

1. **Official Plan Amendment and Zoning By-law Amendment - 267 O'Connor Street**
- Modification du plan officiel et du règlement de zonage – 267, rue O'Connor**

Committee recommendation(s)

That Council approve:

1. An amendment to the Central and East Downtown Core Secondary Plan in Volume 2A of the Official Plan for 267 O'Connor Street, as shown on Document 1, to permit two Landmark Buildings up to a maximum building height of 27- and 25-storeys and a Privately-Owned-Public Space, subject to a site-specific policy, as detailed in Document 2.
2. An amendment to Zoning By-law 2008-250 for 267 O'Connor Street to rezone the subject property from "Residential Fourth Density, Subzone UD, Exception 479 (R4UD[479])" to "Residential Fifth Density, Subzone B, Exception XXXX, Schedule YYY (R5B[XXXX] S(YYY))", as shown in Document 3, to permit two Landmark Buildings up to a maximum building height of 27- and 25-storeys, subject to site-specific zoning provisions, as detailed in Documents 4 and 5.
3. An amendment to Zoning By-law 2026-50 for 267 O'Connor Street to rezone the subject property from "Neighbourhood 5, Subzone B, Urban Exception 479, maximum height of 23.0 metres [N5B(479) H(23)]" to "Neighbourhood 5, Subzone B, Urban Exception XXXX, Schedule YYY (N5B[XXXX] S(YYY))", as shown in Document 6, to permit two Landmark Buildings up to a maximum building height of 27- and 25- storeys, subject to site-specific zoning provisions, as detailed in Documents 7 and 8.

Recommandation(s) du comité

Que le Conseil approuve:

- 1. La modification à apporter au Plan secondaire du cœur et de l'est du centre-ville dans le volume 2A du Plan officiel pour le 267, rue O'Connor, comme l'indique la pièce 1, afin d'autoriser l'aménagement de deux édifices d'intérêt dont la hauteur sera d'au plus 27 et 25 étages respectivement, ainsi que d'un espace public appartenant à des intérêts privés, sous réserve d'une politique propre au site, selon les modalités précisées dans la pièce 2.**
- 2. La modification à apporter au Règlement de zonage (no 2008-250) pour le 267, rue O'Connor afin de rezoner la propriété visée pour passer de la « zone résidentielle de densité 4, sous-zone UD, exception 479 (R4UD [479]) » à la « zone résidentielle de densité 5, sous-zone B, exception XXXX, annexe YYY (R5B [XXXX] S(YYY)) », comme l'indique la pièce 3, afin d'autoriser l'aménagement de deux édifices d'intérêt dont la hauteur sera d'au plus 27 et 25 étages respectivement, sous réserve des dispositions de zonage propres au site, selon les modalités précisées dans les pièces 4 et 5;**
- 3. La modification à apporter au Règlement de zonage (no 2025-50) pour le 267, rue O'Connor afin de rezoner la propriété visée pour passer de la « sous-zone B du quartier 5, exception urbaine 479, hauteur maximum de 23,0 mètres [N5B (479) H(23)] » à la « sous-zone B du quartier 5, exception urbaine XXXX, annexe YYY (N5B [XXXX] S(YYY)) », comme l'indique la pièce 6, afin d'autoriser l'aménagement de deux édifices d'intérêt dont la hauteur sera d'au plus 27 et 25 étages respectivement, sous réserve des dispositions de zonage propres au site, selon les modalités précisées dans les pièces 7 et 8.**

Documentation/Documentation

1. Extract of draft Minutes, Planning and Housing Committee, April 15, 2026

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 15 avril 2026

2. Director Report, Planning Services, Planning, Development and Building Services, dated April 9, 2026 (ACS2026-PDB-PSX-0013)

Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 9 avril 2026 (ACS2026-PDB-PSX-0013)

Official Plan Amendment and Zoning By-law Amendment - 267 O'Connor Street

File No. ACS2026-PDB-PSX-0013 – Somerset (14)

The Committee considered this item concurrently with Heritage Permit – 267 O'Connor Street (ACS2026-PDB-RHU-0005)

Eric Forhan, Planner II, and Anne Fitzpatrick, Planner III, 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
- Andrew McCreight, Manager, Development Review – Central

The Committee heard from the following delegations:

1. Erwin Dreessen asked the Committee to reject the application, stating that the proposed development does not qualify as a landmark property nor demonstrate leadership. He also raised concerns about cyclist safety, noting potential blind spots for cyclists traveling north that may make them difficult for exiting drivers to see. He emphasized that staff and consultants must ensure these concerns are addressed in the development.
2. Martin Barclay of the Centretown Community Association stated that the project lacks environmental leadership, noting the absence of mitigation measures or commitments to sustainability and efficiency. He emphasized the importance of maintaining strong standards for landmark properties.

3. Liam O'Brien spoke in support of the proposed development, highlighting that future residents will be less car-dependent, more likely to use bike lanes and transit, support local businesses, and overall have a lower environmental impact.

The Applicant/Owner as represented by the following, provided an overview of the Application and responded to questions from Committee:

- Pauline Caubel, UnStudio
- Timothy Beed, Fotenn
- Kyle Kazda, Taggart

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 April 13, 2026 from Francesco Balassone
- Email dated April 14, 2026 from Richard Beattie

Following discussions and questions of staff and the Applicant, the Committee carried the report recommendations presented.

Report Recommendation(s)

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

- a. **an Amendment to the Central and East Downtown Core Secondary Plan in Volume 2A of the Official Plan for 267 O'Connor Street, as shown on Document 1, to permit two Landmark Buildings up to a maximum building height of 27- and 25-storeys and a Privately-Owned-Public Space, subject to a site-specific policy, as detailed in Document 2; and**
- b. **an Amendment to Zoning By-law 2008-250 for 267 O'Connor Street to rezone the subject property from "Residential Fourth Density, Subzone UD, Exception 479 (R4UD[479])" to**

“Residential Fifth Density, Subzone B, Exception XXXX, Schedule YYY (R5B[XXXX] S(YYY))”, as shown in Document 3, to permit two Landmark Buildings up to a maximum building height of 27- and 25-storeys, subject to site-specific zoning provisions, as detailed in Documents 4 and 5.

- c. an Amendment to Zoning By-law 2026-50 for 267 O’Connor Street to rezone the subject property from “Neighbourhood 5, Subzone B, Urban Exception 479, maximum height of 23.0 metres [N5B(479) H(23)]” to “Neighbourhood 5, Subzone B, Urban Exception XXXX, Schedule YYY (N5B[XXXX] S(YYY))”, as shown in Document 6, to permit two Landmark Buildings up to a maximum building height of 27- and 25- storeys, subject to site-specific zoning provisions, as detailed in Documents 7 and 8.**

- 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 Council 22 April 2026 subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried