

**Subject: Official Plan Amendment and Zoning By-law Amendment – 267  
O'Connor Street**

**File Number: ACS2026-PDB-PSX-0013**

**Report to Planning and Housing Committee on 15 April 2026**

**and Council 22 April 2026**

**Submitted on April 9, 2026 by Derrick Moodie, Director, Planning Services,  
Planning, Development and Building Services**

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**Ward: Somerset (14)**

**Objet : Modification du Plan officiel et modification du Règlement de zonage  
– 267, rue O'Connor**

**Dossier: ACS2026-PDB-PSX-0013**

**Rapport au Comité de la planification et du logement**

**le 15 avril 2026**

**et au Conseil le 22 avril 2026**

**Soumis le 9 avril 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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**Quartier: Somerset (14)**

## REPORT RECOMMENDATIONS

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.

## RECOMMANDATIONS DU RAPPORT

1. Que le Comité de la planification et du logement recommande au Conseil municipal d'approuver:
  - a. 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;
  - b. la modification à apporter au *Règlement de zonage* (n° 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;
  - c. la modification à apporter au *Règlement de zonage* (n° 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.
2. Que le Comité de la planification et du logement approuve l'intégration de la section Détails de la consultation du rapport dans la « brève explication » du Résumé des mémoires déposés par écrit et de vive voix, à rédiger par le Bureau du greffe municipal et à soumettre au Conseil municipal dans le rapport intitulé « Résumé des mémoires déposés par écrit et de vive voix par le public sur les questions assujetties aux "explications obligatoires" de la *Loi sur l'aménagement*

***du territoire à la séance du 22 avril 2026 du Conseil municipal, sous réserve des mémoires qui seront déposés entre la publication de ce rapport et la date à laquelle le Conseil municipal rendra sa décision.***

## **EXECUTIVE SUMMARY**

### **Staff Recommendation**

Staff recommend approval of an Official Plan Amendment and a Zoning By-law Amendment for 267 O'Connor Street to permit the development of Landmark Buildings on the subject property, consisting of two mixed-use, high-rise buildings of 27 storeys (north tower) and 25 storeys (south tower) and a privately owned public space (POPS) of at least 40 per cent of the total area (or approximately 1,600.0 square metres), post conveyances.

Through the requested Official Plan Amendment to the Central and East Downtown Core Secondary Plan, the existing site-specific policy will be replaced by a new site-specific policy to permit the proposed Landmark Buildings, including site specific policy criteria to be addressed at the time of Site Plan Control. The policy includes requirements for Urban Design Review Panel attendance, a POPS of at least 40 per cent of the total lot area (post-conveyances), a mix of active uses and animation on the ground floor, and a complete application submission including supporting material to demonstrate leadership and advances in sustainable design and energy efficiency.

Through the requested Zoning By-law Amendment, the subject property will be rezoned 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. The site-specific exception will add additional permitted non-residential uses; treat the subject lands as one lot for zoning purposes; establish the maximum permitted buildings heights (27 and 25 storeys), the minimum setbacks and the minimum stepbacks; address permitted projections in required yards and above the height limits; establish a maximum tower floor plate of 800.0 square metres for each tower; establish requirements for the additional permitted non-residential uses; remove the applicability of the heritage overlay and provisions; increase the bicycle parking rate; allow for structural columns to be located within the setback from the eastern lot line; and require a minimum separation distance of 20.0 metres between the proposed towers.

The details of the recommended Zoning By-law Amendment will allow for the development of two Landmark Buildings at 267 O'Connor Street. The report's

recommendations also amend the new Zoning By-law 2026-50, as shown in Document 6, and as detailed in Documents 7 and 8.

### **Applicable Policy and Guidelines**

The following policies support these applications:

- The proposed development meets the criteria for Landmark Buildings as outlined in the Central and East Downtown Core Secondary Plan, including frontage on three streets, the provision of a Privately Owned Public Space of at least 40 per cent of the total area of the subject property, a Landmark Building design that is suitable within this heritage context, appropriate transition to the surrounding neighbourhood with minimal shadowing impacts on public open spaces, commitment to a sustainable design and construction methods, and architectural design that has undergone specialized design review. Furthermore, the development is subject to the Community Benefits Charge By-law.
- The proposed development generally aligns with the policies of the Official Plan and the Central and East Downtown Core Secondary Plan. The development supports housing and intensification objectives, the evolution of 15-minute neighbourhoods, respects the surrounding heritage and community character, and permits appropriate small-scale, non-residential uses.

### **Other Matters**

The site, along with the majority of the Centretown neighbourhood, is designated under Part V of the *Ontario Heritage Act* and is located within the Centretown Heritage Conservation District (HCD). The site is currently occupied by a six-storey office building and surface parking lot. On May 29, 2024, an application under the *Ontario Heritage Act* was approved by Council for the demolition of the existing building, conditional upon the applicant constructing a POPS as an interim measure in advance of a future development. Staff support the demolition and interim greening of the site. Another application under the *Ontario Heritage Act* (**ACS2026-PDB-RHU-0005**) is required for new construction. Through the development application process, Heritage staff conducted an evaluation of the proposed development and determined that the proposal was appropriate as it meets the applicable policies and guidelines in the Minto Park and Centretown HCD Plan, is compatible with the neighbouring buildings and Centretown HCD and meets the Landmark Criteria related to heritage conservation. A recommendation report is proposed to April 14, Built Heritage Committee, and the heritage permit requires Council approval.

The proposed development went through three rounds of Special Design Review Panel (SDRP) process as required by the public consultation strategy for the lands. The feedback received through the SDRP process has contributed to the evolution of Landmark Building design as summarized in this staff report. Recommendations provided by the SDRP through this application process are found in Document 11.

### **Public Consultation/Input**

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Official Plan and Zoning By-law Amendments. Public meetings were also held in the community in accordance with the council-approved public consultation strategy for this development, as outlined in Document 9. Staff received approximately 30 public comments. The concerns expressed related to parking and traffic, massing and building impacts including transition to abutting properties, public consultation approach, open and public space, construction impacts, and the unit mix of the proposal. Both concerns/comments and staff responses are summarized in Document 10.

On October 14, 2020, Council approved a Public Consultation Strategy for the development of a Landmark Building at 267 O'Connor (shown in Document 9). This motion was brought forward for adoption because Policy 55 (Landmark Building Policy), Section 4.4.9, Policy 55) of the Centretown of the Central and East Downtown Core Secondary Plan, states that prior to considering a proposal for a Landmark Building in Centretown, a formal and rigorous application and review process that includes public consultation shall be developed for consideration by the appropriate standing committee of Council and shall be adopted by Council. The consultation strategy satisfied the requirements of the Central and East Downtown Core Secondary Plan.

The Applicant team carried out public engagement and consultation in accordance with the approved strategy. Staff are satisfied that the requirements of the approved public consultation strategy have been satisfactorily met.

### **SYNTHÈSE ADMINISTRATIVE**

#### Recommandation du personnel

Le personnel recommande d'approuver la modification du Plan officiel et la modification du Règlement de zonage pour le 267, rue O'Connor afin d'autoriser l'aménagement d'édifices d'intérêt sur la propriété visée, soit deux immeubles polyvalents de grande hauteur, de 27 étages (tour nord) et de 25 étages (tour sud), ainsi que d'un espace public appartenant à des intérêts privés (EPAIP) représentant au moins 40 pour cent de la superficie totale (soit environ 1 600,0 mètres carrés), après avoir tenu compte des

cessions.

Dans le cadre de la modification à apporter au Plan officiel relativement au Plan secondaire du cœur et de l'est du centre-ville, la politique propre au site existante sera remplacée par une nouvelle politique propre au site afin d'autoriser l'aménagement des édifices d'intérêt proposés, en tenant compte des critères de la politique propre au site à respecter au moment de la réglementation du plan d'implantation. Cette politique prévoit des exigences pour la participation au Comité d'examen du design urbain (CEDU), un EPAIP d'au moins 40 pour cent de la superficie totale du lot (après cessions), un ensemble de vocations actives et de l'animation au rez-de-chaussée, ainsi que la mémoire complète de la demande, dont les pièces justificatives, pour démontrer la prééminence et les progrès de l'esthétique durable et des économies d'énergie.

Dans le cadre de la modification à apporter au Règlement de zonage, la propriété visée sera rezonée et passera 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. L'exception propre au site permettra d'ajouter d'autres vocations non résidentielles autorisées, de traiter les terrains visés comme un seul et même lot pour les besoins du zonage, d'établir les hauteurs maximums autorisées des immeubles (27 et 25 étages), les marges de retrait minimums et les marges de reculement minimums, de traiter les ouvrages en saillie autorisés dans les cours obligatoires et au-delà des limites de hauteur, d'établir une surface au sol de 800,0 mètres carrés pour chaque tour, d'adopter les exigences des vocations non résidentielles autorisées supplémentaires, de supprimer l'applicabilité de la surzone du patrimoine et des dispositions afférentes, d'accroître le nombre de places de stationnement pour les vélos, d'autoriser l'implantation des colonnes structurelles dans la marge de retrait à partir de la ligne de lot est, et enfin, d'obliger à aménager une distance de séparation minimum de 20,0 mètres entre les tours proposées.

Les détails de la modification que la Ville recommande d'apporter au Règlement de zonage permettront d'aménager deux édifices d'intérêt au 267, rue O'Connor. Les recommandations du rapport ont aussi pour effet de modifier le nouveau Règlement de zonage (n° 2026-50), comme l'indique la pièce 6 et selon les modalités précisées dans les pièces 7 et 8.

Politiques et lignes de conduite applicables

Les politiques suivantes justifient ces demandes :

- Le projet d'aménagement proposé respecte les critères adoptés pour les édifices d'intérêt et exposés dans le Plan secondaire du cœur et de l'est du centre-ville, dont la façade donnant sur trois rues, l'aménagement d'un EPAIP d'au moins 40 pour cent de la superficie totale de la propriété visée, la conception des immeubles d'intérêt adaptée à ce contexte patrimonial, la transition appropriée avec le quartier voisin, en veillant à ce que l'ombragement produise le moins d'impacts possible sur les espaces verts publics, la volonté d'appliquer des méthodes d'esthétisation et de construction durables, ainsi qu'un plan de conception architecturale qui a été soumis à un examen de conception spécialisé. En outre, ce projet d'aménagement est assujéti au Règlement municipal sur les redevances pour avantages communautaires (RAC).
- Le projet d'aménagement proposé cadre généralement avec les politiques du Plan officiel et du Plan secondaire du cœur et de l'est du centre-ville. Ce projet d'aménagement permet d'atteindre les objectifs fixés pour le logement et la densification, favorise l'évolution des quartiers du quart d'heure, respecte le caractère patrimonial et communautaire des environs et permet de réaliser des aménagements non résidentiels à moindre échelle appropriés.

#### Autres questions

Le site ainsi que la majorité du quartier du centre-ville sont désignés en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario* et sont situés dans le district de conservation du patrimoine (DCP) du centre-ville. Ce site est aujourd'hui occupé par un immeuble de bureaux de six étages et par un parc de stationnement en surface. Le 29 mai 2024, le Conseil municipal a approuvé une demande déposée en vertu de la *Loi sur le patrimoine de l'Ontario* pour la démolition de l'immeuble existant, à la condition que le demandeur construise provisoirement un EPAIP avant de réaliser le projet d'aménagement. Le personnel est favorable à la démolition et à l'aménagement d'un espace de verdure provisoire sur ce site. Il faut déposer une autre demande, en vertu de la *Loi sur le patrimoine de l'Ontario* (ACS2026-PDB-RHU-0005), pour construire un nouvel immeuble. Dans le cadre du processus de traitement de cette demande d'aménagement, le personnel de la Direction de la planification du patrimoine a procédé à une évaluation du projet d'aménagement proposé et a déterminé que ce projet était approprié, puisqu'il respecte les politiques et les lignes de conduite applicables dans le Plan du parc Minto et du DCP du centre-ville, qu'il est compatible avec les immeubles voisins et le DCP du centre-ville et qu'il est conforme aux critères adoptés pour les immeubles d'intérêt relativement à la conservation du patrimoine. Le personnel propose de déposer un rapport de recommandations le 14 avril auprès du Comité du patrimoine

bâti, et le permis patrimonial doit être approuvé par le Conseil municipal.

Le projet d'aménagement proposé a été soumis à trois cycles du processus du Comité d'examen du design urbain (CEDU), comme l'exige la Stratégie de consultation publique pour les terrains. Les commentaires déposés pendant les réunions du CEDU ont permis de faire évoluer le plan de conception des immeubles d'intérêt, comme l'indique la synthèse de ce rapport du personnel. Les recommandations déposées par le CEDU dans le processus de traitement de cette demande sont reproduites dans la pièce 11.

#### Consultation et commentaires du public

La notification et la consultation du public se sont déroulées conformément à la Politique d'avis et de consultation publique approuvée par le Conseil municipal pour les modifications du Plan officiel et du Règlement de zonage. Des assemblées publiques ont également eu lieu dans la collectivité conformément à la Stratégie de consultation publique approuvée par le Conseil municipal pour ce projet d'aménagement, comme l'indique la pièce 9. Le public a adressé au personnel de la Ville une trentaine de commentaires. Les inquiétudes exprimées se rapportent au stationnement et à la circulation automobile, aux impacts de la volumétrie et des édifices, dont la transition avec les propriétés voisines, à l'approche adoptée dans la consultation du public, aux espaces verts et publics, aux impacts de la construction et à la composition des types de logements de la proposition. Le lecteur peut consulter, dans la pièce 10, la synthèse des inquiétudes et des commentaires, ainsi que les réponses du personnel.

