

Official Plan Amendment and Zoning By-law Amendment - 112 Montreal Road
and 314 Gardner Street

ACS2022-PIE-PS-0016

Rideau-Vanier (12)

Report recommendations

- 1. That Planning Committee recommend Council approve an amendment to the current Official Plan, Volume 2a, Secondary Plans, Montreal Road District Secondary Plan for 112 Montreal Road and 314 Gardner Street to permit three residential buildings of 37, 28, and 16 stories, and one eight-storey mixed-use building, as detailed in Document 2.**
- 2. That Planning Committee recommend Council approve an amendment to the new Official Plan, Volume 2A, Urban Secondary Plans, Montreal Road District Secondary Plan for 112 Montreal Road and 314 Gardner Street to permit three residential buildings of 37, 28, and 16 stories, and one eight-storey mixed-use building, as detailed in Document 2.**
- 3. That Planning Committee recommend Council approve an amendment to the Zoning By-law 2008-250 for 112 Montreal Road and 314 Gardner Street to permit three residential buildings of 37, 28, and 16 stories, and one eight storey mixed-use building, as detailed in Documents 3 and 4.**
- 4. That Planning Committee recommend Council that the implementing Zoning By-law does not proceed to Council until such time as an agreement under Section 37 of the *Planning Act* is executed.**
- 5. 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 March 30, 2022," subject to submissions received between the publication of this report and the time of Council's decision

The Applicant/Owner as represented by Miguel Tremblay, Fotenn, and Roderick Lahey, Roderick Lahey Architect, provided an overview of the Application and responded to questions from Committee. The Applicant slides are on file with the Office of the City Clerk.

Steve Gauthier, Planner II, Planning, Real Estate and Economic Development was present and responded to questions.

Chris Greenshields, Vanier Community Association, addressed the Committee to speak against the staff report noting concerns with height of the building (including shadowing), access entry to the property and nonconformity with the secondary plan.

Following discussion on this item, the Committee CARRIED the report recommendations as amended by the following motion:

Motion No PLC 2022-58/9

Moved by Co-Chair S. Moffatt

WHEREAS Report ACS2022-PIE-PS-0016 includes a height schedule in Document 4; and

WHEREAS the applicant is requesting to amend the northern setbacks of Tower B1 and its podium from 9.9 metres to 9.0 metres and from 7.9 metres to 7 metres, respectfully, to allow room for adjustment of the building envelope at the detail design stage;

THEREFORE BE IT RESOLVED that the height schedule shown in Document 4 be replaced with the attached revised schedule.

FURTHER BE IT RESOLVED that there be no further notice pursuant to

**Planning Committee
Report 57
March 23, 2022**

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**Comité de l'urbanisme
Rapport 57
Le 23 mars 2022**

Section 34 (17) of the *Planning Act*.

CARRIED