

**Subject: Formal Review and Consultation Process for a Landmark Building –
359 Kent Street, 236 and 444 MacLaren Street**

File Number: ACS2022-PIE-PS-0017

Report to Planning Committee on 24 February 2022

and Council 9 March 2022

**Submitted on February 11, 2022 by Lily Xu, Acting Director, Planning, Real Estate
and Economic Development**

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Ward: Somerset (14)

**Objet : Processus officiel d'examen et de consultation concernant un
bâtiment d'intérêt – 359, rue Kent, et 236 et 444, rue MacLaren**

Dossier : ACS2022-PIE-PS-0017

Rapport au Comité de l'urbanisme

le 24 février 2022

et au Conseil le 9 mars 2022

**Soumis le 11 février 2022 par Lily Xu, Directrice par intérim, Direction générale de
la planification, de l'immobilier et du développement économique**

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Quartier : Somerset (14)

REPORT RECOMMENDATION

That Planning Committee recommend Council adopt the Formal Review and Public Consultation Program for the proposed Landmark Building at 359 Kent, 236 and 444 MacLaren Street as detailed in Document 1.

RECOMMANDATION DU RAPPORT

Que le Comité de l'urbanisme recommande au Conseil d'approuver le programme officiel d'examen et de consultation du public proposé pour le projet de construction d'un bâtiment d'intérêt sur les terrains situés au 359, rue Kent et aux 236 et 444, rue MacLaren, projet décrit dans le document 1

BACKGROUND

Site location

359 Kent, 236 and 444 MacLaren Street

The purpose of the report is to seek Committee and Council adoption of a proposed public consultation strategy in respect of a planning application for 359 Kent Street, 436, 444 MacLaren Street, as is required per the Centretown Secondary Plan.

DISCUSSION

Public consultation

This report is not subject to public consultation as the purpose is to endorse a strategy for public consultation, which will be implemented during the application review process.

Current Official Plan, Centretown Secondary Plan

Landmark Buildings are those which make both significant and exceptional contributions to the public realm and overall identity of Centretown. The Centretown Secondary Plan provides direction for Landmark Buildings and permits the design to depart from the built form parameters established for Centretown, subject to specific policies established in this section of the plan. Prior to considering a proposal for a Landmark Building in Centretown, a formal and rigorous application and review process that includes public consultation is required to be developed by the applicant for consideration by the appropriate standing committee of Council and shall be adopted by Council.

New Official Plan, Central and East Downtown Secondary Plan

The Central and East Downtown Core Secondary Plan maintains permissions for Landmark buildings and re-iterates the need for a formal and rigorous application and review process that includes public consultation be developed for consideration by the appropriate standing committee of Council and shall be adopted by Council.

Planning rationale

The proposed Formal Review and Public Consultation Program satisfies the requirements of the Centretown Secondary Plan, which requires that a review process with public consultation be developed for adoption by Council. The applicant has submitted an application for Official Plan Amendment and Zoning By-law Amendment which has been deemed incomplete pending Council's adoption of this strategy.

Given the project's location within a conservation district and a design priority area, planning staff have reviewed the strategy in coordination with heritage and urban design staff and are satisfied that the proposed Formal Review and Consultation Program satisfies the secondary plan policies.

All costs associated with implementing the strategy beyond the City's standard public consultation requirements will be at the applicant's expense. The acceptance of the consultation strategy does in no way predetermine staff's position on the applications, nor Committee and Council's.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor McKenney is aware of this report.

LEGAL IMPLICATIONS

ONLY LEGAL SERVICES STAFF MAY COMPLETE THIS SECTION. Report writers should provide the general information, details and rationale related to the topic in the Discussion section of the report, as well as any known or previously identified legal issues or concerns. The respective Solicitor will outline the legal impact to the City resulting from the report recommendations in the Legal Implications section. If there are no legal implications, the Solicitor will provide a comment to that effect. All reports will be sent via the online RADAR tool to Lisa Kilner (ext. 14465) to secure the necessary

comments and approval from Legal Services. Reports cannot go forward without addressing this section and Legal Services must be given a minimum of five (5) working days to review and provide comments.

RISK MANAGEMENT IMPLICATIONS

There are no known risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

No direct implications associated with this report.

FINANCIAL IMPLICATIONS

All costs associated with implementing the strategy beyond the City's standard public consultation requirements will be at the applicant's expense.

ACCESSIBILITY IMPACTS

There are no accessibility impacts with the recommendations in the report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- Thriving Communities: it will help maintain a high quality of life for residents and contribute to community well-being through healthy, safe, secure, accessible and inclusive places

SUPPORTING DOCUMENTATION

Document 1 Proposed Formal Review and Public Consultation Program, 359 Kent Street, 436 and 444 MacLaren Street

CONCLUSION

The proposed Formal Review and Public Consultation Program satisfies the requirements of the Centretown Secondary Plan which requires that a review process with public consultation be developed for adoption by Council. PRED supports the adoption of the Proposed Formal Review and Public Consultation Program, 359 Kent Street, 436 and 444 MacLaren Street, as included in Document 1.

DISPOSITION

Pending Council endorsement, staff will work with the Ward Councillor and project applicant to proceed with the Formal Review and Public Consultation Program as outlined in Document 1.