Le 14 octobre 2020, le Conseil municipal a approuvé la Stratégie de consultation publique pour l'aménagement d'un immeuble fleuron au 267, rue O'Connor (représenté dans la pièce 9). Cette motion a été déposée pour adoption parce que la politique 55 (Politique sur les bâtiments d'intérêt de la section 4.4.9) du Plan secondaire du cœur et de l'est du centre-ville précise qu'avant de se pencher sur une proposition portant sur un immeuble d'intérêt dans le centre-ville, il faut mettre au point un processus formel et rigoureux de traitement et d'examen des demandes qui prévoit de consulter le public pour le soumettre au comité permanent compétent du Conseil municipal, qui doit ensuite l'adopter. La stratégie de consultation a répondu aux exigences du Plan secondaire du cœur et de l'est du centre-ville.

L'équipe du demandeur a mené une consultation publique conformément à la stratégie approuvée. Le personnel a l'assurance que le demandeur a respecté de manière satisfaisante les exigences de la stratégie de consultation publique approuvée.

## BACKGROUND

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](#).

### Site location

267 O'Connor Street

### Owner

Taggart Realty (c/o Kyle Kazda)

### Applicant

Fotenn Planning + Design (c/o Timothy Beed)

### Architect

UN Studio and Hobin Architects

### Description of site and surroundings

The subject property is located in the Centretown neighbourhood and is known municipally as 267 O'Connor Street. The subject property is a corner through-lot and occupies the entire east side of O'Connor Street between MacLaren Street to the north and Gilmour Street to the south. It is a rectangular-shaped lot with approximately 67 metres of frontage along O'Connor Street and 53.0 metres of frontage along both MacLaren Street and Gilmour Street, with a total combined area of approximately 3,500.0 square metres. The subject property, along with the majority of the Centretown neighbourhood, is designated under Part V of the *Ontario Heritage Act* as being within the Centretown Heritage Conservation District.

The subject property is currently occupied by a six-storey office building and a surface parking lot. On May 29, 2024, through a *Heritage Act* application, Council approved the demolition of the existing six-storey medical office building located on-site, conditional upon the applicant constructing a POPS as an interim measure in advance of a future development (File No. D09-04-24-0016). This demolition and interim conditional development have not yet taken place. The Owner has also applied for a separate heritage permit that is required for new construction (File No. D09-04-20-0013).

The surrounding area includes a combination of residential, office, and commercial uses. The built form near the site consists of predominately low- and mid-rise. More specifically:

- To the north, the site abuts the MacLaren Street Right of Way. Across the street on MacLaren Street is a three-storey apartment building, a two-storey office building, and a six-storey apartment building. One block north of the site is Somerset Street, which is a Minor Corridor. The closest O-Train station is nine blocks north of the subject property, approximately 775.0 metres away, on Queen Street (Parliament Station, Confederation Line).
- To the east, the site abuts two three-storey detached dwellings that have been converted to office uses. One block east of the subject property is Metcalfe Street, which is a Minor Corridor, and two blocks east of the subject property is Elgin Street, which is a Mainstreet Corridor.
- To the south, the site abuts the Gilmour Street Right Of Way, beyond which is 330 Gilmour, a three-storey former Ottawa Board of Education headquarters building that is currently unoccupied.
- To the west, the site abuts the O'Connor Street Right of Way, beyond which has two seven-storey apartment buildings. One block west of the subject property is Bank Street, which is a Mainstreet Corridor.

Vehicular circulation around the site is limited by the three abutting one-way streets. MacLaren Street (north of the site) is one-way moving east to west. O'Connor Street (west of the site) is one-way moving north to south. Gilmour Street (south of the site) is one-way moving west to east. O'Connor Street also features a north-south segregated bi-directional bicycle lane. O'Connor Street scores high for Pedestrian Safety and Enjoyability on the 15-minute Neighbourhoods Index. Also, nearby properties score a nine for service and amenity access, which demonstrates the site's location within a 15-minute neighbourhood context that is walkable and has good access to services and amenities to support increased residential densification. The subject property is close to Bank Street, which is a major transit priority and bus corridor.

### **Summary of proposed development**

The proposal seeks to permit two high-rise apartment buildings with non-residential uses at-grade. The northern tower is proposed to be 27-storeys (90.0 metres) and the southern tower is proposed to be 25-storeys (84.0 metres). Both towers have an amenity level that project above the maximum height limit per the details of recommended zoning noted herein. The proposal contains approximately 513 dwelling

units and approximately 360.0 square metres of commercial and retail space. A four-level underground parking garage, accessed from MacLaren Street, is proposed to contain 319 vehicular parking spaces (267 residential parking spaces and 52 visitor parking spaces) and there are 514 bicycle parking spaces proposed. There is a four-storey podium clad in brick to relate to the heritage attributes of the area.

The proposal also includes a POPS that is over 40 per cent of the total area of the property at approximately 1,600.0 square metres. The POPS has frontage along O'Connor Street, goes through the middle of the site (between the two towers) and then links Maclaren Street to Gilmour Street with a through-block pathway connection along the eastern lot line.

The subject property is within the Centretown and Minto Park Heritage Conservation District (HCD). A related heritage application (File No. D09-01-OCON267) has also been submitted and is anticipated to go to Built Heritage Committee on April 14, 2026.

### **Brief History**

In November 2020, these Official Plan and Zoning By-law Amendment applications were first circulated for a different proposal. The original proposal included two mixed-use high-rise landmark buildings at 30- and 28- storeys respectively (containing a total of 541 dwelling units), a 1,492.0 square metres. POPS at approximately 41 per cent of the total lot area, and a four-level underground parking garage (containing a total of 339 vehicular parking spaces). The towers rested on their own separate podiums. The application was put on hold, and the applicant team explored several different development concepts between November 2020 and February 2025.

In February 2025, the application was re-initiated and re-circulated. Since February 2025, the proposal has undergone several significant revisions that have resulted in the proposed development detailed under the "summary of the proposed development" above and as shown in Document 12 hereto. Over the last five years, the design has evolved in response to public feedback, staff comments and Special Design Review Panel (SDRP) recommendations.

The most notable changes include:

- A decrease in height. The northern tower has decreased from 30 to 27 storeys and the southern tower has decreased from 28 to 25 storeys.
- Due to the design evolution, the dwelling unit total has decreased from approximately 541 dwelling units to 513 dwelling units.

- An increase in the size of the proposed POPS (between November 2020 and now), from approximately 1,492.0 square metres to 1,600.0 square metres.
- The provision of a mid-block connection along the eastern lot line, between Maclaren Street (north) to Gilmour Street (south).
- An increase in the number of bicycle parking spaces (between February 2025 and now), from approximately 435 spaces to 514 spaces.
- A building design that includes a four-storey, low-rise podium and red brick base.

### **Summary of requested Official Plan Amendment**

The requested Amendment to the Central and East Downtown Core Secondary Plan in Volume 2A of the Official Plan seeks to amend the existing site-specific policy to permit the development of Landmark Buildings up to a maximum building height of 27 storeys and a POPS of at least 40 per cent of the total lot area, post-conveyances. The amendment will replace the existing site-specific policy with a new site-specific policy that would allow the proposed development, subject to site specific policy criteria to be addressed at the time of site plan control, including:

- A requirement for Urban Design Review Panel (UDRP) attendance.
- A requirement for a POPS of at least 40 per cent of the total lot area, post conveyances, and requirements for tree planting and phasing of the POPS through site redevelopment / development.
- A requirement for active uses and an animated ground floor facing O'Connor Street.
- A requirement for a complete application submission that must include supporting material to demonstrate leadership and advances in sustainable design and energy efficiency.

Document 2 provides the details of the requested Official Plan Amendment.

### **Summary of requested Zoning By-law Amendment**

Through the requested Zoning By-law Amendment, the subject property will be rezoned 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 Landmark Buildings up to a maximum building height of 27 storeys, subject to site-specific zoning provisions, as detailed in Documents 4 and 5.

The site-specific exception will add additional permitted non-residential uses; treat the subject lands as one lot for zoning purposes; establish the maximum permitted buildings heights (27 and 25 storeys), the minimum setbacks and the minimum stepbacks; address permitted projections in required yards and above the height limits; establish a maximum tower floor plate of 800.0 square metres for each tower; establish requirements for the additional permitted non-residential uses; remove the applicability of the heritage overlay and provisions; increase the bicycle parking rate; allow for structural columns to be located within the setback from the eastern lot line; and require a minimum separation distance of 20.0 metres between the proposed towers.

Document 5 provides the zoning schedule that prescribes the maximum permitted building heights, the minimum setbacks and the minimum stepbacks for site development.

The details of the recommended Zoning By-law Amendment will implement the policies of the new site-specific policy for the development of two Landmark Buildings of 27- and 25- storeys respectively at 267 O'Connor Street. The details of the recommended Zoning By-law Amendment include the following:

- Additional permitted non-residential uses, as well as requirements for non-residential uses on the ground floor, including location and orientation towards O'Connor Street.
- A one lot for zoning purposes provision applicable to lands zoned "R5B (XXXX) SYYY".
- Maximum permitted building heights, minimum setbacks, and minimum stepbacks per SYYY and:
  - An increase in the maximum building height, from 14.5 metres to 90.0 metres (Area A) and 84.0 metres (Area B).
  - A minimum front yard setback of 0.5 metres along MacLaren Street and 2.0 metres along Gilmour Street, whereas a minimum front yard setback of 3.0 metres is required.
  - A minimum corner side yard setback of 2.5 metres along O'Connor Street, whereas a minimum corner side yard setback of 3.0 metres is required.
  - An interior side yard setback of 2.0 metres (from the eastern lot line), whereas a minimum interior side yard setback of 6.0 metres is required beyond 21.0 metres of the front lot line.
- Permitted Projections despite SYYY:

- Provisions allowing the permitted projections of Section 64 and 65 and the proposed structural columns despite the zoning schedule.
- Provision allowing an indoor amenity room to project above the maximum permitted building height, to a maximum cumulative floor area of 250.0 square metres and up to a maximum building height of 7.5 metres, whereas an indoor amenity room is not permitted to project above the maximum permitted building height per Section 64 of the Zoning By-law.
- The maximum building area of a floor plate at or above the eleventh storey is 800.0 square metres of gross floor area.
- Section 60 (Heritage Overlay) does not apply.
- An increase in the minimum number of bicycle parking spaces, from 257 bicycle parking spaces to 513 bicycle parking spaces.
- A minimum separation distance of 20.0 metres between the two towers.

The report recommendations similarly amend the new Zoning By-law 2026-50, as shown on Document 6, and as detailed in Document 7 and 8.

## **DISCUSSION**

### **Public Consultation**

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Official Plan amendments. Public meetings were also held in the community in accordance with the council-approved public consultation strategy for the development of a landmark building at this location. Staff received approximately 30 public comments. The concerns expressed related to parking and traffic, massing and building impacts including transition to abutting properties, public consultation approach, open and public space, construction impacts, and the unit mix of the proposal. Both concerns/comments and staff responses are summarized in Document 10.

On October 14, 2020, Council approved a Public Consultation Strategy for the development of a Landmark Building at 267 O'Connor Street. This motion was brought forward for adoption because Policy 55 (Landmark Building Policy), Section 4.4.9, Policy 55) of the Centretown of the Central and East Downtown Core Secondary Plan, states that prior to considering a proposal for a Landmark Building in Centretown, a formal and rigorous application and review process that includes public consultation shall be developed for consideration by the appropriate standing committee of Council

and shall be adopted by Council. The consultation strategy satisfied the requirements of the Central and East Downtown Core Secondary Plan.

The Applicant team carried out public engagement and consultation in accordance with the approved strategy. The public consultation strategy outlines the key stakeholders and work plan including public consultation meetings, and submissions to the Special Design Review Panel (SDRP) among other items. Pursuant to the adopted public consultation strategy, meetings were held with each of the stakeholder groups and the community. Finally, the Applicant attended the Special Design Review Panel (SDRP) three times throughout the development application process, as summarized in this staff report, and documented in Document 11 hereto.

Staff are satisfied that the requirements of the approved public consultation strategy have been satisfactorily met.

For this proposal's consultation details, see Document 9 and 10 of this report.

### **Official Plan designation(s) and policies**

Per Schedule 'B1' of the Official Plan, the subject property is designated Neighbourhood, subject to an Evolving Neighborhood Overlay, and is located within the Downtown Core Transect as per Schedule 'A'.

### **Central and East Downtown Core Secondary Plan**

In the Central and East Downtown Core Secondary Plan, the subject property is within the Centretown Character Area (Schedule 'A') and is designated "Local Mixed-Use" (Schedule B) with a height maximum of nine storeys (Schedule 'C'), except where the Landmark Building policies allow for consideration of taller buildings. The subject property is in the "Central" Character Area (Annex 1 – Centretown Character Areas).

Site-specific policy 53 applies to 267 O'Connor and allows for taller buildings in accordance with the Landmark provisions.

