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CENTRETOWN COMMUNITY DESIGN PLAN AND OFFICIAL PLAN  
AMENDMENT  
ACS2013-PAI-PGM-0066 SOMERSET (14)

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**REPORT RECOMMENDATIONS:**

**That Planning Committee recommend that Council approve:**

- 1. The Centretown Community Design Plan as detailed in Document 2;  
and**
- 2. An amendment to the Official Plan to revise Volume 2A - 3.0  
Centretown as detailed in Document 3.**

Ms. Lee Ann Snedden, Manager, Policy Development and Urban Design Branch, Planning and Growth Management Department (PGM), introduced Messrs. Dana Collings, Program Manager, and Robert Spicer, Planner, both with the Community Planning and Urban Design Unit, Policy Development and Urban Design Branch, PGM, and Messrs. George Dark and Eric Turcotte, both Partners with Urban Strategies Inc., Planning Consultants.

Messrs. Dark and Turcotte spoke to a PowerPoint slide presentation (held on file with the City Clerk) which served to provide a detailed overview of the report, and Community Design Plan (CDP) process. Mr. John Smit, Manager, Urban Services Unit, Development Review Branch, PGM, was present to respond to questions, and Ward Councillor Diane Holmes was also in attendance.

Following the presentation and questions to Mr. Dark by the Committee, the Committee heard from the following public delegations, as noted:

- Mr. Ray Sullivan\*, Centretown Citizens' Ottawa Corporation, raising concerns with the proposed CDP and offering suggested amendments;
- Ms. Deborah Hanscom\*, in opposition, raising concerns over inadequate consultation with the Centretown Citizens' Community Association (CCCA) at large;
- Ms. Leslie Maitland\*, President, Heritage Ottawa, speaking to the protection of the Heritage Overlay;
- Ms. Georgia Lay\*, commenting on the pace of intensification, mixed-use neighbourhoods, transportation principles and objectives, and parking;

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- Ms. Joan Spice, speaking to excessive heights proposed for a low-rise neighbourhood and unfamiliar language within the revised CDP documents;
  - Katherine Grechuta\*, FoTenn Consultants Inc., on behalf of Crerar Investments Inc., speaking to the possible effect to her client's land holdings, within an area encompassed by the CDP;
  - Mr. Brian Bourns, KPMG, on behalf of the CCCA, and Messrs. Alan Cohen, Soloway Wright LLP, and Ted Fobert, FoTenn Consultants Inc., originally representing 11 parties but now representing the Taggart Group of Companies, Ashcroft Homes, McGarry Family Chapels, Claridge Homes, Minto Developments, and Mr. Russell Kronick, speaking to various development criteria, including zoning, building setbacks, proposed height limits, and methods of delivering suggested intensification goals;
  - Mr. Jordan Charbonneau\*, President, CCCA, speaking to the CCCA's involvement with the Centretown development community and CDP process;
  - Mr. David Gladstone, speaking to the need to maintain mature, established neighbourhoods and the threat of their displacement due to development;
  - Mr. Brian Cassagrande, FoTenn Consultants Inc., raising concerns regarding the potential 'sterilization' of his clients' greenspace lands;
  - Ms. Diana Forbes, speaking to a desire for family-oriented and community neighbourhoods, and a process that should have been more accessible.

Mr. Gerald Ohlsen had originally registered to speak, but asked to have his name withdrawn from the speakers' list.

Correspondence was also received from the following, expressing various concerns with the report recommendations:

- Mr. Bill Brown\*
- Mr. Steven Cohen\*, SEDCO Ltd.
- Ms. Toby Brooks\*
- Ms. Lauren Rock\*
- Mr. Bill Teron\*
- Mr. Daniel Mullaly\*
- Mr. Shawn Barber\*

[ \* Individuals / groups marked with an asterisk above either provided comments in writing or by email; all submissions are held on file with the City Clerk. ]

Committee discussions included the CDP as a guiding document for development and neighbourhood design in Centretown, and various elements raised by the presenters, including but not limited to, streetscaping, building height, zoning issues, the acquisition of land for public open space, and future considerations in creating a City with its associated anomalies and changes.

