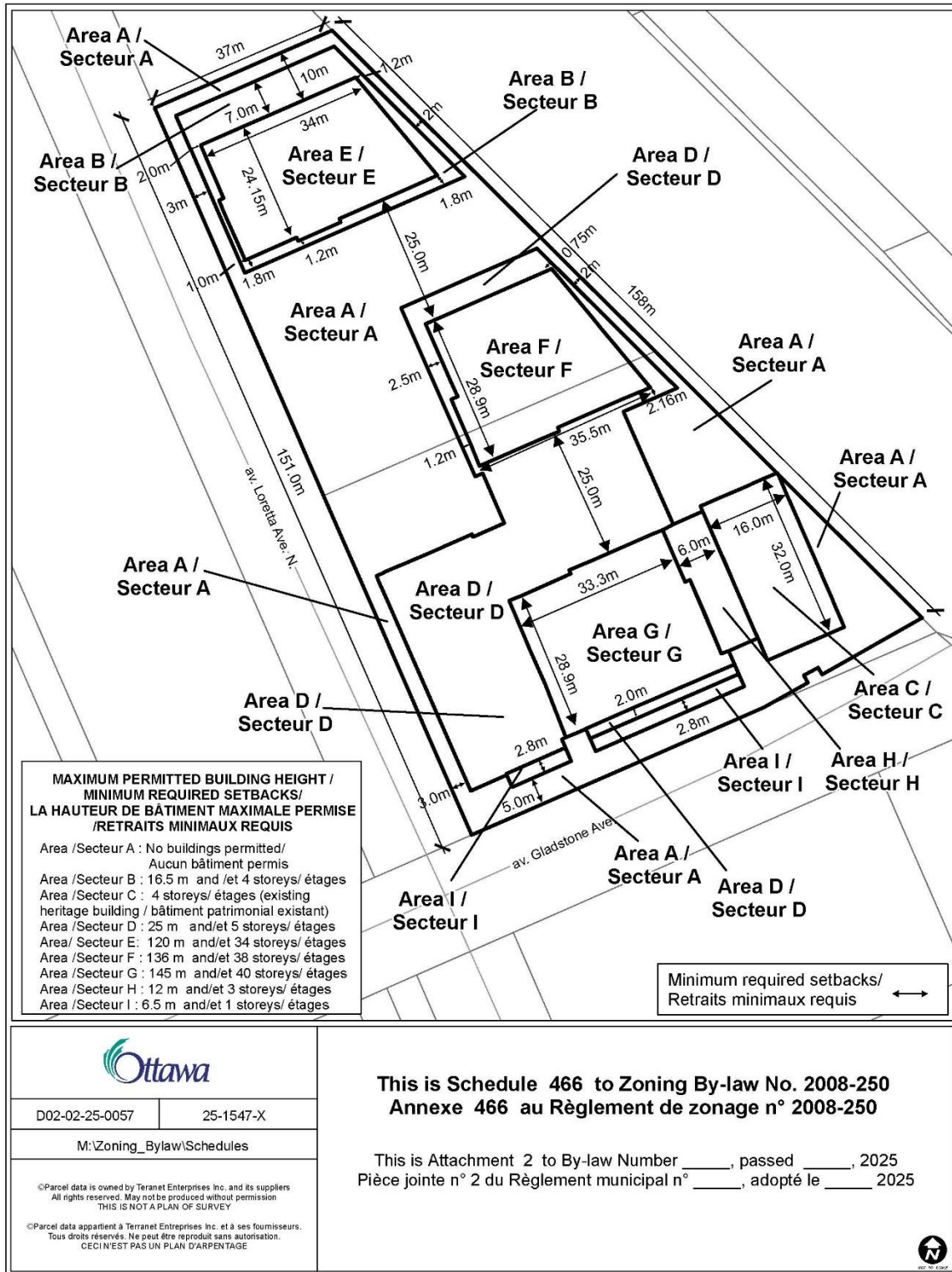
POTENTIAL TOWER LOCATION /
EMPLACEMENT POTENTIEL DE LA TOUR

Document 3 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 951 Gladstone Avenue and 145 Loretta Avenue North.

- 1) Amend Exception 2830 of Section 239 – Urban Exceptions of By-law 2008-250 with provisions similar in effect to the following:
 - a) In Column V, Provisions, remove the text:
 - “iii. S.65 permitted projections above the height limit applies despite S466.”
 - b) In Column V, Provisions, add the text:
 - “iii. Permitted projections listed in Section 64 and 65 of the Zoning By-law are not subject to the minimum setbacks, minimum setbacks, and the maximum permitted building heights identified on Schedule 466.”
- 2) Amend Part 17, Schedules, by replacing Schedule 466 with Document 4.

Document 4 – Zoning Schedule



Document 5 – Consultation Details

Notification and Consultation Process

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications. Planning Services received approximately 10 public comments on the proposal.

Theme 1: Concerns with the construction, phasing, timing and design of the multi-use pathway along the east side of the subject lands.