### **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; 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.

### **Special Design Review Panel**

In accordance with the Secondary Plan policies for a Landmark Building, the Zoning By-law Amendment application was subject to review by a Special Design Review Panel (SDRP). The SDRP was comprised of four expert design professionals with experience both within Canada and internationally. A total of three review sessions were held with the SDRP. See Document 11 for the third and final set of SDRP recommendations, dated September 2, 2025.

A Special Design Review Subcommittee session took place on [January 15, 2021](#). Panel had “significant concerns” at the time and further exploration was strongly recommended for the open space configuration and alternative massing options. A second Special Design Review Subcommittee session took place on [May 17, 2024](#). A third Special Design Review Subcommittee session took place on [September 2, 2025](#).

The SDRP sessions were successful in aiding in the implementation of the following:

- Decreased building height (between 2020 proposal and 2025 proposal).
- POPS: over 40 per cent of outdoor space.
- Reduced cantilevers.
- Removal of a large podium and indoor room in favour of exterior POPS and internal courtyard connections (open and landscaped at-grade).
- Exterior mid-block connection added along the east lot line, between the north and south ends of the site.
- Increased the height of the low-rise podium to four storeys.
- New window and balcony treatments along the east and west facades.
- Materiality changes on the low-rise podium facades (red brick)

The recommended Official Plan Amendment requires another review of the proposed Landmark Building and site development by the Urban Design Review Panel (UDRP) at the time of Site Plan Control.

## Heritage

The site, along with the majority of the Centretown neighbourhood, is designated under Part V of the *Ontario Heritage Act* and is located within the Centretown Heritage Conservation District (HCD). The site is currently occupied by a six-storey office building and surface parking lot. On May 29, 2024, an application under the *Ontario Heritage Act* was approved by Council for the demolition of the existing building, conditional upon the applicant constructing a POPS as an interim measure in advance of a future development. Staff support the demolition and interim greening of the site. Another application under the *Ontario Heritage Act* (**ACS2026-PDB-RHU-0005**) is required for new construction. Through the development application process, Heritage staff conducted an evaluation of the proposed development and determined that the proposal was appropriate as it meets the applicable policies and guidelines in the Minto Park and Centretown HCD Plan, is compatible with the neighbouring buildings and Centretown HCD and meets the Landmark Criteria related to heritage conservation. A recommendation report is proposed to the April 14, Built Heritage Committee, and the heritage permit requires Council approval.

## 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.

### Official Plan

The proposed development of Landmark Buildings on the subject property aligns with the policies of the Official Plan. As an underutilized site within the Downtown Core Transect, the subject property is appropriate for intensification, housing and a mix of uses. The redevelopment of the subject property with high-rise buildings supports the evolution of 15-minute neighbourhoods through the addition of housing options within an area that benefits from access to existing services, amenities, and transit. The subject property is close to Bank Street, which is a major transit priority and bus corridor. This area of Centretown, which is also within a short walking distance of Elgin Street, offers many services and amenities including retail, restaurants, personal service business, community centres, public spaces and parks. The subject property is within a 15-minute neighbourhood context that is walkable and has good access to services and amenities that support increased residential densification.

Along with increasing housing options, the proposed development will further contribute to local services and amenities through the provision of non-residential uses at grade and a POPS of at least 40 per cent of the total lot area.

With respect to urban design (Section 4.6 and the Urban Design Guidelines for High-rise Buildings), the proposed development incorporates the key elements of good site design, including active frontages and a significant POPS along O'Connor Street and a high-rise building with a well-defined podium, middle, and top. The podium is of an appropriate height at four-storeys and provides appropriate transition to the low-rise and heritage context to the east. The podium height is consistent with the context of the existing development to the east of the subject property and respects the character of the area and the policies of the Heritage Conservation District (HCD). The proposed podium on the east portion of the site provides an appropriate separation and transition of built form from the existing low-rise context to the north and east of the tower, and the inclusion of active entrances within the low-rise podium along all three public road frontages ensures a human scale is maintained along the public realm.

The two towers are separated by 20.0 metres, and each proposed tower currently has a floor plate of less than 750.0 square metres. The proposed tower floor plates and separation between towers are consistent with the built form guidelines from the Central and East Downtown Core Secondary Plan and the Urban Design Guidelines for High-rise buildings. The details of recommended zoning permit tower floor plates up to a maximum 800.0 square metres to allow for some flexibility in ultimate floor plate design at the time of site plan control. Staff are satisfied that this maximum size offers flexibility at the same time as aligning with the general requirements for maximum tower plate. A minimum separation of 20.0 metres between towers is required per the details of recommended zoning.

The proposed redevelopment and Landmark Building are also consistent with the policies for heritage conservation (Section 4.5). The Landmark Building includes a low-rise podium with a red brick base that respects the heritage context within this part of the HCD.

To summarize, the proposal aligns with broader policy objectives of the Official Plan to support intensification within targeted growth areas and the continued development of 15-minute neighbourhoods. Furthermore, the proposal respects the site's location within a heritage conservation district and provides significant public amenities, such a large POPS which will define this site as a focal point within the local community.

#### Central and East Downtown Core Secondary Plan

The proposed development aligns with the policies of the Central and East Downtown Core Secondary Plan, including the policies for a Landmark Building.

The proposed development will contribute to an active street along all three frontages. This will be achieved through new active entrances along Gilmour Street, MacLaren

Street and O'Connor Street and through the proposed POPS of at least 40 per cent of the total lot area (post-conveyances), which includes mid-block connection along the eastern lot line and within an arcade, linking all three public road frontages. The elimination of surface parking on-site in the long-term will prioritize pedestrians and increase porosity through the site. Impacts to pedestrians will also be reduced by integrating vehicular entry away from the public realm and into the design of the building.

An important component of the proposed development is the low-rise podium and heritage treatment, including a red brick base. The proposed built form of the proposed Landmark Building respects the surrounding heritage and community character with a four-storey red brick podium that provides height transition to the existing context east of the site along Gilmour Street.

The 27-storey height of the proposed development is appropriate as a Landmark Building within Centretown. Pursuant to Section 4.4.9, Policy 55), the proposed development aligns with the Landmark Building policies as follows:

- Frontage on three streets:
  - The subject property has three frontages: O'Connor Street, MacLaren Street, and Gilmour Street. The requirement for a POPS of at-least 40 per cent of the total lot area (post-conveyances) will ensure connectivity internal to the site to all three public road frontages.
- Local Mixed-Use Designation:
  - In accordance with this criterion, the subject property has frontage along O'Connor Street. The proposed development, including the POPS, is massed (and oriented) to O'Connor Street.
- Provision of a significant park or institutional use:
  - The proposal includes a POPS of at least 40 per cent of the total lot area (post-conveyances) that links the interior ground floor residential and non-residential uses from within the proposed building to all three public road frontages. A mid-block connection is provided from MacLaren Street to Gilmour Street (along the eastern lot line) and this includes an arcade area within the low-rise podium of the building, closest to the eastern lot line. POPS includes areas for active and passive recreational opportunities and areas for landscaping, including deep soil volume areas for tree planting, which will be further addressed at the time of site plan control.

- It is the opinion of staff that the proposed POPS adequately addresses this policy within the Centretown context and aligns with the directions from the existing site-specific policy that contemplates development “provided an appropriate publicly accessible private open space is included”. The provision of POPS aligns with the public realm policies of the Central and East Downtown Core Secondary Plan that aim to address the deficiency in public parks and open spaces. O’Connor Street is identified for “Priority Streetscape Improvement” and the southwest corner of the site (at Gilmour and O’Connor) is identified as being a location for a “Possible Small Open Space Location” (Schedule E – Greening Centretown). The proposal for a POPS of at least 40 per cent of the total lot area (post-conveyances) aligns with these policies.
- The proposed official plan amendment details ensure that the POPS of at least 40 per cent of the total lot area (post-conveyances) will be addressed at the time of site plan control.
- No new net shadow impact on existing public open space:
  - The shadow study has been prepared in accordance with the Terms of Reference. Staff have reviewed the sun-shadow study and are of the opinion that any minimal shadowing does not negatively impact on the enjoyment or use of any public open space and/or nearby park (Jack Purcell Park).
- Conform to the built form policies of this Plan applicable to tall buildings:
  - The applicable built form policy states that proposals for development in Centretown Central Character Area shall be guided by the Built Form Guidelines in the Centretown CDP. The proposed development has regard to the Built Form Guidelines in the Centretown CDP, including guidelines for transition, tower separation and tower floor plate. The proposed tower step down to a low-rise podium closest to the east lot line abutting a low-rise context that provides some transition. The tower floor plates are currently proposed at less than 750.0 square metres and a 20.0 metre separation between towers is achieved. It is staff’s opinion that the proposal’s integration of a low-rise podium closest to the east lot line and general adherence to the tower floor plate and tower separation requirements demonstrates that the site is appropriate for a high-rise building.

- Retention of significant heritage resource:
  - Through the development application process, Heritage staff conducted an evaluation of the proposed development and determined that the proposal was appropriate, respecting the applicable heritage policies, the HCD, and meeting the Landmark Criteria related to heritage retention. As noted in this report, a recommendation report is proposed to Built Heritage Committee, and the heritage permit requires Council approval.
- Leadership and advances in sustainable design and energy efficiency:
  - To address the sustainability requirements of the proposed Official Plan Amendment, it has been agreed (per the Official Plan Amendment details) that the applicant will provide a complete application submission that includes supporting material to demonstrate sustainable design and energy efficiency that will focus on best practices addressing waste management, operational energy monitoring, and carbon emission analysis, as was proposed during the Official Plan Amendment and Zoning By-law amendment applications review and approval process.
- Building height restrictions (Visual Integrity and Symbolic Primacy of the Parliament Buildings and Other Nationale Symbols guidelines):
  - The subject property is not within a height regulated area, such as those areas shown on Schedule C6-A of the Official Plan.
- Special Design Review Panel (SDRP) review:
  - The proposed development has been reviewed by a Special Design Review Panel (SDRP) three times throughout the course of the Official Plan Amendment and Zoning By-law Amendment application processes, and the requirement has been met.
  - As a Site Plan Control application process is required for this development, the proposed Official Plan Amendment details include the requirement for an Urban Design Review Panel (UDRP) session during that process.
- Maximum permitted building height:

- The proposed development does not exceed 27 storeys in maximum permitted building height in accordance with the height permissions for Landmark Buildings.
- Provision of a community benefit:
  - The proposed development will be subject to a Community Benefits Charge, in accordance with the Community Benefit Charges By-law, as amended.

It is staff's opinion that the proposed development aligns with the Landmark Policies of the Central and East Downtown Core Secondary Plan and therefore represents an appropriate landmark buildings proposal for the site and in this context.

#### Details of recommended Zoning By-law Amendment

Rationale for each of the requested details of recommended Zoning By-law Amendment is provided below:

- Additional permitted non-residential uses and related requirements:
  - The zoning requests seek to permit additional permitted non-residential uses, require one or more non-residential uses to be provided within a depth of six metres of the front wall of the building facing O'Connor Street and restrict non-residential uses to the ground floor, second storey and basement of an "Apartment Dwelling". Also, the additional permitted non-residential uses will be permitted in an "Apartment Dwelling", to ensure that the proposed development can be interpreted as an "Apartment Dwelling" containing permitted non-residential uses.
  - The intent of the proposal is to introduce a range of non-residential uses (that are intended to be small-scale) in the lower levels of the building and focused along O'Connor Street, thereby contributing to the mixed-use character of O'Connor Street and the surrounding context. The proposal aligns with the direction from the existing site-specific policy that allows for small-scale non-residential use on the first two floors and the basement, as well as the general policy directions for active uses at-grade that animate the public realm, as reflected in the details of recommended Official Plan Amendment.

- It is staff's opinion that a mixed-use development proposal is appropriate for the site based on the site's location within an evolving 15-minute neighbourhood context and the direction from the applicable policies to support a mix of uses on the subject property.
- One lot for zoning purposes:
  - This provision supports a phased development approach. A one lot for zoning purposes approach is commonly applied in situations where multiple high-rise buildings are proposed and staff have no concerns with the inclusion of this provision.
- Maximum permitted building heights, minimum setbacks and minimum setbacks per SYYY:
  - Maximum permitted building heights: the proposed maximum permitted building heights do not exceed 27 storeys in accordance with the Landmark Building policies as previously discussed.
  - Front yard and corner side yard setbacks: the proposal to reduce the minimum front yard and corner side yard setbacks are reasonable within the context of the subject property and the development proposal. The subject property is a corner through-lot with frontage along three public roads and there is space within the existing and protected rights of ways to achieve tree plantings and sidewalks, which makes for a good pedestrian realm. At four-storeys, the proposed low-rise podium (that generally wraps around the base of the two towers) is scalable, and does not impose upon the abutting rights of ways.
  - Interior side yard setback: given the site layout and orientation, there is no traditional rear yard and the relationship with the properties to the east is a side yard-to-side yard situation, where the urban fabric is generally tighter. The proposed interior side yard setback (for the low-rise podium) ranges between a minimum 2.0 metres to a minimum 4.5 metres, which staff consider to be an appropriate side yard setback in this context. The towers are further stepped back above the low-rise podium to provide transition to adjacent low-rise context to the east. Staff are satisfied with the transition in the context of the applicable policies as discussed above.

