

3. Official Plan Amendment and Zoning By-law Amendment – 1330, 1344, 1346 Bank Street and 2211 Riverside Drive

Modification du Plan officiel et modification du Règlement de zonage – 1330, 1344 et 1346, rue Bank; 2211, promenade Riverside

Committee recommendations, as amended

That Council:

- 1. approve:**
 - a. An amendment to the Official Plan, Volume 2a, Bank Street Secondary Plan, for 1330, 1344, 1346 Bank Street and 2211 Riverside Drive, with site-specific policies to permit a 29-storey residential high-rise and a 27-storey mixed-use building, as detailed in Document 2a;**
 - b. An amendment to the New Official Plan, Volume 2A, Bank Street South Secondary Plan, as detailed in Document 2b, for 1330, 1344, 1346 Bank Street and 2211 Riverside Drive, with site-specific policies to permit a 29-storey residential high-rise and a 27-storey mixed-use building; and**
 - c. An amendment to Zoning By-law 2008-250 for 1330, 1344, 1346 Bank Street and 2211 Riverside Drive to permit a 29-storey residential high-rise and a 27-storey mixed-use building, as detailed in Document 3;**
- 2. direct staff to incorporate the Amendments to the Official Plan, Volume 2a, as detailed in Document 2b, into the new Official Plan and the Bank Street South Secondary Plan as part of the new Official Plan being considered for approval by the Ministry of Municipal Affairs and Housing.**
- 3. approve the authorization of the execution of the Memorandum of**

Understanding between the City and the Applicant;

4. Approve that no payments be made by the City of any monies received pursuant to the Memorandum of Understanding unless such payments are ratified in a subsequent term of Council; and
5. Approve that the implementing amendment to the Official Plan/new Official Plan shall not proceed to Council until such time as the Memorandum of Understanding is executed.

Recommandations du Comité, telles que modifiées

Que le Conseil :

1. approuve :
 - a. la modification du volume 2a du Plan officiel (Plan secondaire de la rue Bank) pour le 1330, 1344 et le 1346, rue Bank ainsi que pour le 2211, promenade Riverside, en adoptant des politiques propres au site pour autoriser l'aménagement d'un immeuble résidentiel de grande hauteur de 29 étages et d'un immeuble polyvalent de 27 étages, selon les modalités précisées dans la pièce 2a;
 - b. la modification du volume 2A du nouveau Plan officiel (Plan secondaire de la rue Bank), selon les modalités précisées dans la pièce 2b, pour le 1330, 1344 et le 1346, rue Bank ainsi que pour le 2211, promenade Riverside, en adoptant des politiques propres au site pour autoriser l'aménagement d'un immeuble résidentiel de grande hauteur de 29 étages et d'un immeuble polyvalent de 27 étages;
 - c. la modification du Règlement de zonage no 2008 250 pour le 1330, 1344 et le 1346, rue Bank ainsi que pour le 2211, promenade Riverside, en adoptant des politiques propres au site pour autoriser l'aménagement d'un immeuble résidentiel de grande hauteur de 29 étages et d'un immeuble polyvalent de

27 étages, selon les modalités précisées dans la pièce 3.

2. ordonne au personnel d'incorporer les modifications au Plan Officiel, volume 2a, tel que détaillé dans le document 2b, dans le nouveau Plan Officiel et le plan secondaire de la rue Bank Sud dans le cadre du nouveau Plan Officiel dont l'approbation est envisagée par le ministère des Affaires municipales et du Logement.
3. approuve l'autorisation de la signature du protocole d'entente entre la Ville et le requérant;
4. approuve que la Ville ne verse pas les sommes perçues conformément au protocole d'entente, à moins que ces versements soient ratifiés dans un mandat ultérieur du Conseil municipal;
5. que la modification à mettre en œuvre et à apporter à la version actuelle du Plan officiel et au nouveau Plan officiel ne soit pas soumise au Conseil municipal tant que le protocole d'entente ne sera pas signé.

Documentation/Documentation

1. Report from the Director, Planning Services, Planning, Real Estate and Economic Development, dated August 15, 2022 (ACS2022-PIE-PS-0081)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 15 août 2022 (ACS2022-PIE-PS-0081)
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

Official Plan Amendment and Zoning By-law Amendment – 1330, 1344,
1346 Bank Street and 2211 Riverside Drive

File No. ACS2022-PIE-PS-0081 - Capital (Ward 17)

The Applicant, as represented by Mike Mehak, Cushman Wakefield, was present in support, and available to answer questions. The Applicant advised that they did not need to address the Committee if the item carried.

The following written submission was received by, and is filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated August 24, 2022 from Mike Little, with comments

The Committee CARRIED the report recommendations as amended by the following motion:

Report recommendations

- 1. That Planning Committee recommend Council approve the following:**
 - a. An amendment to the Official Plan, Volume 2a, Bank Street Secondary Plan, for 1330, 1344, 1346 Bank Street and 2211 Riverside Drive, with site-specific policies to permit a 29-storey residential high-rise and a 27-storey mixed-use building, as detailed in Document 2a;**
 - b. An amendment to the New Official Plan, Volume 2A, Bank Street South Secondary Plan, as detailed in Document 2b, for 1330, 1344, 1346 Bank Street and 2211 Riverside Drive, with site-specific policies to permit a 29-storey residential high-rise and a 27-storey mixed-use building; and**

- c. **An amendment to Zoning By-law 2008-250 for 1330, 1344, 1346 Bank Street and 2211 Riverside Drive to permit a 29-storey residential high-rise and a 27-storey mixed-use building, as detailed in Document 3.**
2. **That Planning Committee recommend Council direct staff to incorporate the Amendments to the Official Plan, Volume 2a, as detailed in Document 2b, into the new Official Plan and the Bank Street South Secondary Plan as part of the new Official Plan being considered for approval by the Ministry of Municipal Affairs and Housing.**
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 August 31, 2022," subject to submissions received between the publication of this report and the time of Council's decision.**

Carried as amended

**Amendment:
Motion No. PLC 2022-68/3**

Moved by S. Menard

WHEREAS report ACS2022-PIE-PS-0070 seeks Council's approval for an Official Plan amendment and Zoning By-law amendment to construct two residential towers on the subject site; and

WHEREAS the applicant has indicated support for introducing a Memorandum of Understanding; and

WHEREAS Council approval is required for the authorization for the execution of a Memorandum of Understanding.

THEREFORE BE IT RESOLVED THAT, with respect to report ACS2022-PIE-PS-0081, Planning Committee approve the following:

- 1. Add a new Document 8 to Report ACS2022-PIE-PS-0070, entitled "Document 8 – Memorandum of Understanding (MOU)" to be forwarded to Council along with the staff report;**
- 2. Recommend that Council approve the authorization of the execution of the Memorandum of Understanding between the City and the Applicant;**
- 3. That no payments be made by the City of any monies received pursuant to the Memorandum of Understanding unless such payments are ratified in a subsequent term of Council; and**
- 4. That the implementing amendment to the Official Plan/new Official Plan shall not proceed to Council until such time as the Memorandum of Understanding is executed;**

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

Carried