

Official Plan Amendment and Zoning By-law Amendment – 50 The Driveway

ACS2022-PIE-PS-0019

Somerset (14)

Official Plan Amendment and Zoning By-law Amendment – 50 The Driveway and Heritage Approach – 50 The Driveway were considered concurrently by the Committee.

Report recommendations

That Planning Committee recommend Council:

1. Approve an amendment to the Official Plan, Volume 2a, Centretown Secondary Plan, for 50 The Driveway, with site-specific policies, a change in land use designation for increased building height, as detailed in Document 2a; and,
2. Approve an amendment to the New Official Plan, Volume 1, as detailed in Document 2b, for 50 The Driveway, to add a site-specific policy allowing a nine-storey building within The Rideau Canal Special District.
3. Approve an amendment to the Zoning By-law 2008-250 for 50 The Driveway to permit a nine-storey apartment building, as detailed in Document 3.
4. 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 following speakers addressed the Committee to speak to the Application:

- Marcus Sterzer, President, Cornerstone Owners' Association* spoke to concerns related to the height and mass of the building, possible structure damage to neighbouring homes due to digging for the parking lot and removal of mature trees to be replaced with smaller trees.
- Adrian Cloete and Michelle Wakefield echoed the previous speakers concerns related to size, height and density this building would create which would have major impacts to the neighbourhood, especially Lewis Street given it's narrowness.

The Applicant/Owner as represented by Barry Hobin, Hobin Architecture, 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. Donna Dewar, Candian Nurses Association, Tim Chadder, J.L. Richards & Associates Limited, Carl Bray, Bray Heritage, David Anderson, Hobin Architecture and Eric Forhan, J.L. Richards and Associates Limited also attended on behalf of the Applicant.

The following PRED staff were also present and available to respond to questions:

- Andrew McCreight, Planner III
- Leslie Collins, Program Manager, Heritage Planning
- Doug James, Manager, Development Review - Central

[* Individuals / groups marked with an asterisk above either provided comments in writing or by e-mail; all submissions and presentations are held on file with the Office of the City Clerk.]

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

- Hunter McGill, Heritage Ottawa, email dated March 9, with comments

Following discussion on this item, the Committee CARRIED the report

recommendations as presented.