

OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT, 641 RIDEAU STREET

ACS2022-PIE-PS-0002

Rideau-Vanier (12)

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve:**
 - (a) An amendment to the Official Plan, Volume 2a, Uptown Rideau Secondary Plan as detailed in Document 2;**
 - (b) An amendment to Zoning By-law 2008-250 for 641 Rideau Street to permit a 25-storey mixed use development as detailed in Documents 4 and 5; and**
 - (c) That the implementing Zoning By-law amendment does not proceed to City Council until the agreement under Section 37 of the *Planning Act* is executed by the applicant.**
 - (d) Direct staff to incorporate the Amendments to the Official Plan, Volumes 1 and 2, as detailed in Document 2, into Schedule B1 – Downtown Core Transect and Volume 2A – Urban Secondary Plans, Central and East Downtown Core Secondary Plan of the new Official Plan.**
- 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 February 9, 2022,” subject to submissions**

received between the publication of this report and the time of Council's decision.

Simon M. Deiaco, Planning Services, Planning, Real Estate and Economic Development Department (PRED), presented an overview of the application and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The following staff were also present and responded to questions:

- PRED: Douglas James, Manager, Development Review – Central
- Innovative Client Services Department: Tim Marc, Senior Legal Counsel- Planning, Development and Real Estate

The Applicant/Owner as represented by Miguel Tremblay and Scott Alain (Fotenn Planning + Design), and Joey Theberge (Theberge Homes), provided an overview of the Application and responded to questions from Committee. A copy of their slides is on file with the City Clerk.

The following speakers addressed the Committee to speak to the Application:

- Warren H. Waters (Lowertown Community Association) spoke to how increased Floor Space Index should not be granted unless the design meets the Uptown Rideau Street Secondary Plan goals.
- Darin Loewy (ACORN) stated that he observed this was part of a pattern of “demovictions” and demolition by neglect during a housing crisis.
- Laura Shantz stated that the application was for a “demoviction” and that the affordable rental housing stock should be protected. Alternative housing with comparable rent needs to be available.
- Andrea Harrison and Victor Watson spoke to concerns about the building obstructing the sky, ensuring rent remains affordable, and construction causing damage to their home.
- Ilona Horvath is concerned about the proposed building's impact on the public realm and on the streetscape, and about the building's massing. A copy of their slides is on file with the City Clerk.

- Michael Barnes expressed concerns about the consultation process. Height, density and massing of the building are disproportionate compared to the Uptown Rideau Community Design Plan.

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Miguel Tremblay (Fotenn Planning + Design, representing Theberge Homes) letter dated January 24, in support
- Ginette Bériault email dated January 24, opposed
- Andrea Harrison & Victor Watson email dated January 25, opposed
- Sandra Milton email dated January 25, opposed
- Karen Niven-Wigston email dated January 26, with concerns
- Diane Stephenson letter dated January 26, opposed
- Warren Waters (Lowertown Community Association) written comments dated January 26, opposed
- David Jurkowski (Brigadier Walk Homeowners Association) email received January 26, opposed
- Darin Loewy (ACORN) speaking notes, dated January 27, opposed

Planning Services accepted the following DIRECTION:

- That, as part of Site Plan Control application, staff add conditions related to construction risks and impacts on neighbouring buildings such as pre-blast surveys.

Following discussion on this item, the Committee CARRIED the report recommendations, with Councillor S. Menard dissenting, as amended by Motion N° PLC 2022-55/01.

Motion N° PLC 2022-55/01

Moved by Co-Chair S. Moffatt (on behalf of Councillor M. Fleury)

WHEREAS report ACS2022-PIE-PS-0002 recommends amendments to the Uptown Rideau Secondary Plan and Zoning By-law 2008-250 for the property at 641 Rideau Street, to permit a 25 storey building; and

WHEREAS the buildings on the property were constructed in the 1950s and are at the end of their life cycle; and

WHEREAS concerns have been raised by the Ward Councillor and community with respect to the provision of affordable housing for the existing tenants within the buildings.

THEREFORE BE IT RESOLVED that Planning Committee recommend that Council amend the staff report ACS2022-PIE-PS-0002 to add a new recommendation 1(e) to include the following:

That the implementing Official Plan Amendment and Zoning By-law amendments do not proceed to City Council until the Memorandum of Understanding is executed by the Applicant and that the Memorandum of Understanding contains the following:

- a. The property Owner agrees to pay for all tenant relocation fees associated with moving from the residential building currently on the lot and into a unit in another rental building;
- b. subject to the project being a rental product, the applicant shall offer current tenants the opportunity first right of refusal to return to the new building in a unit of similar size as the one they vacated; and
- c. Subsidize the rent differential of an alternative rental accommodation in another building in a unit of comparable size and price point for period of one year;

BE IT FURTHER RESOLVED THAT the MOU applies to current tenants as of January 27, 2022.

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

CARRIED

The following motion to amend Motion N° PLC 2022-55/01 was proposed:

Motion N° PLC 2022-55/02

Moved by Councillor S. Menard:

BE IT RESOLVED THAT the proposed recommendations 1(e)(b) and 1(e)(c) be amended as follows:

b. subject to the project being a rental product, the applicant shall offer current tenants the opportunity first right of refusal to return to the new building in a unit of similar size and rent as the one they vacated; and

c. Subsidize the rent differential of an alternative rental accommodation in another building in a unit of comparable size and price point for period equal to the length of time the tenant has resided in their current accommodation on site.

WITHDRAWN