- Generally, the proposal represents modest reductions to the minimum yard setbacks of Zoning By-law 2008-250 and a demonstrates an urban built form that aligns with the intent of Table 6 in the Official Plan for development within the Downtown Core transect. It reflects a compact and pedestrian-oriented built form that is contextually sensitive and contribute to an active public realm, especially along O'Connor Street.
- Permitted Projections
  - For zoning interpretation, the permitted projections listed in Section 64 and 65 and the structural columns will continue to be permitted within the subject property despite the maximum permitted building heights, minimum setbacks and minimum stepbacks of the recommended zoning schedule. Staff support the request to add this site-specific zoning exception to clarify the interpretation of the zoning schedule and to permit the projecting features of the proposed building, including the structural columns that support the mid-block connection along the east lot line of the subject property.
  - A site-specific zoning exception is being introduced to permit the proposed indoor amenity area room with associated washroom facilities to project up to 7.5 metres above the maximum permitted building heights and up to a maximum cumulative floor area of 250.0 square metres. The restriction on the height, location and size of the indoor amenity area room projection will help to reduce the overall visual impact at the proposed height. Further, Staff have no concerns with this request as it is commonly applied through Zoning By-law Amendment requests and is generally permitted in the new zoning by-law (2026-50).
- Maximum tower floor plate:
  - As noted above, a maximum tower floor plate for each tower will be set at a maximum 800.0 square metres in accordance with the details of recommended zoning by-law amendment. This approach allows for some flexibility in ultimate floor plate design at the time of site plan control and Staff are satisfied that this maximum size offers flexibility at the same time as aligning with the general requirements for maximum tower plate per the applicable policy and regulatory framework.
- Section 60 (Heritage Overlay) does not apply:

- The existing building is subject to the heritage overlay but is proposed to be demolished. The existing building is not proposed to be rebuilt with the same character, nor at the same scale, massing, volume, floor area or location. Therefore, the provisions of Section 60 are not applicable to the redevelopment of this site. The proposal is appropriate, and a heritage permit application (that requires Council's approval) is also being recommended for approval by Heritage Staff.
- Bicycle Parking:
  - The subject property is well serviced by the existing cycling network (primarily along O'Connor Street) and there are supporting policies that encourage the development of, and increased reliance on, active transportation facilities within this area of the City. The proposal seeks to increase the minimum requirement for bicycle parking at a rate of one bicycle parking space per dwelling unit.
- Minimum separation distance of 20.0 metres between the two towers:
  - This request aligns with the desired separation in this context per the applicable policy and regulatory framework as discussed above.

Staff have no concerns with the requested details of Zoning By-law Amendment, as they further implement the Landmark Building policies. It is staff's opinion that the proposal is appropriate and represents 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 was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Official Plan and Zoning By-law Amendments. Public meetings were also held in the community in accordance with the council-approved public consultation strategy for this development, as outlined in Document 9. Staff received approximately 30 public comments, The

concerns expressed related to parking and traffic, massing and building impacts including transition to abutting properties, public consultation approach, open and public space, construction impacts and the unit mix of the proposal. Both concerns/comments and staff responses are summarized in Document 10.

On October 14, 2020, Council approved a Public Consultation Strategy for the development of a Landmark Building at 267 O'Connor (shown in Document 9). This motion was brought forward for adoption because Policy 55 (Landmark Building Policy), Section 4.4.9, Policy 55) of the Centretown of the Central and East Downtown Core Secondary Plan, states that prior to considering a proposal for a Landmark Building in Centretown, a formal and rigorous application and review process that includes public consultation shall be developed for consideration by the appropriate standing committee of Council and shall be adopted by Council. The consultation strategy satisfied the requirements of the Central and East Downtown Core Secondary Plan.

The Applicant team carried out public engagement and consultation in accordance with the approved strategy. Staff are satisfied that the requirements of the approved public consultation strategy have been satisfactorily met.

### **COMMENTS BY THE WARD COUNCILLOR(S)**

Councillor Ariel Troster provided the following comments:

The Centretown Community Association has expressed their concerns about this development: while it relies on the Landmark building policy outlined in the Official Plan, it does not meet several policy requirements. Specifically, they would like to see a more exceptional contribution to the public realm, a more iconic design, and greater integration of sustainable design and energy efficiency in the building.

This said, the site offers 45 per cent privately owned public space, five (5) per cent above the required percentage for Landmark buildings. I appreciate that the development team has worked with the SDRP to make changes to align with the Panel's recommendations.

### **ADVISORY COMMITTEE(S) COMMENTS**

There were no comments or recommendations made by Advisory Committees.

### **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**

Here are the asset management implications for the report:

The subject site is located in the combined sewer area. Storm water management will be applied on site which will offset the increase in sanitary flows, and therefore there are no concerns. The Development Review Project Manager is to confirm stormwater management criteria and the allowable release rate with Water Resources Engineering staff.

## **FINANCIAL IMPLICATIONS**

The proposed development will be subject to a Community Benefits Charge with the amount to be determined at the time of the Site Plan Control application in accordance with the CBC By-law, as amended.

## **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 site plan control and/or building permit application.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

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

## **APPLICATION PROCESS TIMELINE STATUS**

The Council approved and *Planning Act* timeline have not been met. These applications (D01-01-20-0019 and D02-02-20-0101) were not processed by the "On Time Decision Date" established for the processing of Official Plan amendments and Zoning By-law Amendment due to the complexity of issues associated with the development proposal and the number of resubmissions.

## **SUPPORTING DOCUMENTATION**

Document 1 – Location Map for Official Plan and Zoning By-law Amendment

Document 2 – Details of Recommended Official Plan Amendment

Document 3 – Zoning Key Plan for Zoning By-law 2008-250

Document 4 – Details of Recommended Zoning By-law Amendment for Zoning By-law 2008-250

Document 5 – Zoning Schedule for Zoning By-law 2008-250

Document 6 – Zoning Key Plan for Zoning By-law 2026-50

Document 7 – Details of Recommended Zoning By-law Amendment for Zoning By-law 2026-50

Document 8 – Zoning Schedule for Zoning By-law 2026-50

Document 9 – October 2020 Council-approved Public Consultation Strategy

Document 10 – Consultation Details

Document 11 – Special Design Review Panel (SDRP) Recommendations

Document 12 – Concept Site Plan and Renderings

## **DISPOSITION**




Planning, Development and Building Services Department will prepare a 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 – Location Map for Official Plan and Zoning By-law Amendment**



		LOCATION MAP / PLAN DE LOCALISATION ZONING BYLAW AMENDMENT / MODIFICATION DU SCHÉMA DE ZONAGE OFFICIAL PLAN AMENDMENT / MODIFICATION DU PLAN OFFICIEL	
D02-02-20-0101 D01-01-20-0019	26-0223-X		<b>267 rue O'Connor Street</b>
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REVISION / RÉVISION - 2026 / 03 / 09			
			

**Document 2 – Details of Recommended Official Plan Amendment**

**Official Plan Amendment XX to the**

**Official Plan for the**

**City of Ottawa**

## **INDEX**

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### **THE STATEMENT OF COMPONENTS**

#### **PART A – THE PREAMBLE**

1. Purpose
2. Location
3. Basis & Background
4. Rationale

#### **PART B – THE AMENDMENT**

1. Introduction
2. Details of the Amendment
3. Implementation and Interpretation

**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**

### **1. Purpose**

The purpose of this Amendment is to amend the Central and East Downtown Core Secondary Plan within Volume 2A of the Official Plan, specific to 267 O'Connor Street, to increase the maximum number of storeys (despite Schedule C of the Central and East Downtown Core Secondary Plan), and thereby permit the development of Landmark Buildings, consisting of one 27-storey residential tower and one 25-storey residential tower, at 267 O'Connor Street. The Amendment will also replace an existing site-specific policy pertaining to 267 O'Connor Street with a new site-specific policy that prescribes the criteria under which a Landmark Building may be developed, including the maximum number of storeys (27 storeys) and the minimum area for the required Privately-Owned Publicly Accessible Spaces (POPS), being at least 40 per cent of the total lot area, post-conveyances.

### **2. Location**

This Amendment pertains to 267 O'Connor Street. The subject lands are located in Centretown, at the northeast corner of the intersection of O'Connor and Gilmour Streets and the southeast corner of the intersection of O'Connor and MacLaren Streets, bounded by three public roads.

### **3. Basis & Background**

This Amendment to the Central and East Downtown Core Secondary Plan in Volume 2A of the Official Plan was requested by the applicant to facilitate the development of Landmark Buildings (one 27-storey residential tower and one 25-storey residential tower), ground floor commercial uses in a low-rise podium, and POPS being at least 40 per cent of the total lot area, post-conveyances.

### **4. Rationale**

This Amendment to the Central and East Downtown Core Secondary Plan in Volume 2A of the Official Plan represents appropriate and good land use planning. The proposal aligns with broader policy objectives of the Official Plan to support intensification within targeted growth areas and the continued development of 15-minute neighbourhoods. Furthermore, the proposal respects the site's location within a heritage conservation district and provides significant public amenities, such as a large POPS that will define this site as a focal point within the local community.

## **PART B – THE AMENDMENT**

### **1. Introduction**

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

### **2. Details**

The following changes are hereby made to the Central and East Downtown Core Secondary Plan in Volume 2A of the City of Ottawa's Official Plan:

#### **2.1 Remove the text in Policy 53) of "Section 4.4.9 Land Use and Site Development" in its entirety and replace with the following text:**

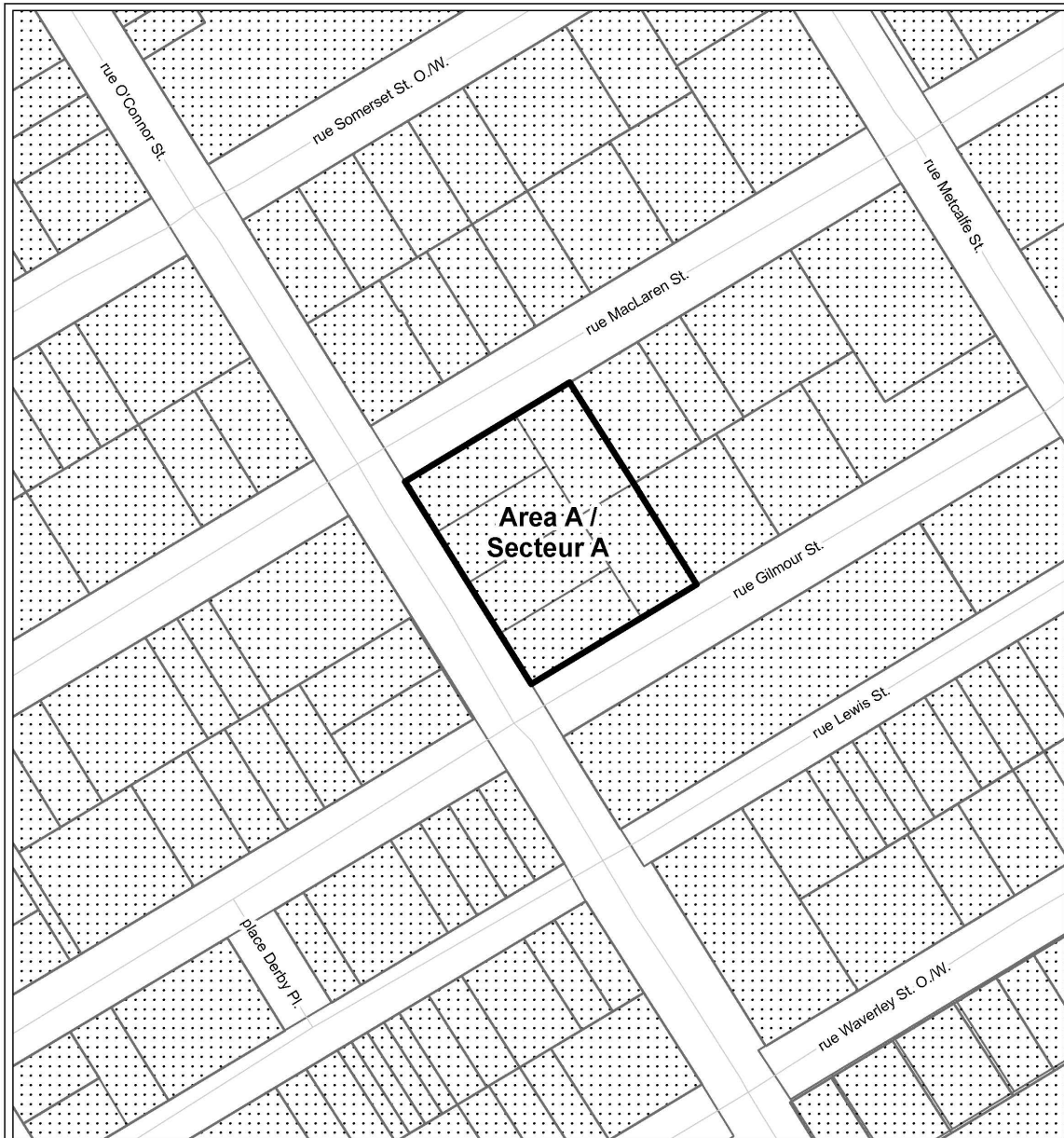
"In the case of the lands municipally known as 267 O'Connor Street, any high-rise development on the subject lands shall be considered as a Landmark Building and the maximum building height is 27 storeys despite Schedule C hereto. Furthermore, notwithstanding subsection 4.4, Policy 42) c), small retail, cafes restaurants and other similar non-residential uses will be permitted on the first two floors and basement. A site plan control application for such high-rise development is required and must address the following:





- (a) Confirmation that an Urban Design Review Panel (UDRP) session for the Site Plan Control application occurred.
- (b) Despite Policy 55(e) of Section 4.4.9, a Privately-Owned Publicly Accessible Space (POPS) of at least 40 per cent of the total lot area, post-conveyances. A meaningful portion of the POPS, or an interim POPS design, shall be constructed in the first phase of development and complete construction shall be in the final phase of development. The POPS shall also include tree planting.
- (c) Active uses and animation of the ground floor facing O'Connor Street.
- (d) A complete application submission must include supporting material to demonstrate leadership and advances in sustainable design and energy efficiency.

