

1. Zoning By-law Amendment – 142, 144 and 148 Nepean Street; Demolition Control – 142 Nepean Street

**Modification du Règlement de zonage – 142, 144 et 148, rue Nepean;
autorisation de démolition réglementée – 142, rue Nepean**

Committee recommendations

That Council:

- 1. approve an amendment to Zoning By-law 2008-250 for 142, 144 and 148 Nepean Street related to a surface parking lot as detailed in Document 2;**
- 2. approve Demolition Control application D07-05-21-0004 concerning 142 Nepean Street as per the conditions provided in Document 3;**
- 3. approve that the implementing Zoning By-law and approval for Demolition Control not proceed to Council until such time as the Memorandum of Understanding, detailed in Document 4, has been executed by the applicant and/or owner;**
- 4. direct staff to execute the Memorandum of Understanding following the by-law being in full force and effect.**

Recommandations du Comité

Que le Conseil :

- 1. approuve une modification du Règlement de zonage no 2008-250 visant les 142, 144 et 148, rue Nepean et concernant un parc de stationnement de surface, comme le précise le document 2;**
- 2. approuve la demande de réglementation de la démolition no D07-05-21-0004 visant le 142, rue Nepean, conformément aux conditions**

énoncées dans le document 3;

3. **approuve que la modification du Règlement de zonage et l'approbation de la demande de réglementation de la démolition ne soient pas présentées au Conseil tant que le protocole d'entente, présenté en détail dans le document 4, n'aura pas été signé par le requérant ou le propriétaire.**
4. **demande au personnel de signer le protocole d'entente une fois que la modification du Règlement est pleinement en vigueur.**

Documentation/Documentation

1. Report from the Director, Planning Services, Planning, Real Estate and Economic Development, dated June 21, 2022 (ACS2022-PIE-PS-0073)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 21 juin 2022 (ACS2022-PIE-PS-0073)

2. Extract of draft Minutes, Planning Committee, August 25, 2022

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 25 août 2022

Zoning By-law Amendment – 142, 144 and 148 Nepean Street; Demolition Control – 142 Nepean Street

File No. ACS2022-PIE-PS-0073 - Somerset (Ward 14)

Deferred from the Planning Committee meeting of July 7, 2022 in accordance with the following motion:

Motion No PLC 2022-67/8

Moved by Councillor S. Menard

THEREFORE BE IT RESOLVED THAT Planning Committee defer the item until the August 25, 2022, Planning Committee meeting and authorize that staff may submit a revised report to Committee, if required.

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

- Miguel Tremblay, Fotenn
- Tim Beed, Fotenn

The following staff were also present and responded to questions:

- Planning, Infrastructure and Economic Development: Andrew McCreight, Manager, Development Review - Central

The following speakers addressed the Committee to speak to the Application in opposition to demolishing affordable housing and removing residents in order to build parking lots:

- Bill Ewanick
- Natalie Appleyard
- Miranda Gray

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 5, 2022 from Anna Meurot, in opposition
- Email dated July 5, 2022 from Michelle Hurtubise, in opposition
- Email dated July 6, 2022 from Lionel Njeukam, in opposition
- Email dated July 6, 2022 from Allison Norris, in opposition
- Email dated July 7, 2022 from Miranda Gray, in opposition
- Email dated July 16, 2021 and July 6, 2022 from Phillip Wong, with comments
- Email dated August 24, 2022 from Jared Kelly, with comments
- Letter dated August 22, 2022 from Pina, Rosangela and Marilena Guerra, in support

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

Report recommendations

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 142, 144 and 148 Nepean Street related to a surface parking lot as detailed in Document 2.**
- 2. The Planning Committee recommend Council approve Demolition Control application D07-05-21-0004 concerning 142 Nepean Street as per the conditions provided in Document 3.**
- 3. The Planning Committee recommend Council approve that the implementing Zoning By-law and approval for Demolition Control not proceed to Council until such time as the Memorandum of Understanding, detailed in Document 4, has been executed by the applicant and/or owner.**
- 4. The Planning Committee recommend Council direct staff to execute the Memorandum of Understanding following the by-law being in full force and effect.**
- 5. 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.

For (9): Co-chair S. Moffatt, R. Brockington, J. Cloutier, C. Curry, L. Dudas, A. Hubley, C. Kitts, T. Tierney, and E. El-Chantiry

Against (3): Co-chair G. Gower, J. Leiper, and S. Menard

Carried (9 to 3)

With Councillor R. Brockington dissenting on recommendation 2.

Motion No. PLC 2022-67/9

Moved by Co-chair S. Moffatt

Deferred from the Planning Committee meeting of July 7, 2022.

Motion N° PLC 2022-67/9

Moved by Co-chair S. Moffatt

WHEREAS Report ACS2022-PIE-PS-0073 recommends approval for the demolition of 142 Nepean ; and

WHEREAS Document 4 provides a Memorandum of Understanding concerning the existing tenants; and

WHEREAS The report inadvertently omitted a recommendation to implement the MOU;

THEREFORE BE IT RESOLVED THAT with respect to report ACS2022-PIE-PS-0073, a new recommendation 4 be added to the report - "That Planning Committee recommend Council approval of Demolition Control be withheld until the Memorandum of Understanding, detailed in Document 4, has been executed by the owner/applicant".

Withdrawn