
Official Plan Amendment and Zoning By-Law Amendment – 1335 and 1339 Bank Street

ACS2021-PIE-PS-0079

Alta Vista (18)

Report recommendations

1. That Planning Committee recommend Council approve:
 - (a) an amendment to the Official Plan, Volume 2a, Bank Street Secondary Plan, for 1335 and 1339 Bank Street with site specific policies and increased building height, as detailed in Document 2,
 - (b) an amendment to Zoning By-law 2008-250 for 1335 and 1339 Bank Street to permit a mixed-use high-rise development as detailed in Document 3; and
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 21, 2021," subject to submissions received between the publication of this report and the time of Council's decision.

Acting Vice-chair S. Moffatt introduced the following motion prior to assuming the Acting Chair role for the duration of this item:

Motion N° PLC 2021-46/3

Moved by Acting Vice-chair S. Moffatt

WHEREAS Report ACS2021-PIE-PS-0079 recommends approval of an Official Plan, and a Zoning By-law amendment for 1335 and 1339 Bank Street to permit a

mixed-use high-rise development; and

WHEREAS inconsistencies between the report and Document 4 – Zoning Schedule have been identified;

THEREFORE BE IT RESOLVED that Document 4 – Zoning Schedule be replaced with the attached revised Document 4 – Zoning Schedule (Revised)¹ ; and

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

The committee heard three delegations on this matter.

- James Russell cautioned the committee against approving projects with short-term interests or benefits and suggested that long-term goals and impacts must first be considered when making decisions that will shape the city.
- Garry Lindberg, Chair, Alta Vista Community Association Planning Committee, recommended the decision on this matter be deferred until major changes have been made to the proposal, or resolved, in respect of the proposed height and massing, in keeping with the recommendations of the Urban Design Review Panel.
- The applicant, as represented by Kevin McMahon, Park River Properties, and Christine McQuaig, Q9 Planning & Design, as well as Barry Hobin and Doug van den Ham, Hobin Architecture, responding to questions. They presented an overview of the requested Zoning and OP amendments and details on the proposal, its vision and objectives, and the community benefits it would provide.

The following correspondence was provided to the committee coordinator between June 31 (the date the report was originally published to the City's website with the agenda for this meeting) and the time the matter was considered on July 8, 2021, a copy of which is held on file:

- Email dated July 4 from Nijyar Shemdin
- Submission dated July 6 from Richard Slowikowski, President, Old Ottawa South Community Association

¹ See attachment at end of this document

- Email dated July 6 from Michel Haddad
- Email dated July 7 from Larry Orton and Barbara Jensen
- Email dated July 7 from Garry Lindberg, Chair, Alta Vista Community Association Planning Committee
- Presentation slides from Christine McQuaig, Q9 Planning & Design
- Email dated July 7 from Chris Harback
- Email dated July 7 from Jessica Fullerton

The following staff responded to questions:

- Planning, Infrastructure and Economic Development Department: Lee Ann Snedden, Director, Planning Services; Lily Xu, Manager, Development Review – South
- Innovative Client Services Department: Tim Marc, Senior Legal Counsel- Planning, Development & Real Estate

The committee Carried Motion N PLC 2021-46/3 and subsequently Carried the report recommendations on a division of 9 yeas and 0 nays, as follows:

YEAS (9): Councillors J. Cloutier, L. Dudas, A. Hubley, C. Kitts, J. Leiper, J. Sudds, T. Tierney, Vice-chair G. Gower, Acting Chair S. Moffatt

NAYS (0): (none)

Revised Document 4 – Zoning Schedule (Revised), 1335 and 1339 Bank Street, per Motion N° PLC 2021-46/3