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.

**Document 3 – Zoning Key Plan for Zoning By-law 2008-250**



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-20-0101	26-0076-X	<b>267 rue O'Connor Street</b>	
I:\CO\2026\ZKP\OConnor_267		 Area A to be rezoned from R4UD[479] to R5B[xxxx] SYYY Le zonage du secteur A sera modifié de R4UD[479] à R5B[xxxx] SYYY	
©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		 Heritage (Section 60) Patrimoine (Article 60)	
©Les données de parcelles appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE		Entire map area is affected by the Mature Neighbourhoods Overlay (section 139) / Tout le secteur de la carte est touché par la Zone sous-jacente de quartiers établis (article 139)	
REVISION / RÉVISION - 2026 / 01 / 26			

## **Document 4 – Details of Recommended Zoning By-law Amendment for Zoning By-law 2008-250**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 267 O'Connor Street.

- 1) Rezone the lands as shown in Document 3;
- 2) Add a new exception XXXX to Section 239 – Urban Exceptions with provisions similar in effect to the following:
  - a) In Column I, Exception Number, add the text “XXXX”
  - b) In Column II, Applicable Zones, add the text “R5B(XXXX) SYYY”
  - c) In Column III, Additional Permitted Uses, add the text:
    - animal care establishment
    - artist studio
    - bank
    - catering establishment
    - community centre
    - convenience store
    - daycare
    - funeral home
    - government service centre
    - indoor entertainment facility
    - instructional facility
    - library
    - medical facility
    - museum
    - office
    - personal service business
    - place of assembly
    - place of worship
    - recreational and athletic facility
    - restaurant
    - retail food store

- retail store
- school
- service and repair shop
- storefront industry
- theatre
- training centre

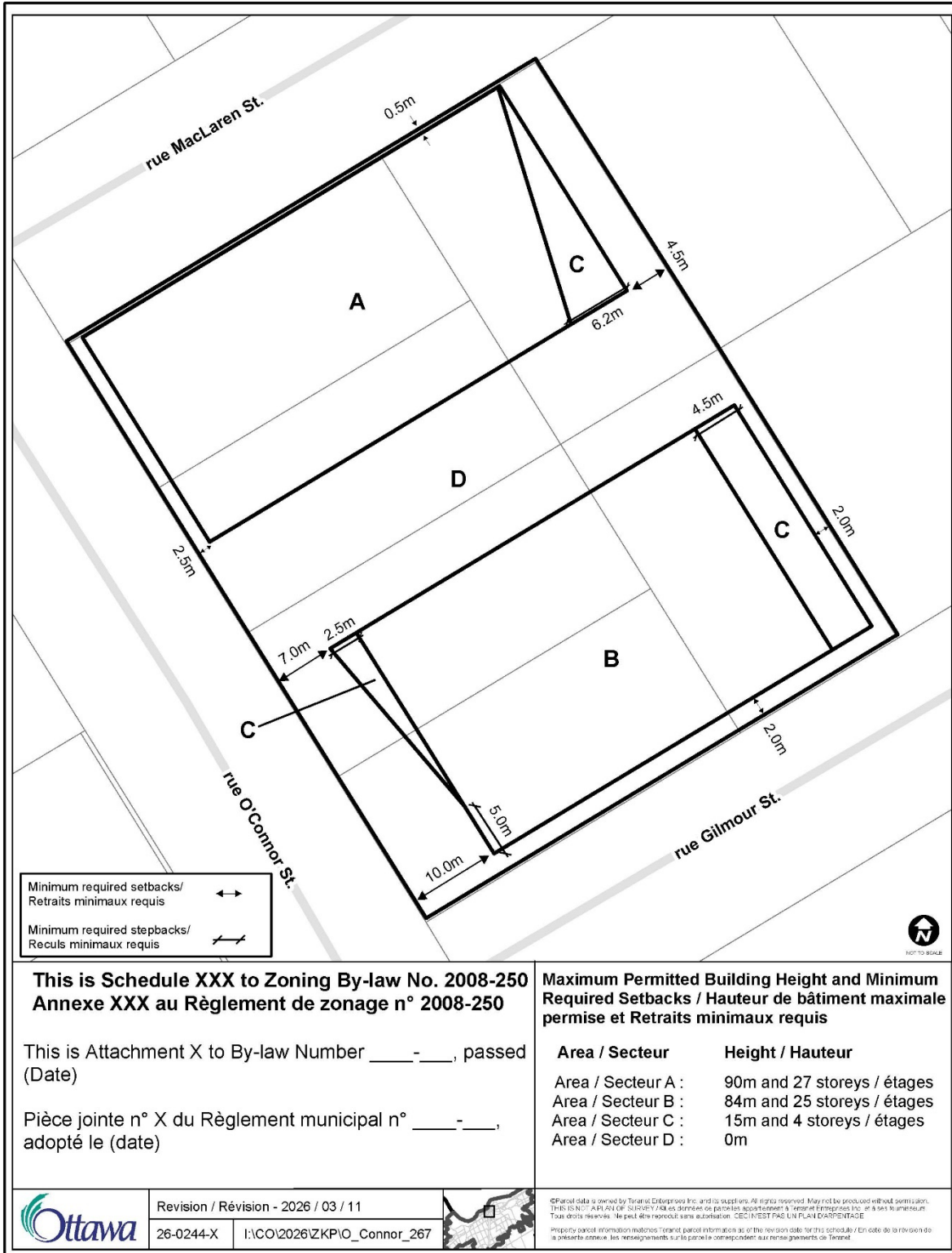
d) In Column V, Provisions, add the text:

- The lands zoned “R5B(XXXX) SYYY” are to be treated as one lot for zoning purposes.
- Maximum permitted building heights, minimum setbacks, and minimum setbacks per SYYY.
- Permitted projections listed in Section 64 and 65 of the Zoning By-law are not subject to the maximum permitted building heights, the minimum setbacks, the minimum setbacks and the minimum separation distances identified on SYYY.
- Within Areas A and B on SYYY, an indoor amenity area room with associated washroom facilities, up to a maximum cumulative floor area of 250.0 square metres and up to a maximum building height of 7.5 metres, may project above the maximum permitted building height.
- Within Areas A and B on SYYY, the maximum building area of a floor plate at or above the eleventh storey is 800.0 square metres of gross floor area.
- One or more of the additional permitted uses in Column III must be provided within a depth of six metres of the front wall of the building facing O’Connor Street.
- The additional permitted uses in Column III are permitted in an Apartment Dwelling.
- The additional permitted uses in Column III are only permitted in the first storey, second storey and basement of an Apartment Dwelling.

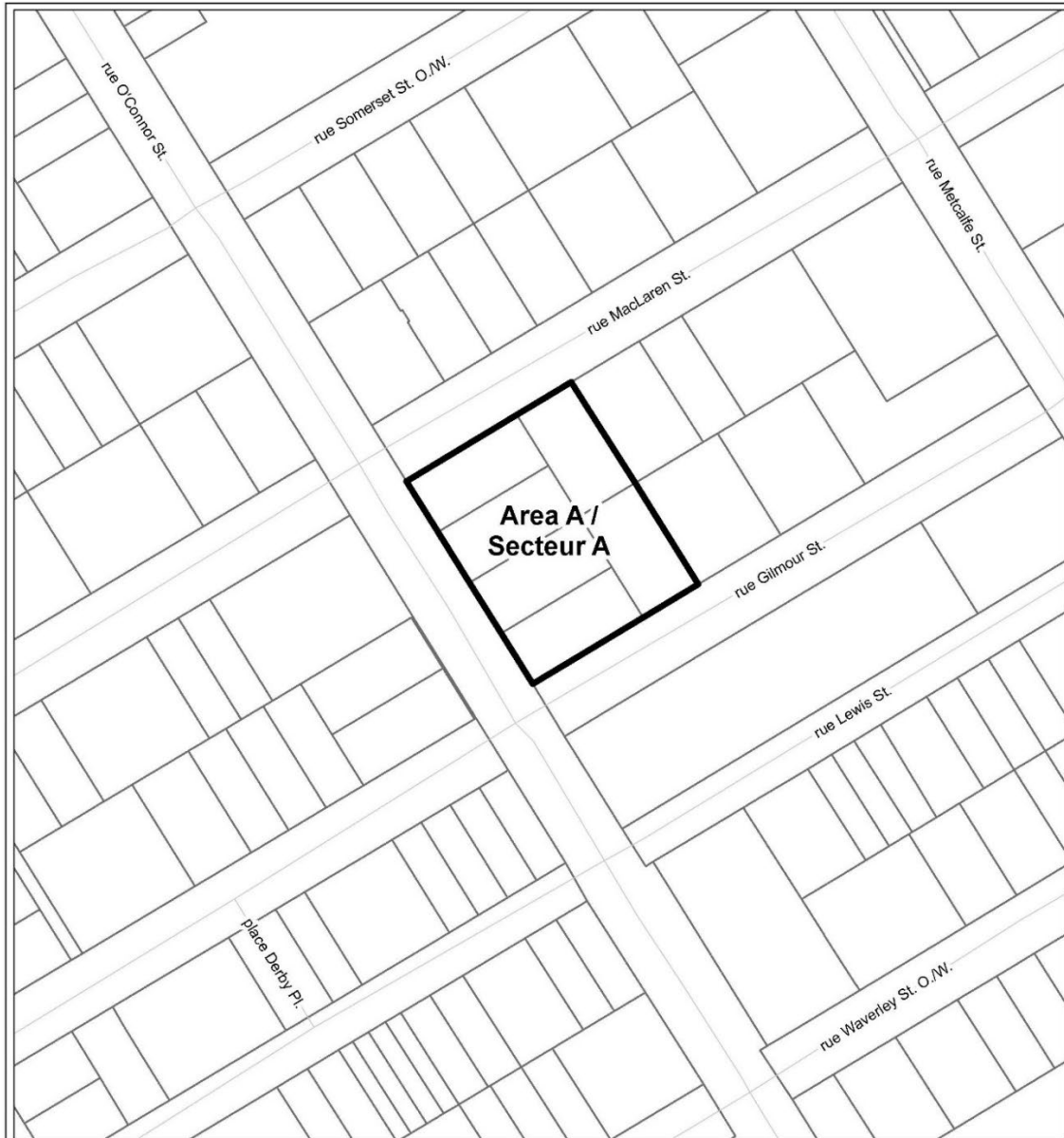
- Section 60 (Heritage Overlay) does not apply.
- Minimum bicycle parking rate: one space per dwelling unit
- Despite Schedule YYY, structural columns shall be no closer than 1.5 metres from the eastern lot line.
- A minimum separation distance of 20.0 metres is required for the portion of the buildings ten storeys or higher.


3) Add Document 5 as new schedule YYY to Part 17 – Schedules

Document 5 – Zoning Schedule for Zoning By-law 2008-250



**Document 6 – Zoning Key Plan for Zoning By-law 2026-50**



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-20-0101	26-0223-X	<b>267 rue O'Connor Street</b>	
I:\CO\2026\ZKP\OConnor_267		 Area A to be rezoned from N5B[479] H(23) to N5B[xxxx] SYYY Le zonage du secteur A sera modifié de N5B[479] H(23) à N5B[xxxx] SYYY	
<small>©Parcel data is owned by Teranel Enterprises Inc. and its suppliers                  All rights reserved. May not be produced without permission                  THIS IS NOT A PLAN OF SURVEY</small>			
<small>©Les données de parcelles appartient à Teranel Entreprises Inc.                  et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit                  sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2026 / 03 / 04			

## **Document 7 – Details of Recommended Zoning By-law Amendment for Zoning By-law 2026-50**

The proposed change to the City of Ottawa Zoning By-law No. 2026-50 for 267 O'Connor Street.