Responses:

- The multi-use pathway is required to be constructed by the developer and its construction will align with the construction of the proposed development. The conceptual design of the multi-use pathway was reviewed to staff's satisfaction during the Site Plan Control application. The detailed design of the multi-use pathway will continue to be reviewed as a condition of approval of the Site Plan Control application.

Theme 2: Concerns with the proposed land uses

Responses:

- This development is proposed as mixed-use with office and retail space along with residential units. This area is planned to be mixed-use, as stated in the staff report.
- The current zoning allows for a mix of uses including office and retail, and Zoning Exception 2830 contains a specific provision that accommodates a local (artist) tenant on the subject property. The proposal currently accommodates ground floor commercial space along Gladstone Avenue.

Theme 3: Concerns with traffic

Responses:

- Traffic considerations have been mitigated by the amount of bicycle parking being proposed and the proximity to rapid transit. A transportation impact assessment was submitted and reviewed to staff's satisfaction through the related planning applications.

Theme 4: Concerns with the proposed density

Responses:

- The proposed density is consistent with growth management framework targets of the Official Plan and the direction from the Provincial Planning Statement, as noted in the staff report. The subject lands are adjacent to rapid transit where high-density development is planned and anticipated.

Theme 5: Concerns with height, transition, massing, scale and shadowing impacts

Responses:

- Transition to the surrounding neighbourhoods has been addressed by the proposal of low- and mid-rise podiums fronting onto Gladstone Avenue of three, four and five storeys. Transitions are also provided by the positioning Tower C towards the east and as close to the Corso Italia Station as possible without disrupting the heritage Standard Bread Building, while Tower A and B are also located towards the O-Train corridor to the east. Finally, the block currently occupied by the Canada Bank Note building, and the Loretta Avenue North and Gladstone Avenue right of ways all provide a buffer between the low-rise residential neighbourhood to the west and the proposed high-rise towers.
- A shadow study was prepared in accordance with the Terms of References and reviewed to staff's satisfaction. The proposed height increases provide minimal additional shadowing impacts.

Theme 6: Concerns with unit ownership and mix

Responses:

- The units are expected to be rental as no plan of condominium application has been submitted.
- A mix of dwelling units is provided. Approximately 42 per cent of the proposed units are two bedroom or larger.

Hintonburg Community Association

The Hintonburg Community Association has reviewed these applications to permit three high-rise buildings of 34, 38 and 40 storeys, consisting of office and retail, 496 residential parking spaces, 30 visitor parking spaces and 762 bicycle parking spaces. These applications serve to revise previously approved buildings by adding

additional stories to the three towers.

We have paid particular attention to the unit mix proposed for these buildings and we are concerned that the first tower to be built (145 Loretta) offers so few three-bedroom units and so few affordable units.

What is an 'urban one bedroom unit'?

Most importantly, the Multi-Use Path must be functional as soon as the building is occupied in order to provide, at a minimum, access for the residents of 145 Loretta to the Corso Italia station.

Responses:

- Approximately 42 per cent of the proposed units are two bedroom or larger. The current proposal includes a variety of unit types, and staff will continue to encourage the implementation a minimum of five per cent of large-household dwelling units, being a three-bedroom or equivalent sized unit, such as a two-bedroom + den unit as per the targets of Table 3a and 3b of the Official Plan for high-rise buildings within the Downtown Core Transect.
- Affordable housing is not a requirement of site redevelopment.
- The multi-use pathway is required to be constructed by the developer and its construction will align with the construction of the proposed development. The conceptual design of the multi-use pathway was reviewed to staff's satisfaction during the Site Plan Control application. The detailed design of the multi-use pathway will continue to be reviewed as a condition of approval of the Site Plan Control application.

Dalhousie Community Association

I'm writing with comments from the Dalhousie Community Association on the application for amendments to the Official Plan and Zoning By-law to allow the construction of three towers at 951 Gladstone Avenue and 145 Loretta Avenue North, each one in excess of the permitted height.

This development is proposed for Hintonburg, and we support the position of the Hintonburg Community Association and their concerns about the unit mix proposed for the towers, and about the development of the multiuse pathway along the eastern edge of the property.

This property lies along the western edge of Little Italy. The historic Standard Bread Building at 951 Gladstone is an important local landmark for residents in the Dalhousie

area. The Corso Italia LRT station in Dalhousie is the driver of the intensification proposed for the property, which will impact our residents and local businesses. The property borders the Greenway Corridor that spans the east (Dalhousie) and west (Hintonburg) sides of the O’Train line that runs between Dows Lake and Bayview Stations, and its development as green space is important to the future of our community.

Mindful of these connections, we recommend that approval of the amendments of the OP and ZBL be conditional on the following:

1. The publication of a detailed implementation plan for the fulfillment of the Holding Symbol conditions that apply to this property. (These are listed in the proponent’s “Planning Rationale and Urban Design Brief,” page 43.)
2. The construction, by the proponent, of the multiuse pathway “along the east side of [the] site north of Gladstone Avenue to the northern extent of the property limits” *before* the completion of the phase 1 tower at 145 Loretta.
3. Conservation work on the Standard Bread Building begins in the first phase. We agree with the comment in the Heritage Impact Assessment that a delay in the conservation of the building until the construction of Tower 3 will be “unfortunate.” Approval of these applications should be tied to the initiation of conservation work in the *first* phase.

