

**EXTRACT OF DRAFT MINUTES 68
PLANNING COMMITTEE
28 AUGUST 2018**

**EXTRAIT DE L'ÉBAUCHE
DU PROCÈS-VERBAL 68
COMITÉ DE L'URBANISME
LE 28 AOÛT 2018**

ZONING BY-LAW AMENDMENT – 541 AND 545 RIDEAU STREET

ACS2018-PIE-PS-0053

RIDEAU-VANIER (12)

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 541 and 545 Rideau Street to permit a nine storey mixed-use building and semi-detached dwelling, as detailed in Document 3.**
- 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 City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of 12 September 2018", subject to submissions received between the publication of this report and the time of Council's decision.**

Jeff Nadeau and Miguel Tremblay, Fotenn Planning + Design (applicant) were present in support and to answer questions if needed.

The committee received the following correspondence between 17 August (the date the report was published to the City's website in the Planning Committee agenda) and the time it was considered by the Planning Committee on 28 August, a copy of which is held on file:

- Email dated August 21 from Jesslyn Mullaney.

Motion N° PLC 68/5

Moved by Councillor T. Tierney

WHEREAS the existing Traditional Mainstreet zoning does not permit a semi detached dwelling as a permitted use; and

WHEREAS the intent is to retain leasing flexibility for the proposed stand-alone building along Cobourg Street; and

WHEREAS the proposed built form of the semi-detached dwelling is instrumental in addressing the built heritage interests related to the site;

THEREFORE BE IT RESOLVED that staff report ACS2018-PIE-PS-0053, Document 3 be amended as follows:

i. **In Column III – Additional Land Uses Permitted, add:**

semi-detached dwelling

ii. **In Column V, add the text:**

A semi detached dwelling may only front along Cobourg Street.

AND BE IT FURTHER RESOLVED THAT, pursuant to the *Planning Act*, subsection 34(17) no further notice be given.

CARRIED

Planning Committee CARRIED the report recommendations as amended by Motion 68/5, set out in full below.

1. **That Planning Committee recommend Council approve:**

a. **an amendment to Zoning By-law 2008-250 for 541 and 545 Rideau Street to permit a nine storey mixed-use building and semi-detached dwelling, as detailed in Document 3, as amended by the following:**

i. **Add the following text to Section 2 of Document 3:**

“In Column III – Additional Land Uses Permitted, add: semi-detached dwelling”

- ii. Add the following bullet to section 2.a. of Document 3:
“● A semi detached dwelling may only front along Cobourg Street”
 - b. that, pursuant to the *Planning Act*, subsection 34(17), no further notice be given.
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 City Clerk and Solicitor’s Office and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to Bill 73 ‘Explanation Requirements’ at the City Council Meeting of 12 September 2018”, subject to submissions received between the publication of this report and the time of Council’s decision.

CARRIED