- 1) Rezone the lands as shown in Document 6;
- 2) Add a new exception XXXX to Section 239 – Urban Exceptions with provisions similar in effect to the following:
  - a) In Column I, Exception Number, add the text “XXXX”
  - b) In Column II, Applicable Zones, add the text “N5B(XXXX) SYYY”
  - c) In Column III, Additional Permitted Uses, add the text:
    - animal care establishment
    - artist studio
    - bank
    - catering establishment
    - community centre
    - convenience store
    - daycare
    - funeral home
    - government service centre
    - indoor entertainment facility
    - instructional facility
    - library
    - medical facility
    - museum
    - office
    - personal service business
    - place of assembly
    - place of worship
    - recreational and athletic facility
    - restaurant
    - retail food store

- retail store
- school
- service and repair shop
- storefront industry
- theatre
- training centre

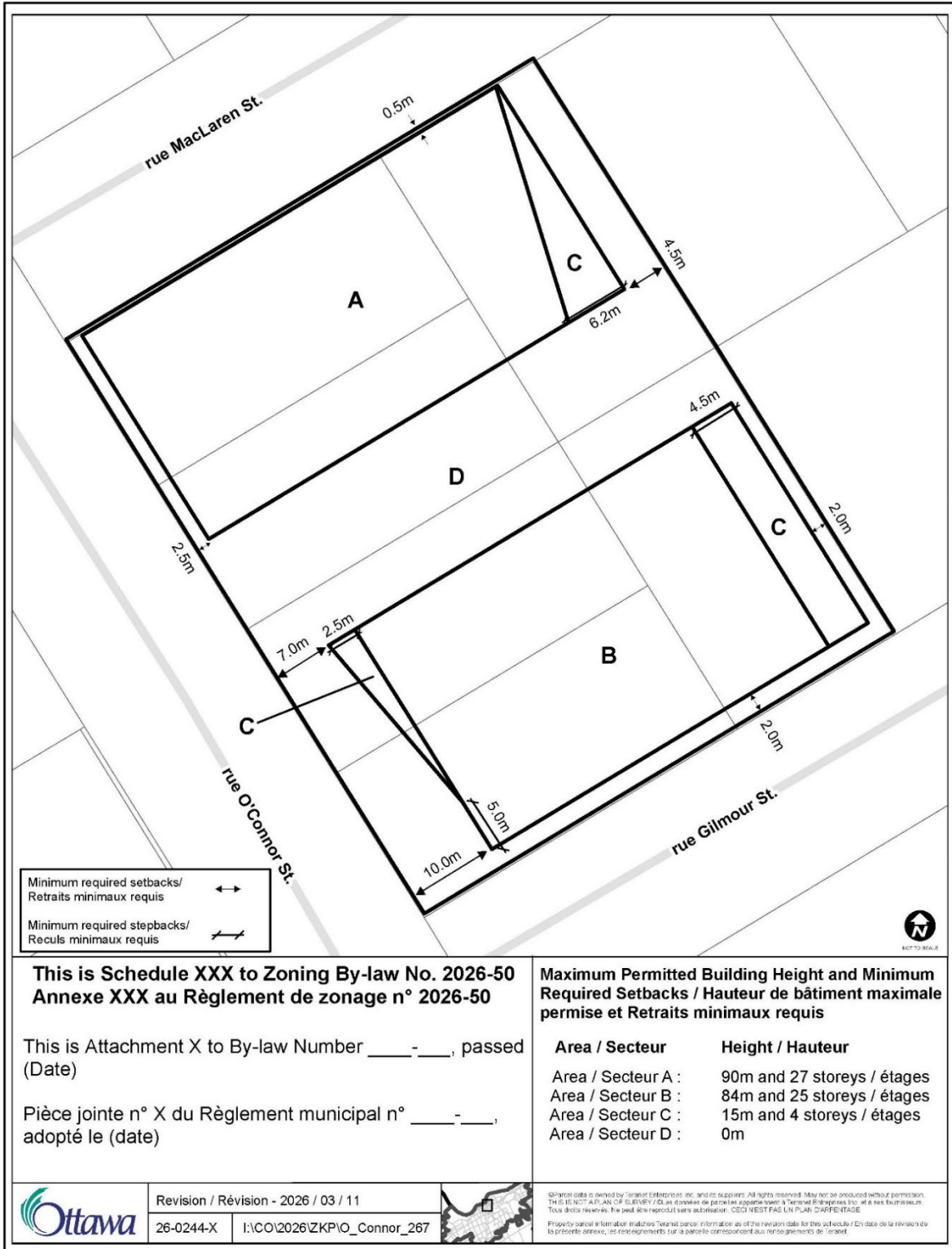
d) In Column V, Provisions, add the text:

- The lands zoned “R5B(XXXX) SYYY” are to be treated as one lot for zoning purposes.
- Maximum permitted building heights, minimum setbacks, and minimum setbacks per SYYY.
- Permitted projections listed in Section 203 and 204 of the Zoning By-law are not subject to the maximum permitted building heights, the minimum setbacks, the minimum setbacks and the minimum separation distances identified on SYYY.
- Within Areas A and B on SYYY, an indoor amenity area room with associated washroom facilities, up to a maximum cumulative floor area of 250.0 square metres and up to a maximum building height of 7.5 metres, may project above the maximum permitted building height.
- Within Areas A and B on SYYY, the maximum building area of a floor plate at or above the eleventh storey is 800.0 square metres of gross floor area.
- One or more of the additional permitted uses in Column III must be provided within a depth of six metres of the front wall of the building facing O’Connor Street.
- The additional permitted uses in Column III are permitted in an Apartment Dwelling.
- The additional permitted uses in Column III are only permitted in the first storey, second storey and basement of an Apartment Dwelling.

- Section 209 (Heritage Provisions) does not apply.
- Minimum bicycle parking rate: one space per dwelling unit
- Despite Schedule YYY, structural columns shall be no closer than 1.5 metres from the eastern lot line.
- A minimum separation distance of 20.0 metres is required for the portion of the buildings ten storeys or higher.

3) Add Document 8 as new schedule YYY to Part 17 – Site-specific Schedules

Document 8 – Zoning Schedule for Zoning By-law 2026-50



## Document 9 – October 2020 Council-approved Public Consultation Strategy

# Formal Review and Public Consultation Program 267 O'Connor Street

1

### Project Overview

The property owner (Taggart), is proposing to redevelop the subject property with two (2) high-rise mixed-use buildings and a sizeable Privately Owned Public Space (POPS). The area of the POPS is proposed to be approximately 1500.0 square metres with frontage on O'Connor, Gilmour and MacLaren streets. The planning applications required for this re-development proposal include an Official Plan Amendment (OPA), Zoning By-law Amendment (ZBLA), and Heritage Permit Application initially with a Site Plan Control Application submitted at a later date.

Due to the height (27+ storeys) of the proposed towers the, "Landmark Building" policy of the Centretown Secondary Plan is applicable. Policy 3.9.5.5 of the Centretown Secondary Plan describes specific criteria for the consideration of a "Landmark Building" and states that prior to considering a proposal for a Landmark Building in Centretown, a formal and rigorous application and review process that includes public consultation shall be developed for consideration by the appropriate standing committee of Council and shall be adopted by Council.

The Formal review and public consultation process detailed below is therefore submitted for your consideration.

### Formal Review and Public Consultation Program

The Formal Review and Public Consultation Plan is guided by the overarching principle of ongoing and consistent community engagement and conversation during the entirety of the application process, which is critical to the success of the project. Therefore, the proposed strategy is integrated into the overarching development applications process and will be refined through discussions with City Staff, the Ward Councillor Troster, and the Centretown Citizen's Community Association.

The most important element of a successful Formal Review and Public Consultation Plan is clarity. Fotenn aims to provide user-friendly, plain-language messages throughout the project.

Our public consultation plan includes the following components:

- / A comprehensive list of planned public engagement initiatives including online public open house as well as a planned site visit if appropriate and advisable;
- / An approach to ensure inclusivity regarding participants and other community stakeholders;
- / A strategy specifying our approach for engaging and informing residents through various forms of social media platforms including a project website and online surveys to build project interaction and awareness;
- / A comprehensive management plan to acknowledge, incorporate, and address the submitted public consultation feedback received from all stakeholders,
- / A thorough and project-wide update meeting schedule for Staff and Council.

A series of regular postings will be prepared to keep the public updated on the progress of the project and upcoming opportunities for participation in the process. It is anticipated that all public engagement events and activities will be advertised using the full suite of tools, but that more targeted messaging may be used in certain cases for specific groups.

The approach to public consultation will be based on the following principles:

- / Draw on previous consultation records and make connections between the processes;
- / Produce clear and consistent messaging to effectively inform the public from the outset;
- / Ensure that stakeholders are being educated and informed to allow for meaningful participation in the process;
- / Identify ways of contacting hard-to-reach groups, and provide a variety of options to engage in the process;
- / Ensure public consultation events and methods of providing feedback are inclusive and accessible to people of all ages and abilities;
- / Allow for a balance of formal and informal engagement opportunities, and
- / Make engagement fun and rewarding.

Examples of consultation techniques that have proven successful include:

- / Community walk-about and mapping activities;
- / Workshops and design charrettes, including demographic-specific workshops;
- / Public presentations and open houses; and
- Project websites, social media, and targeted emails.
- / Due to the current challenges for public consultation as a result of the ongoing COVID-19 pandemic Fotenn will endeavour to provide for a full and comprehensive consultation and review process made available online for people to participate.

## Work Plan

The proposed Formal Review and Public Consultation Program is detailed below. Generally, the events described are anticipated to occur in order as listed.

### 1. Pre-Application Consultation Meetings

- The pre-application process which has been previously completed provided the opportunity for Staff, members of the Community Association, and the Project Team to discuss the proposal and to exchange information on development considerations early in the planning process. The pre-application consultation meeting included a review of land use policies and guidelines, zoning information, public consultation, transportation and engineering requirements, and other issues. Importantly, the Centretown Secondary Plan policies regarding “Landmark Buildings” were discussed in detail. Representatives of the Centretown Citizens Community Association were also in attendance to discuss the proposal and provide feedback to the project team.

### 2. Kick-off Centretown Citizen Community Association (CCCA) Meeting

- The initial meeting with the CCCA will occur prior to the submission of the application package and will provide an opportunity to present the preliminary design of the buildings as well as the public realm. This meeting will aim to establish high-level objectives that the CCCA would like to see implemented in the overall design and layout of the site.

### 3. Kick-Off Meeting with Ward Councillor

- The Ward Councillor Troster has been involved in on-going discussions regarding building design, site layout, the provision of a substantial at-grade community amenity area and has been engaged to provide guidance on the ongoing public consultation process. Taggart and Fotenn will work collaboratively with the Councillor’s office regarding future outreach and public consultation on this project.

#### **4. Submit Application**

- Once formally submitted, the application will be subject to the established and statutory public notification and consultation process that includes signage on the subject property as well as opportunities to submit comment via the City Development Applications web page or directly to the City Planner assigned to this file.

#### **5. Formal Urban Design Review Panel (UDRP)**

- The Urban Design Review Process will be confirmed through discussions with Municipal Staff, the Ward Councillor Troster, the CCCA, and the Panel.
- The initial UDRP meeting will represent an important opportunity to present the proposal to the panel and receive early feedback on the building design and overall site layout including at-grade amenity space in the form of a Privately Owned Public Space (POPS).
- Given the prominence and importance of this project it is anticipated that this application will establish and benefit from an ongoing review the involves a working group consisting of a sub-group of the larger UDRP to review and provide guidance on the application as it evolves.

#### **6. Public Consultation Meeting**

- The first public consultation session will occur following submission of the applications and will provide an opportunity for the project team to present the conceptual plans for the site and gather initial feedback on the proposal from members of the community.
- The first engagement session is proposed as a presentation format, featuring a presentation by the Team, with multiple forms of visual media to aid in communication and understanding of the project. Following the presentation, attendees will be invited to ask questions about the process and provide input on the land use planning issues facing their community.
- The public consultation meeting will be advertised using multiple modes of outreach to ensure the public is adequately notified of the event and their opportunities to participate (online, email, fliers etc.).
- Results of the meeting will be summarized in an “As We Heard It” report.

#### **7. Design Charrette**

- A Design Charette for the public realm design will be held to ensure community stakeholders are provided the opportunity to contemplate and present their ideas of what that space looks and feels like.
- The design charette will be advertised using multiple modes of outreach to ensure the public is adequately notified of the event and their opportunities to participate (online, email, fliers etc.).
- Results of the charrette will be summarized in an “As We Heard It” report.

#### **8. Receive and Respond to the First Round of Technical Review Comments from the City**

- The technical review process conducted by City of Ottawa Staff represents a rigorous and comprehensive assessment of the submitted plans and reports. The outcome of this review is a series of comments and feedback on the various aspects of the project to ensure compliance with all relevant and required municipal, provincial, and federal regulations and requirements.
- The project team will assess the technical review comments received from Staff and provide written response and revise all materials accordingly.

**9. Centretown Citizens Community Association Check-in (x3).**

- Throughout the formal review process, the project team will host regular meetings/discussions with the CCCA to provide updates and receive feedback as the design and layout of this projects evolves.

**10. Public Website/ Public survey**

- A web page will be created to provide information and feedback opportunities to the public. The website will be the hub of all the most current public information related to the project. It will also provide a contact email address for residents and business owners to provide input.
- A survey will be hosted on the website to provide an opportunity for those not able to participate in formal engagement activities.
- A paper version of the survey will be made available for those interested members of the public.

**11. Second Public Meeting**

- The second public consultation meeting will provide an opportunity for the project team to present the revised and updated plans for the site and gather feedback from members of the community. Results of the meeting will be summarized in an “As We Heard It” report.
- The second public consultation meeting will be advertised using multiple modes of media to ensure the public is adequately notified on the event and their opportunities to participate (online, email, fliers, etc.).

**12. Public Site Walk-Through.**

- If permitted, the public open house will provide an opportunity to conduct a site-visit and discuss potential design and landscaping approach for the public realm (POPS).
- The open house would involve visual materials strategically placed throughout the site to provide for a contextual understanding of the proposed plans for the POPS.
- The public site walk-through will be advertised using multiple modes of outreach to ensure the public is adequately notified on the event and their opportunities to participate (online, email, fliers, etc.).

**13. Ward Councillor Check-in**

- Prior to finalizing the plans, it is proposed that Fotenn will host a meeting with the Ward Councillor Troster to provide an update on any revisions or alterations and to gain their feedback.