Given that Staff, along with the Planning Consultants, might not have had adequate time to review all public submissions and proposed Motions, and in order to avoid creating unintended consequences with significant policy changes, Chair Hume suggested that Staff undertake a detailed review and meet with those parties requesting changes, if required, and formally and publicly report to Council on those items that Staff had reviewed and could support, and those that Staff could not support. The supported changes could be introduced by way of Motion at Council, and members could move other directions with the benefit of complete information. In consultation with staff and Mr. Dark, the City Council meeting of 8 May 2013 was agreed upon as a target date.

#### **PROPOSED PLC MOTION**

(To be referred to staff for review)

**WHEREAS Report ACS2013-PAI-PGM-0066 recommends the approval of the Centretown Community Design Plan (CDP) and Official Plan Amendment;**

**WHEREAS the existing commercial uses in the Central Character area are grandfathered uses from the 1960s, and pre-date the current Centretown Plan;**

**AND WHEREAS planning of Centretown over the past 30 years has focussed on promoting residential development;**

**AND WHEREAS increased residential capacity in Centretown supports the City's intensification objective as well as provides economic support for the commercial Central Area and the commercial streets of Elgin and Bank;**

**AND WHEREAS the DRAFT Centretown CDP recommends replacing the Residential designation of the Central Character Area, with Residential Mixed Use designation;**

AND WHEREAS the Residential Mixed Use designation will allow for greater commercial development;

AND WHEREAS Residential Mixed Use designation will also allow for commercial uses on the first two floors, resulting in the conversion of existing low-rise residential buildings to predominantly commercial buildings with the subsequent loss of residential units;

BE IT RESOLVED that the following changes be made to the Centretown CDP in Document 2 and the Official Plan Amendment in Document 3 of the staff report:

**Centretown CDP**

Amend the Centretown CDP as follows:

- Delete the Residential Mixed Use designation from the map on p. 84, Section 6.1 Land Use and the map on p. 111, Section 7.1 Delivering Change: Regulatory Update and replace it with a Residential designation.
- Delete the Residential Mixed Use paragraph from page 85 and the 7<sup>th</sup> bullet point on page 111.
- Delete the Residential Mixed Use zoning from the map on p.112, Section 7.1.2 City of Ottawa Zoning By-law p. 112
- Delete the section entitled "*R4, R5 – Residential Mixed Use*" from p. 114.
- Delete the second sentence entitled "*Professional services and small scale offices, small scale institutional and limited retail should be permissible within certain locations (refer to Section 6.1 –Residential Mixed Use areas)*" from the 2nd bullet point on page 44, Section 3.1.2 The Central Character Area Tomorrow.
- Delete any other references to the Residential Mixed Use designation in the document.

**Official Plan Amendment**

Amend the Official Plan Amendment as follows:

- Delete, in the Section 3.9.4 Central Character Area, subsection 3.9.4.1c) entitled *Residential Mixed Use*.

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- Delete in subsection 3.9.9.5c), referring to Tall Landmark Buildings, the words “...Residential Mixed Use designation...” and replace them with the words “*Central Character Area*”.
  - Delete, in subsection 3.9.5.6, in the second sentence, the words “...and Residential Mixed Use areas...”.
  - Delete the Residential Mixed Use designation from Schedule H1– Land Use and replace it with a Residential designation.

**That there be no further notice pursuant to Section 34 (17) of the *Planning Act*.**

Discussions on this item having been concluded, the report recommendations were put before Committee and were CARRIED as presented, subject to the following Directions to Staff:

**DIRECTIONS TO STAFF:**

That staff review the public submissions (made at Committee or submitted to Committee) including motions submitted by Councillors and recommend which should be included as amendments to the plan.

And that the review should be reported to Council in the form of a memorandum which shall indicate the substance of which submission is recommended for adoption and which submissions are not recommended for adoption.

And that this memorandum shall be submitted to Council before the matter is considered by City Council on May 8, 2013.

**MOTION N<sup>o</sup> PLC 50/2**

Moved by Councillor Jan Harder:

**That the Planning Committee approve that this matter rise to the May 8, 2013 City Council meeting.**

CARRIED