
Official Plan Amendment and Zoning By-law Amendment - 311 Somerset Street West and 234-236 O'Connor Street

ACS2022-PIE-PS-0053

Somerset (14)

Report recommendations

- 1. That Planning Committee recommend Council approve the following:**
 - a. Amend the current Official Plan, Volume 2a, Secondary Plans, Centretown Secondary Plan for 311 Somerset Street West and 234 236 O'Connor Street to permit an 18-story mixed use building, as detailed in Document 2a.**
 - b. Amend the new Official Plan, Volume 2A, Urban Secondary Plans, Centretown Secondary Plan for 311 Somerset Street West and 234 236 O'Connor Street to permit an 18-story mixed use building, as detailed in Document 2b.**
 - c. Amend the Zoning By-law 2008-250 for 311 Somerset Street West and 234-236 O'Connor Street to permit an 18-story mixed use building, as detailed in Documents 3 and 4.**
- 2. That Planning Committee recommend Council that the implementing Zoning By-law does not proceed to Council until such time as an agreement under Section 37 of the Planning Act is executed.**
- 3. That Planning 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 June 8, 2022," subject to submissions received between the publication of this report and the time of Council's decision.

The Committee considered this item concurrently with report (ACS-PIE-RHU-0016) *Application for new construction at 311 Somerset Street West and 234-236 O'Connor Street, properties designated under Part V of the Ontario Heritage Act located in the Centretown Heritage Conservation District*

Steve Gauthier, Planner III, and Ashley Kotarba, Planner II, Planning, Real Estate and Economic Development Department (PRED), presented an overview of the application. A copy of the slide presentation is filed with the Office of the City Clerk.

The Applicant/Owner as represented by Tim Beed (Fotenn) and Roberto Campos (Figurr) provided an overview of the Application and responded to questions from Committee.

The following speakers addressed the Committee to speak to the Application:

- Sylvia Faulkner spoke in opposition of the application expressing concerns with height, architectural design and incompatibility with the neighbourhood.
- Jack Hanna, Centretown Community Association expressed concerns with the height noting the Urban Design Review Panel statements reflects it should be a mid-rise site with lower density and would set precedent for other projects for highrises on traditional mainstreets. This will greatly alter the character of Somerset Village.
- Marc Vanasse spoke on behalf of himself, his wife and his neighbour. Like the previous speakers, expressed concerns with the height and massing of the proposed development and spoke to the heritage elements of the property.

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

- Roberta McRae email dated May 16, with comments
- Miguel Tremlay, Fotenn letter dated May 20, in support
- Sylvie Faulkner email dated May 24, opposed

Following discussion on this item, the Committee CARRIED the report recommendations as presented.