**14. Receive and Respond to Second Round of Technical Review Comments from the City (If required).**

- The project team will assess the technical review comments received from Staff and provide written response and revise all materials accordingly.
- Once complete, the proposal will be scheduled for a public hearing at Planning Committee.

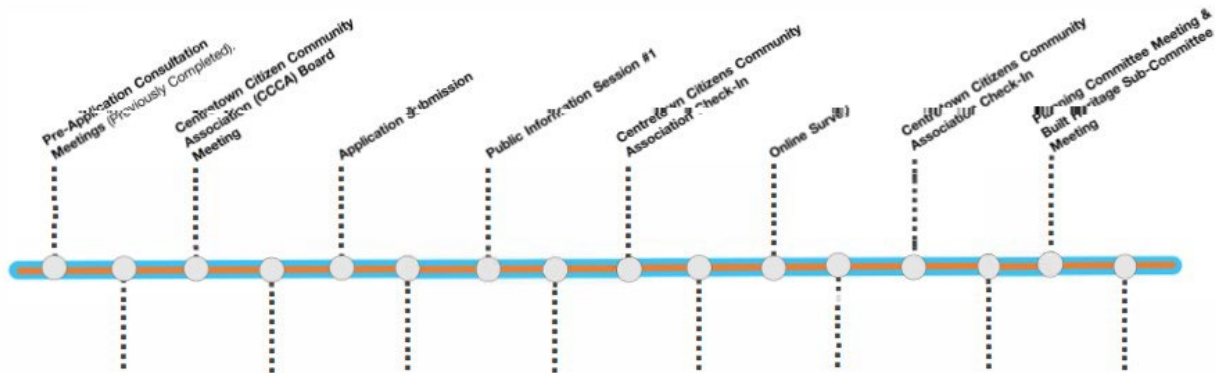
**15. Planning Committee Meeting & Heritage Committee Meeting – Statutory Public Hearing**

- When ready, the application will be presented and considered at Planning Committee. This process will involve the opportunity for public delegations to present their position on the application. The project team will also attend to present the proposal and answer any questions posed by City Councillors on Planning Committee.
- The City of Ottawa Planning Committee will then make a recommendation to City Council.
- 

**16. City Council Meeting**

- Ottawa City Council will ultimately consider and decide on the proposal.

**APPENDIX A: PROPOSED CONSULTATION STEPS**



## **Document 10 – Consultation Details**

### Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Official Plan amendments. Public meetings were also held in the community in accordance with the Council-approved public consultation strategy for the development of a landmark building at this location. Staff received approximately 30 public comments. The concerns expressed related to parking and traffic, massing and building impacts including transition to abutting properties, public consultation approach, open and public space, construction impacts and the unit mix of the proposal.

### **Public Comments and Responses**

The following summarizes, in no particular order, a list of common topics and items raised by members of the public in response to the application.

1. Concerns regarding the loss of the surface parking lot. Will there be any efforts to mitigate disruption for people who use this public parking lot during construction and afterwards?

Response:

- The removal of surface parking in favour of redevelopment for the proposed uses is supported within the Downtown Core Transect policy area. The policy intent is to prioritize walking, cycling and transit within, and to and from, the Downtown Core. Further, on-site parking is encouraged to be reduced and hidden from view from the public realm.
  - Regarding parking lot access during construction: the site will be developed in phases, and a phasing plan will be expected at the time of site plan control.
2. Concerns regarding traffic (and its perceived impacts), parking access, and the amount of parking being proposed on-site.

Response:

- The applicant is proposing 267 residential parking spaces on-site, which exceeds the minimum required parking rate of 0.5 parking spaces per

dwelling unit as per Zoning By-Law 2008-250. The proposal also incorporates a bicycle parking rate of at least one bicycle parking space per dwelling unit.

- Section 5.1.2 of the Official Plan seeks to discourage automobile uses within the Downtown Core Transect and seeks to promote walking, cycling and transit. As such, the proposal seeks to balance parking needs of the residents of 267 O'Connor and to minimize the need for automobile dependency.
  - A Traffic Impact Assessment (TIA) was submitted by the applicant to assess traffic impacts concerning the proposal and this document was reviewed through the application process to staff's satisfaction.
3. Concerns regarding inconsistency with the landmark policy framework and deviation from the Centretown Community Design Plan and the approved zoning for the subject property.

Response:

- While the Central and East Downtown Core Secondary Plan (Centretown Community Design Plan) specifies a maximum height of nine storeys at the site location, Section 4.4.9 of the Central and East Downtown Secondary Plan permits greater heights provided the policy criteria for Landmark buildings are satisfied.
  - The staff report above includes a planning rationale that explains why it is staff's opinion that the policy criteria for Landmark Buildings have satisfied in the case of this development proposal.
  - In accordance with the *Planning Act*, an Official Plan Amendment may be submitted by an applicant to amend any Secondary Plan. In this instance, Staff support the requested Amendment, as detailed in the staff report above.
4. Concerns regarding the proposed built-form, height increase, massing and the shadow impacts on nearby parks/open spaces and residential properties.

Response:

- Staff have reviewed the sun-shadow study prepared by the applicant and are of the opinion that any minimal shadowing does not negatively impact

on the enjoyment or use of any public open space and/or nearby park (Jack Purcell Park).

- As per 4.4.9, Policy 55) Landmark Buildings must conform to the built form policies and respect the form and character of their surroundings. For reasons explained in the staff report above, Staff believe that the proposal provides sufficient transition, and the site is appropriate for a high-rise building. The application of a low-rise podium, as well as façade / material treatment of the base, respects the surrounding form and character in this heritage context.
  - A per Section 4.4.9, Policy 55), Landmark Buildings shall not exceed 27 storeys. The proposal consists of one 27-storey tower and one 25-storey tower, and the policy criteria for Landmark Buildings is otherwise satisfactorily met in staff's opinion.
5. Concerns regarding the POPS not being a “significant, publicly accessible and publicly owned park” at a minimum 40 per cent of the area of the site.

Response:

- The proposed Privately Owned Public Space (POPS) area will be at least 40 per cent of the total lot area, post-conveyances. As explained in the staff report above, the provision of a POPS is consistent with the direction of the existing site-specific policy (Policy 53 of Section 4.4.9), and, in staff's opinion, satisfactory aligns with this landmark policy.

6. Concerns regarding the architecture not being “iconic” or landmark enough.

Response:

- The proposal is designed by an international architect and was subject to three reviews by a Special Design Review Panel (SDRP) through formal application process. Changes were made to the design to respond to SDRP recommendations. In the most recent submission, significant revisions were made to the design to make the project more compatible with the existing character of the Centretown HCD, including articulation of the podium along the Gilmour and Maclaren facades, the use of red brick on the base of the tower, and improved transition to the east. Staff are of the opinion that the landmark proposal is appropriate and that proposal achieves design excellence.

- Through the Site Plan Control the design will continue to be reviewed by the Urban Design Review Panel.

7. Concerns regarding the public consultation approach.

Response:

- Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Official Plan amendments. Public meetings were also held by the applicant in the community in accordance with the Council-approved public consultation strategy for the development of a landmark building at this location. Staff are satisfied that the requirements of the Council-approved public consultation strategy have been met.

8. Concerns regarding the sustainability approach (proposal only aiming for Tier 1 – minimum standards).

Response:

- To address the sustainability requirements of the proposed Official Plan Amendment, it has been agreed (per the Official Plan Amendment details) that the applicant will provide a complete application submission that includes supporting material to demonstrate sustainable design and energy efficiency that will focus on best practices addressing waste management, operational energy monitoring, and carbon emission analysis, as was proposed during the Official Plan Amendment and Zoning By-law amendment applications review and approval process. Staff are satisfied that this meets the applicable landmark policy criteria.

9. Concerns regarding the provision of bicycle parking (less than one space per dwelling unit).

Response:

- A bicycle parking rate of one space per dwelling unit will be required (per the details of recommended Zoning By-law Amendment). 514 bicycle parking spaces are located underground and at ground level.

10. Concerns regarding the lack of open space (less than 40 per cent) and the lack of information on the proposed institutional use.

Response:

- The proposed Privately Owned Public Space (POPS) area was increased to over 40 per cent of the total lot area, post-conveyances.
- In accordance with Section 4.4.9, Policy 55) e), a continuous publicly accessible open space area is being proposed instead of an institutional use.

11. Concerns regarding built form setbacks and transition along the east side of the development.

Response:

- The staff report above details the planning rationale for the reduced interior side yard setback and the transition along the east side of the development. Staff have no concerns with the zoning requests and support the proposed setbacks as recommended in the details of Zoning By-law Amendment.

12. Concerns regarding the timing of building demolition and the temporary open space (related to heritage permit).

Response:

- The timing of building demolition is unknown at this time.
- At the time of Site Plan Control, the applicant may consider the opportunity to facilitate a POPS as a temporary use for the property.

13. Concerns regarding the proposal and its relationship with the existing context (heritage context, scale, character, local environment).

Response:

- The staff report above provides detailed planning rationale regarding contextual considerations.
- Through the development application process, Heritage staff conducted an evaluation of the proposed development and determined that the

proposal was appropriate as it meets the applicable policies and guidelines in the Minto Park and Centretown HCD Plan, is compatible with the neighbouring buildings and Centretown HCD and meets the Landmark Criteria related to heritage conservation. A recommendation report is proposed to the April 14, Built Heritage Committee, and the heritage permit requires Council approval.

- A Heritage Impact Assessment was submitted and reviewed to Heritage staff's satisfaction. This document will inform the applicant and City staff of any mitigation efforts to be considered at the time of Site Plan Control.

14. Concerns regarding construction impacts (example: blasting) and access to site, businesses, employment during construction.

Response:

- Site construction will be required in accordance with municipal and provincial by-law, standards and requirements.
- Construction impacts will be further considered through Site Plan Control and Building Permit review, such as the potential need for a Traffic Management Plan, depending on construction staging and site access.

15. Concerns regarding accessibility and accessible parking.

Response:

- Access to the underground parking will be provided by a two-way ramp access on MacLaren Street.
- A total of 11 barrier-free parking spaces are shown in the concept plans.
- Accessibility standards will be further reviewed at the time of site plan control and/or building permit.

16. Concerns regarding the level of density and intensification proposed.

Response:

- Section 5.1 of the Official Plan encourages the concentration of the greatest heights and density within the Downtown Core Transect Policy area.

- The Central and East Downtown Core Secondary Plan allows for Landmark Buildings to depart from the built form parameters for other development in the Central and East Downtown Core Secondary Plan.

17. Concerns regarding approval process (too developer friendly).

Response:

- The processing of the applications followed a council-approved public consultation strategy, took longer than the statutory timelines for the applicable applications, and the proposal underwent significant revisions before staff put forth a recommendation on the Official Plan Amendment and Zoning By-law Amendment applications.

18. Concern regarding sightlines for the bike lane on O'Connor for cars merging from MacLaren.

Response:

- The site plan includes 3.0 x 9.0 metre corner sight triangle at this intersection that aligns with City standards. This concern will continue to be reviewed by staff through a future site plan control application.

19. Concern regarding unit mix (concern that it will be limited to studio or one-bedroom)

Response:

- The applicant proposes 138 two-bedroom units and an additional 16 two-bedroom units with dens, amounting to 154 units in total with two or more bedrooms. This is approximately 30 per cent of the total number of units proposed.
- The proposal is consistent with the growth management targets of Section 3.2.
- Unit mix will continue to be reviewed at the time of Site Plan Control.