Responses:

- The requirements of the holding symbol are being addressed through conditions of site plan approval.
- The multi-use pathway is required to be constructed by the developer and its construction will align with the construction of the proposed development. The conceptual design of the multi-use pathway was reviewed to staff’s satisfaction during the Site Plan Control application. The detailed design of the multi-use pathway will continue to be reviewed as a condition of approval of the Site Plan Control application.
- The proposed development will be constructed in phases. Phase 1 consists only of the tower in the northern portion of the subject property (145 Loretta Avenue) and does not include the Standard Bread Building or any conservation work. A future heritage permit will be required prior to any commencement of work involving the Standard Bread Building.

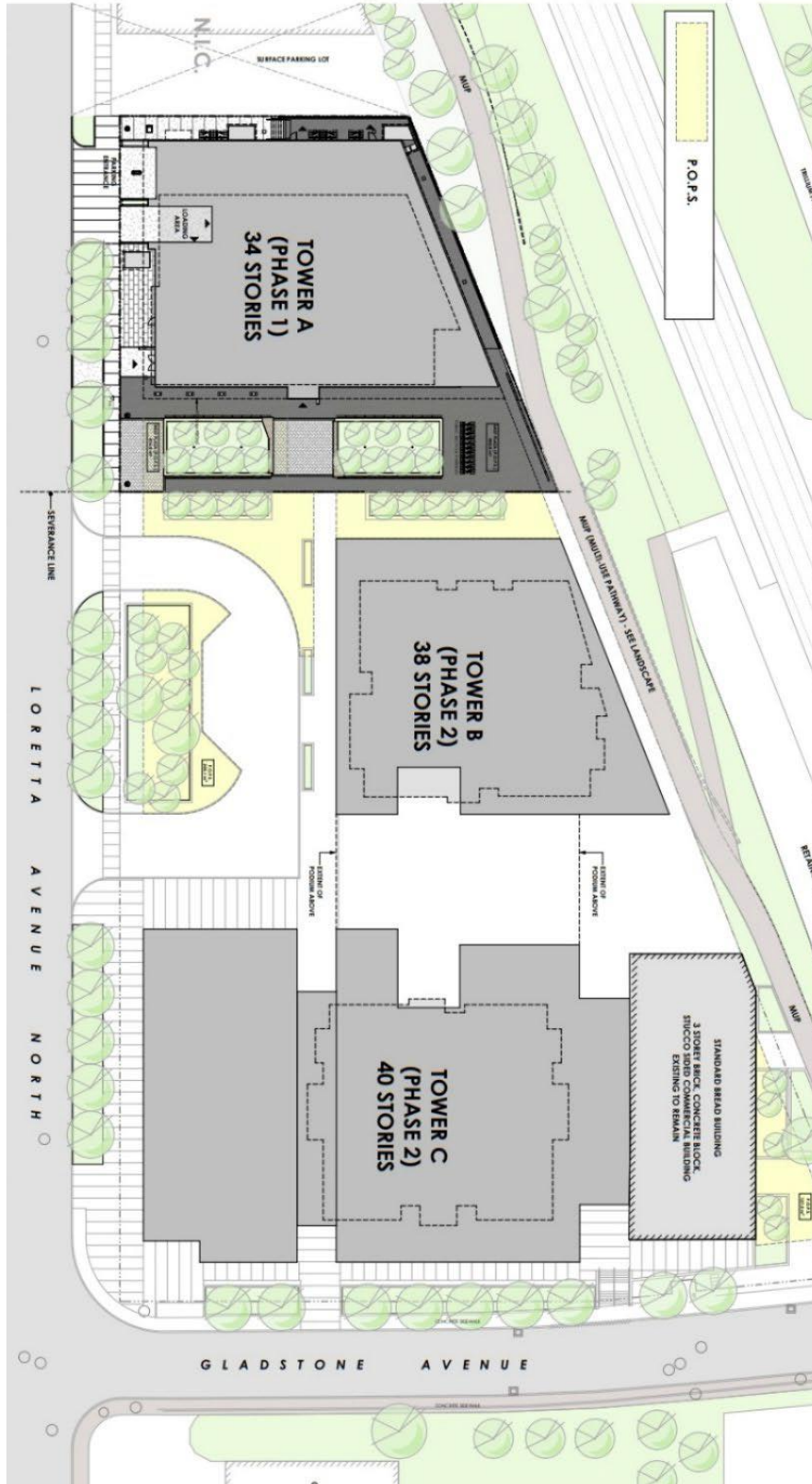
Document 6 – Renderings and Site Plan



East facing view of 951 Gladstone Avenue and 145 Loretta Avenue



West facing view of 951 Gladstone Avenue and 145 Loretta Avenue



Master Concept Site Plan