

ZONING BY-LAW AMENDMENT – 385 SUSSEX DRIVE

ACS2022-PIE-PS-0011

Rideau-Vanier (12)

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## **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 385 Sussex Drive (Notre Dame Cathedral Basilica) to permit a temporary parking lot for a maximum of three years, as detailed in Document 2.**
- 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.**

Allison Hamlin, 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 Applicant/Owner as represented by Brian Casagrande (Fotenn Planning + Design) and Bernard McDonnell (Archdiocese of Ottawa-Cornwall), provided an overview of the Application and responded to questions from Committee. Ivo Valentik (Archdiocese of Ottawa-Cornwall) was also in attendance.

The following staff were also present and responded to questions:

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

Warren H. Waters (Lowertown Community Association) provided an overview of the history of the temporary parking on this site and was concerned that the temporary surface parking has been in place for 20 years without going through the proper planning process.

**Motion N° PLC 2022-55/03**

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

**WHEREAS Report ACS2022-PIE-PS-0011 recommends another extension for a temporary parking lot for a maximum of three years, behind the Notre Dame Cathedral Basilica located at 385 Sussex Drive;**

**WHEREAS in 2003, the Roman Catholic Archdiocese of Ottawa requested and was granted permission by City Council to demolish two heritage buildings on site to replace them with a commercial parking lot as an interim use to raise funds to redevelop the site;**

**WHEREAS this commercial parking lot has been the subject of temporary zoning permissions four times in the past, in 2005, 2008, 2011, and 2015;**

**WHEREAS that Community, City and City Council remain extremely disappointed and frustrated with the inaction of redevelopment of this temporary parking lot. As the original promise to redevelop was not upheld, Council's patience on waiting for the Archdiocese to present an appropriate redevelopment plan has waned and this extension for temporary parking must be the final one;**

**THEREFORE BE RESOLVED that City assists and/or provides guidance to the Archdiocese in its redevelopment planning efforts to reflect the importance of the Parliament and Confederation Boulevard Special District to which this site is located, and to align with the goals of the ByWard Market Public Realm Plan;**

**BE IT FURTHER RESOLVED that the redevelopment planning efforts include the engagement of a City-led Public Advisory Group comprised of**

stakeholders such as the Lowertown Community Association and the local BIA, the local Councillor and other helpful stakeholders as may be identified during the process to help advise the Diocese on redevelopment designs and land uses that could achieve broad community support.

CARRIED

**Motion N° PLC 2022-55/04**

Moved by Councillor R. Brockington

**BE IT RESOLVED THAT recommendation 1 be amended as follows:**

**That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 385 Sussex Drive (Notre Dame Cathedral Basilica) to permit a temporary parking lot for a maximum of two years, as detailed in Document 2.**

**BE IT FURTHER RESOLVED THAT the words “February 9, 2025” be replaced with “February 9, 2024” in Document 2.**

CARRIED

The report recommendations as amended by Motion N° PLC 2022-55/02 and Motion N° PLC 2021-55/03 CARRIED on a division of 8 yeas and 3 nays, as follows:

YEAS (8): Councillors L. Dudas, C. Curry, T. Tierney, R. Brockington, J. Cloutier, C. Kitts, A. Hubley, Co-Chair G. Gower

NAYS (3): Councillors J. Leiper, S. Menard, Co-Chair S. Moffatt