

4. **Zoning By-law Amendment – 108 Nepean Street, part of 257 Lisgar Street**  
**Modification du Règlement de zonage – 108, rue Nepean et partie du 257, rue Lisgar**

**Committee recommendation**

**That Council approve an amendment to Zoning By-law 2008-250 for 108 Nepean Street and part of 257 Lisgar Street to permit a 27-storey mixed-use building, as detailed in Document 2 as amended.**

**Recommandations du Comité**

**Que le Conseil municipal approuve une modification à apporter au Règlement de zonage 2008 250 pour le 108, rue Nepean et une partie du 257, rue Lisgar afin de permettre de construire un immeuble polyvalent de 27 étages, selon les modalités précisées dans la pièce 2 dans sa version modifiée.**

**Documentation/Documentation**

1. Report from the Director, Planning Services, Planning, Real Estate and Economic Development, dated June 27, 2022 (ACS2022-PIE-PS-0072)  
  
Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 27 juin 2022 (ACS2022-PIE-PS-0072)
2. Extract of draft Minutes, Planning Committee, July 7, 2022  
  
Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 7 juillet 2022

Zoning By-law Amendment – 108 Nepean Street, part of 257 Lisgar Street

File No. ACS2022-PIE-PS-0072 - Somerset (Ward 14)

Andrew McCreight, Manager, Planning Services, Planning, Real Estate and Economic Development Department (PRED), presented an overview of the application and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The Applicant/Owner as represented by Miguel Tremblay, Fotenn, provided an overview of the Application and responded to questions from Committee. He was accompanied by the following:

- Fotenn: Tim Beed
- Taggart: Braden Walker, Derek Howe, Michelle Taggart, Keith Taggart
- Glenview: Mark Shabinsky, Jillian Normand
- Architect: Kevin Reid
- Landscape Architect: Sarah McIntosh

The following staff were also present and responded to questions:

- Innovative Client Services Department: Christine Enta, Legal Counsel-Planning, Development and Real Estate.

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

- Joel Harden, MPP, Ottawa Central spoke to the inadequate amount of affordable housing and was surprised to know that no parking is being allocated as part of the new building.

- Lionel Njeukam, ACORN as a resident of 142 Nepean, the delegation spoke in opposition to the report recommendation and urged the committee to reject demolition of this building, expressing concern with being able to attain affordable housing.
- Edward Roue echoed the previous speakers' comments noting opposition for demolition of this building.
- Miranda Gray empathized with the possibility of losing ones home and doesn't feel that parking should not be a reason to demolish this building.

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

- Email dated July 16, 2021 and July 6, 2022 from Phillip Wong, with questions and comments
- Letter dated July 2, 2022 from Fotenn, on behalf of Taggart Realty and Glenview Homes, in support
- Email dated July 5, 2022 from Anna Meurot, opposed to demolition
- Email dated July 6, 2022 from Lionel Njeukam, opposed to demolition
- Email dated July 6, 2022 from Allison Norris, opposed to demolition

Following discussion on this item, the Committee CARRIED the report recommendations as amended by the following motion:

### **Report recommendations**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 108 Nepean Street and part of 257 Lisgar Street to permit a 27-storey mixed-use building, as detailed in Document 2.**
- 2. 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 August 31,**

2022,” subject to submissions received between the publication of this report and the time of Council’s decision.

Carried

**Amendment:**

**Motion No. PLC 2022-67/7**

Moved by Co-Chair: Councillor S. Moffatt

**WHEREAS** report ACS2022-PIE-PS-0072 was published with the meeting agenda on June 27, 2022;

**WHEREAS** the Document 2 – Details of Recommended Zoning, inadvertently contained incorrect provisions;

**WHEREAS** the remainder of the report is accurate and the correct zoning details were provided within the body of the report.

**THEREFORE BE IT RESOLVED THAT**, with respect to report ACS2022-PIE-PS-0072, the Planning Committee receive and replace Document 2 with the revised Document 2, on file with the Office of the City Clerk, prior to the item being submitted to Council.

**THEREFORE BE IT FURTHER RESOLVED** that there be no further notice pursuant to Section 34 (17) of the *Planning Act*.

Carried