
Official Plan and Zoning By-Law Amendment - 2 Montreal Road and 3 Selkirk Street

ACS2021-PIE-PS-0073

Rideau-Vanier (12)

Report recommendations

1. That Planning Committee recommend Council approve:
 - (a) an amendment to the Official Plan, Volume 2a, Montreal Road District Secondary Plan, for 2 Montreal Road and 3 Selkirk Street, with site specific policies and increased building height, as detailed in Document 2;
 - (b) an amendment to Zoning By-law 2008-250 for 2 Montreal Road and 3 Selkirk Street, to permit a three-tower mixed-use development, as detailed in Document 4;
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 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 July 7, 2021," subject to submissions received between the publication of this report and the time of Council's decision.

Simon Deiaco, Planner III, Planning, Infrastructure and Economic Development Department, provided a presentation and responded to questions.

The committee heard one delegation:

- Chris Greenshields, Vice President, Vanier Community Association (VCA), indicated that while the VCA welcomes the development of the site and is encouraged by some of the developer's efforts, such as the ground floor

commercial space, it does not support the requested Official Plan Amendment for increased height. It also has concerns and looks forward to further consultation and information about shadowing, traffic, infrastructure, pedestrian, cycling and neighbourhood connectivity, landscaping and greenspace, and community benefits.

The applicant, as represented by Emily Roukhkian, Main and Main, was present in support and responded to questions.

Ward councillor M. Fleury was present and provided comments in support.

The committee Carried the report recommendations as presented.