

1. 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 visant le 951, avenue Gladstone, et 145, avenue Loretta Nord

Committee recommendation(s) as amended

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 the Amendment to Zoning By-law 2026-50 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 5.**
- 4. 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.

5. Direct staff to enter into a limiting distance agreement with the applicant for 951 Gladstone Avenue and 154 Loretta Avenue North; and
 - a. that the applicable section of the Real Property Disposal Policy be waived to enable the agreement to be completed at nominal cost.

Recommandation(s) du comité telles que modifiées

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 la modification du Règlement de zonage 2008-250 visant 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 passerait de 30, 33 et 35 étages à 34, 38 et 40 étages respectivement, comme l'expose en détail le document 5.
4. 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.

- 5. Demande au personnel de conclure une entente sur la distance de séparation avec le demandeur concernant les 951, avenue Gladstone et 154, avenue Loretta Nord;**
 - a. que l'article applicable de la Politique sur l'aliénation des biens immobiliers soit levé afin de permettre la conclusion de l'entente à un coût minime.**

Documentation/Documentation

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

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 1 avril 2026

2. Director Report, Planning Services, Planning, Development and Building Services, dated March 23, 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 23 mars 2026 (ACS2026-PDB-PSX-0010)

**Planning and Housing
Committee
Report 62
April 8, 2026**

4

**Comité de de la planification et
du logement
Rapport 62
Le 8 avril 2026**

**Extract of Minutes 62
Planning and Housing Committee
April 1, 2026**

**Extrait du procès-verbal 62
Comité de la planification et du logement
Le 1 avril 2026**

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 Department (PDBS) provided an overview of the report and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The following PDBS staff were also present and responded to questions:

- Marcia Wallace, General Manager
- Derrick Moodie, Director, Planning Services
- Andrew McCreight, Manager, Development Review – Central

The Applicant/Owner as represented by Scott Alain and Miguel Tremblay, Fotenn provided an overview of the Application and responded to questions from Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated March 25, 2026 from Amy Tector
- Email dated March 25, 2026 from Evan Bell
- Email dated March 26, 2025 from Stephen Allen
- Email dated March 30, 2026 from Don and Stephanie Lalonde
- Email dated March 30, 2026 from Teresa Iacobelli

Following discussions and questions of staff and the Applicant, the Committee carried the report recommendations as amended by Motion No. PHC 2026-62-01.

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.**
 - 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 the Amendment to Zoning By-law 2026-50 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 5.**
 - d. 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 2 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 April 8, 2026, subject to submissions received between the publication of this report and the time of Council's decision.

Carried as amended with Councillors J. Leiper and C. Kelly dissenting on recommendation 1(d)

Motion No. PHC 2026-62-01

Moved by G. Gower

WHEREAS the development proposed for 951 Gladstone Avenue and 145 Loretta Avenue North includes buildings that will be constructed in close proximity to the O-Train Line 2, Trillium Line; and

WHEREAS buildings that are situated close to the property line are subject to fire safety requirements regulated by the Ontario Building Code; and

WHEREAS a Limiting Distance Agreement (LDA) is a contractual arrangement between two property owners regarding the distance between buildings to ensure adequate spacing between structures by providing a greater portion of the required distance on an adjoining owner's land and thus respecting the requirements for fire safety; and

WHEREAS, while there are currently no plans for construction in the O-Train Line 2, Trillium Line, corridor, that would impact the development of 951 Gladstone Avenue and 145 Loretta Avenue

North, an LDA is required to ensure that the necessary fire safety requirements are provided; and

WHEREAS an LDA with the City of Ottawa in relation to the O-Train Line 2, Trillium Line corridor would impact the potential use of 3.2 m of the rail corridor property which aligns with the planned Multi-use Pathway; and

WHEREAS the O-Train Line 2, Trillium Line access and egress will not be impacted by the development or LDA; and

WHEREAS Section 1.2 of the Real Property Disposal Policy requires any disposal to occur at fair market value; and

WHEREAS the estimated cost of the LDA at fair market value is approximately \$102,000; and

WHEREAS the applicant has committed to the following required community benefit contributions as part of the application for development, which are an estimated value of \$6.5 million in addition to other contributions occurring on site and these values exceed the current requirements of the Community Benefits Charge By-law which is estimated at \$614,424.00:

- A relocation strategy for the existing artist tenants and confirmation of secured affordable rents for artist tenants within the Standard Bread Building for a period of 15 years, at approximately 40% below market (\$5M estimation);
- Construction of, or a cash contribution toward, a multi-use pathway along the east side of the site, north of Gladstone Avenue, to the northern extent of the property limits (\$1.5M contribution).

Additional on-site contribution outside of Community Benefits requirements:

- Provisions for a public access easement over areas intended to function as privately owned publicly accessible space; and

- **Rehabilitation of the heritage Standard Bread building.**

**THEREFORE BE IT RESOLVED that Planning and Housing
Committee recommend Council direct staff to enter into a limiting
distance agreement with the applicant for 951 Gladstone Avenue and
154 Loretta Avenue North; and**

**BE IT FURTHER RESOLVED that the applicable section of the Real
Property Disposal Policy be waived to enable the agreement to be
completed at nominal cost.**

Carried