

---

Official Plan Amendment and Zoning By-Law Amendment - 278 O'Connor Street, 280 O'Connor Street and 347 Gilmour Street

ACS2020-PIE-PS-0083

Somerset (14)

---

### Report recommendations

1. That Planning Committee recommend Council approve an amendment to the Centretown Secondary Plan for 278 O'Connor Street, 280 O'Connor Street and 347 Gilmour Street to permit a six-storey residential building, as detailed in Document 2.
2. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 278 O'Connor Street, 280 O'Connor Street and 347 Gilmour Street to permit a six-storey residential building, as detailed in Document 3.
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 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 the *Planning Act* 'Explanation Requirements' at the City Council Meeting of September 9 2020", subject to submissions received between the publication of this report and the time of Council's decision.

The Planning Committee considered this item concurrently with report ACS2020-PIE-RHU-0017, Application for Demolition of 347 Gilmour Street and Alteration of 278 and 280 O'Connor Street, Properties Located in the Centretown Heritage Conservation District, Designated under Part V of the *Ontario Heritage Act*, listed as Item 10 of the Planning Committee Agenda for its meeting on August 27, 2020.

The applicant, as represented by the following persons, was present in support and to

answer questions if needed:

- Kayla Blakely, Novatech
- Greg Mignon, Novatech
- Tony Kazarian, Owner
- Robert Martin, Robertson Martin Architects
- David Blakely, M. David Blakely Architect Inc.

Ward Councillor C. McKenney was present to provide comment.

The following correspondence was provided to the committee coordinator between August 17 (the date the report was published to the City's website with the agenda) and the time the matter was considered on August 27, a copy of which is held on file:

- Email dated August 22 from Joan (email sender 'Joan McVichie')

Planning Committee CARRIED the report recommendations, as presented, of report ACS2020-PIE-RHU-0017 - Application for Demolition of 347 Gilmour Street and Alteration of 278 and 280 O'Connor Street, Properties Located in the Centretown Heritage Conservation District, Designated under Part V of the *Ontario Heritage Act*.

In respect of report ACS2020-PIE-PS-0083, the committee Carried the report recommendations with the following amendment:

**Motion N° PLC 2020-28/5**

Moved by Vice-Chair G. Gower

**WHEREAS an application for a new six-storey, mid-rise apartment dwelling to be integrated with portions of two existing heritage buildings will be considered by Planning Committee on August 27, 2020; and**

**WHEREAS the report ACS2020-PIE-PS-0083, Official Plan Amendment and Zoning By-law Amendment - 278 O'Connor Street, 280 O'Connor Street and 347 Gilmour Street, proposes an amendment to the permitted building height and performance standards; and**

**WHEREAS the report number and Document 3 circulated as part of the Public Notification differs from the one published on the electronic agenda, the latter**

being the final version; and

WHEREAS out of abundance of clarity, the differences between the two Documents should be clearly described through a Motion;

THEREFORE, BE IT RESOLVED that Planning Committee recommend to Council to confirm that the report number is ACS2020-PIE-PS-0083, not ACS2019-PIE-PS-0083;

AND BE IT FURTHER RESOLVED that the following changes were made to 2. b) in Document 3:

- First provision: replace “5.7 metres” by “3.9 metres”;
- Eight provision: replace “2.6 metres” by “2.2 metres”;
- Tenth provision: delete “after 16 metres from front lot line”;
- Eleventh provision: delete “after 16 metres from front lot line”;
- Twelfth provision: delete “after 16 metres from front lot line”;
- Fifteenth provision: replace “23 metres” by “35 metres”;
- Sixteenth provision: replace “23 metres” by “35 metres”;
- Add the provision: “minimum width for a double traffic lane driveway providing access to a parking garage: 3.4 metres”;
- Last provision: add “and (4)” before “do not apply”.

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

CARRIED