20. Support for the development of two new mixed-use high-rise buildings on the lot of 267 O'Connor Street.

## Community Organization Comments and Responses

The following is a letter provided by the Centretown Community Association on March 18, 2025:

*The Centretown Community Association has reviewed the development application for 267 O'Connor. We strongly urge the city to refuse this proposal.*

*This site is zoned for nine storeys, but the developer proposes to go to three times that height, 27 storeys, relying on the Landmark Buildings Policy in the Centretown Secondary Plan.*

*That policy confers on a developer the ability to exceed the zoning height restriction and go to 27 storeys. But in exchange, the developer must meet exceptional building-design criteria. What is proposed for 267 O'Connor fails to meet any of the major requirements of the Landmark Buildings Policy. In most instances, the developer fails egregiously, falling far short of specific requirements. This is not a Landmark Building, not even close.*

*First, under the policy, the building must have "iconic architecture." The proposed towers are boxes on end. They are ordinary, pedestrian. The design, boxes on end, is what one sees in virtually every other tall building in Ottawa.*

*The Landmarks Buildings Policy is described in the Central and East Downtown Core Secondary Plan. In that plan, there are words describing what constitutes a Landmark Building: "special," and "different." The proposed design is the usual boxes on end; it is not different, not special. This is nothing "iconic" about this design.*

*Second, the proposal must provide, to quote the policy, a "significant, publicly accessible and publicly owned park." This "open space" shall be "a minimum of approximately 40 per cent of the area of the subject site."*

*In this proposal, the open space would be a POPS (privately owned public space). It would be privately owned and thus fails to meet the requirement for a "publicly owned park."*

*The Landmark Buildings Policy states the open space must be a "minimum" of 40 per cent of the site. The developer's original proposal provided a park on 41 per cent of the*

*site. The developer has slashed the size of the park and now provides a mere 31 per cent as park.*

*The proposal fails to meet the open-space obligation — blatantly. It provides 31 per cent as park, ignoring the policy’s minimum requirement of 40 per cent.*

*Third, the policy says a Landmark Building must “demonstrate leadership and advances in sustainable design and energy efficiency.”*

*The City of Ottawa has developed and plans soon to implement the High Performance Development Standard. The standard will have three tiers, Tier 1 being the lowest. Once the policy is implemented, Tier 1 will be mandatory.*

*The developer will meet only Tier 1, the minimum and mandatory standard. The minimum and mandatory standard is not “leadership.” Nor is it an “advance.” The minimum standard is minimum; that is the opposite of leadership.*

*The policy requires “leadership” and “advances” in sustainability and energy efficiency. This proposal goes in the opposite direction, doing the minimum.*

*Regarding the major requirements of the Landmark Buildings Policy, this proposal fails to meet everyone.*

*As well, it fails to meet a key requirement of the Centretown and Minto Park Heritage Conservation District Plan.*

*The HCD plan was update in 2023 and thus the updated plan governs this application, which was filed, with a new design, in February 2025.*

*The HCD plan stipulates as policy (a mandatory requirement) that: “When a Landmark Building is proposed within the boundaries of an HCD, it shall be the subject of an architectural design competition because of the importance of the HCD to the entire Centretown area.”*

*A design competition is mandatory. There was no design competition.*

*We would make one final point, about bicycle parking. The proposal provides 435 bike parking spaces for 510 residential units, a ratio of 0.85. This is too low. For years, most proposals for new buildings have provided a ratio of 1.0. City planners often have encouraged developers to meet a ratio of 1.0. Surely a building that is supposed to*

*show “leadership” in sustainability would, at the very least, meet the routine provision for bike parking.*

*In conclusion, this proposal fails to meet all major requirements under the Landmark Buildings Policy. These are ordinary towers, not “iconic architecture.” The policy requires at least 40 per cent of the site to be park; this proposal provides 31 per cent as park. The policy requires “leadership” in sustainability and energy efficiency; this proposal provides the opposite — the minimum.*

*With respect, the City should refuse this proposal. What is proposed is not, in any sense, a Landmark Building. Thank you for your time and attention to our submission.*

*Sincerely,*

*Rob Dekker President, Centretown Community Association*

*The following letter provided by the Centretown Community Association on January 16, 2026:*

*The Centretown Community Association urges the City to refuse the most recent development application for 267 O’Connor.*

*We agree with the conclusion of the Urban Design Review Panel in 2021. The UDRP, In its report, states it “felt strongly that a two-tower massing is not an appropriate built form for... this small site.” We agree and are perplexed the proponent did not respect this strong recommendation for a single tower.*

*This site is zoned for nine storeys, but the developer proposes to go to more than three times that height, 30 storeys, relying on the Landmark Buildings Policy in the Central and East Downtown Core Secondary Plan.*

*That policy confers on a developer the ability to exceed the zoning height restriction and go to 27 storeys. But in exchange, the developer must meet exceptional design criteria. Under the policy, the building must have “iconic architecture.” The proposed towers are boxes on end. They are ordinary, pedestrian. The design, boxes on end, is what one sees in virtually every other tall building in Ottawa.*

*The Landmarks Buildings Policy is described in the Central and East Downtown Core Secondary Plan. In that plan, there are words describing what constitutes a Landmark Building: “special,” and “different.” The proposed design is the usual boxes on end; it is not different, not special. This is nothing “iconic” about this design.*

*We have attached our letter of March 18, 2025, raising additional concerns about this design, especially the failure to demonstrate leadership in sustainability and energy efficiency, a fundamental requirement of the City's Landmark Buildings Policy.*

*The City should refuse this proposal. What is proposed is not a Landmark Building.*

*Thank you for your time and attention to our submission.*

*Sincerely,*

*Rob Dekker*

*President, Centretown Community Association*

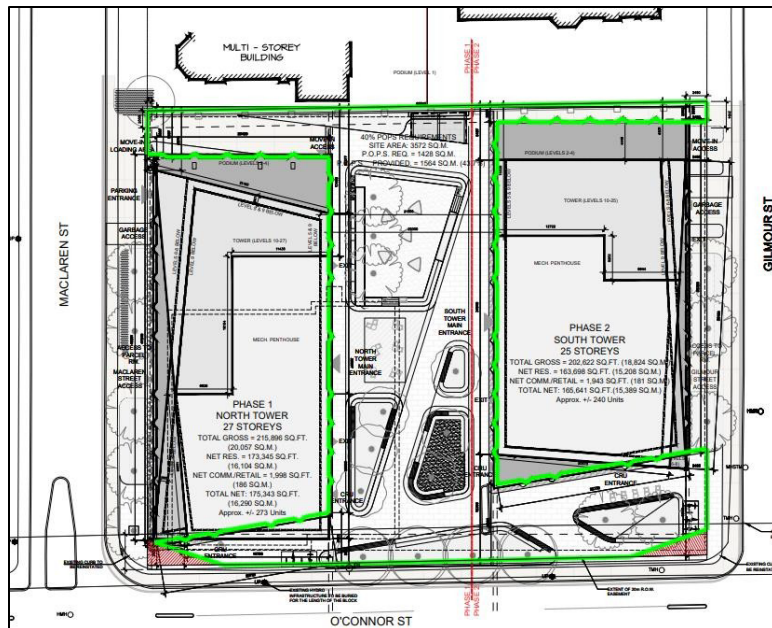
Response(s):

- Per the staff report above, it is staff's opinion that the proposal represents an appropriate Landmark Buildings proposal and represents good land use planning.
- The proposed maximum building height does not exceed 27 storeys as per the secondary plan.
- The POPS now exceeds 40 per cent of the total lot area, post-conveyances.
- The proposal underwent three Special Design Review Panel (SDRP) sessions, and the design is being led by an international architect.
- The number of bicycle parking spaces has been increased to 514 spaces for 513 units, which achieves one bicycle parking space per dwelling unit. This requirement is embedded in the zoning per the details of recommended zoning.

## Document 11 – Special Design Review Panel (SDRP) Recommendations

September 2, 2025

**267 O'Connor Street** | Formal Review | Official Plan Amendment and Zoning By-law Amendment Application | Taggart Realty Management, Hobin Architecture, UNStudio, CSW Landscape Architects, Fotenn Planning + Design |



### Key Recommendations

- The Panel acknowledges the progress made on the project and notes that the discussion is focused on the public realm and detailed aspects of the proposal.
- The Panel recommends improving the connection to Gilmour Street by increasing the proposed setback to improve pedestrian comfort and safety.
- The Panel recommends further exploration of the POPS design, including removing or refining the planter and circulation approach to improve flexibility and improving ground floor animation.
- The Panel appreciates the four-storey masonry podium and recommends extending the red brick material down to grade.
- The Panel recommends refining the architectural expression of the tower, including its geometry, materiality and top.

## Site Design and Public Realm

- The Panel advises further exploration of the Gilmour Street public realm to ensure that the street frontage and site connections are well integrated into the neighbourhood's landscape fabric, despite the building's operational constraints.
- The Panel suggests studying the circulation within the POPS, including the possibility of changing the orientation of the diagonal, so that it creates a better connection from O'Connor Street to MacLaren Street. Alternatively using a more orthogonal geometry and providing more balanced pedestrian connections to Gilmour Street and Maclaren Street.
- The Panel notes that the POPS access to Gilmour Street feels pinched and recommends the setback be increased to improve the visibility and porosity of the POPS.
- The Panel observes that the elevated planters may limit accessibility and reduce the flexibility of the POPS.
- The Panel notes that daylight in the POPS will be limited in winter but that the wind conditions are reasonable.
- The Panel suggests exploring additional setbacks above the podium level to establish a human scale and improve overall comfort.
- The Panel advises looking at precedents such as Paley Park in New York City, where mature tree planting in an elevated paved condition supports increased soil depths and seating, creating an inviting social space.
- The Panel notes that active ground-floor uses would be beneficial to the success of the POPS. Non-residential uses such as cafés and/or other retail should be explored, given the significance of the POPS as it relates to the landmark component of the project.

## Sustainability

- The Panel notes that the solidity of the façade design could be environmentally beneficial but raises a concern that it does not appear to adapt to solar orientation.
- The Panel encourages the proponent to bolster sustainability through the POPS design, cladding systems (including sourcing local materials from Canada where possible), and other building systems that support environmental performance and user comfort (with consideration of microclimate conditions).

## **Built Form and Architecture**

### *Podium:*

- The Panel appreciates the four-storey height and red brick material of the podium, including its unique application.
- The Panel recommends continuing the red brick to grade to give the base more heft and to strengthen the visual transition to the tower.
- The Panel recommends further refinement of the podium façade geometry to reflect the internal functions of the building.
- The Panel recommends studying the geometry of the podium soffit and cantilever. A simpler, orthogonal soffit treatment may be more consistent with the tower expression and create a stronger visual hierarchy.
- The Panel recommends providing more clarity in future renderings along Gilmour Street and Maclaren Street to better understand the contextual relationships to the neighbouring properties.
- The Panel encourages further exploration of the fenestration pattern to ensure that there is indoor/outdoor engagement between the building and the POPS.

### *Tower:*

- The Panel suggests exploring a reduction in the proportion of the lower section of the tower to two or three storeys to achieve a smoother transition from the podium to the tower.
- The Panel understands that Ceramic Cladding as well as Aluminum Panels are being considered for the tower. The Panel prefers ceramic cladding over aluminum cladding for distinctiveness it will bring to the overall project.
- The Panel recommends making the tower top more cohesive, either with a continuous slope or by extending the cladding as a frame.
- The Panel notes that screening details for the mechanical components on the top of the towers are needed and should be integrated into the tower tops.
- The Panel recommends introducing articulation, such as balconies or recesses, to break up the north-facing façade, which appears too flat.
- The Panel recommends further exploration of the underside materials of the balconies so that their appearance from the public realm contributes positively to the architectural aesthetic.

- The Panel notes that there is no step back transition between the proposed four-storey podium and the 100.0-metre tower, abutting the POPS. The Panel recommends further study of the podium/ tower relationship to ensure that the height of the towers doesn't create a canyon affect and overwhelm the human scale of the POPS.

# Document 12 – Concept Site Plan and Renderings



Site Plan, dated March 1, 2026



Landscape Plan, dated December 1, 2025



Aerial rendering facing west (above MacLaren Street)



Aerial rendering facing east (above O'Connor Street)



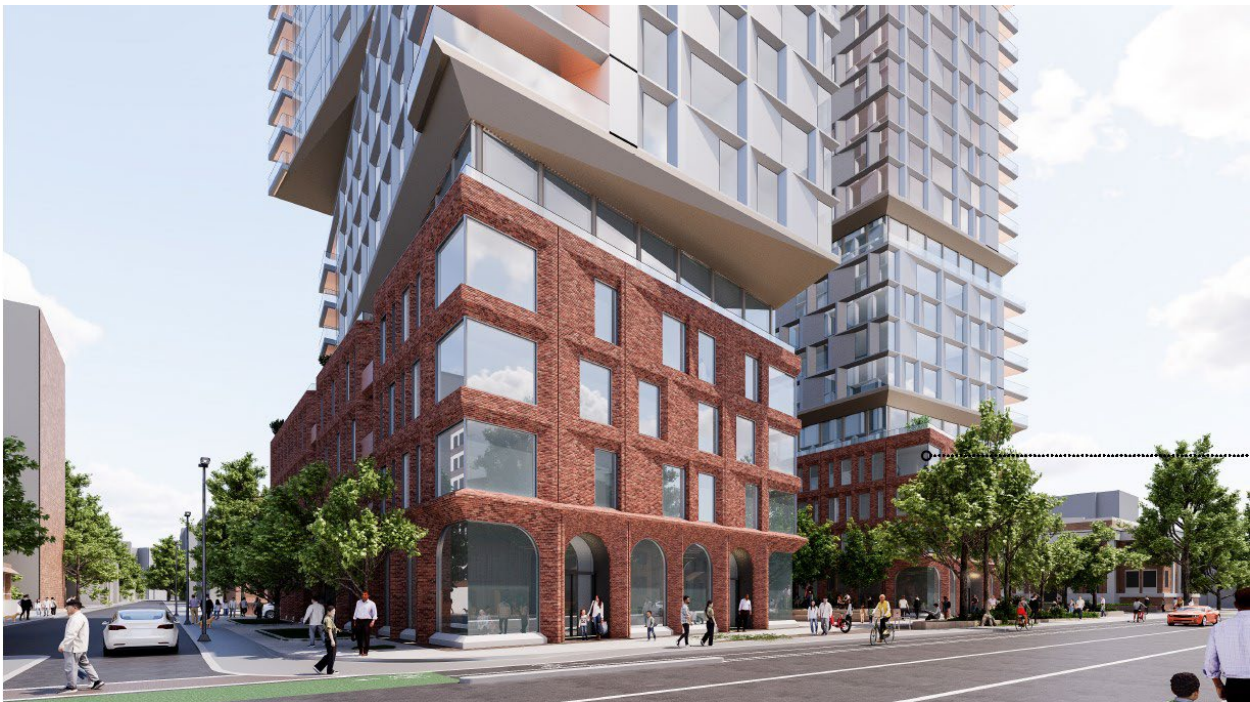
First view from Gilmour Street



Second view from Gilmour Street



First view from O'Connor Street



Second view from O'Connor Street



View of internal Privately Owned Public Space