

Subject: Development Review Legacy File Official Plan Amendments

File Number: ACS2024-PRE-PS-0042

Report to Agriculture and Rural Affairs Committee on 7 March 2024, Planning and Housing Committee on 27 March 2024 and

Council 3 April 2024

Submitted on February 27, 2024 by Derrick Moodie, Director, Planning Services, Planning, Real Estate and Economic Development

Contact Person: Michael Boughton, Planner III, Development Review East

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Ward: City Wide

Objet: Ancien fichier de l'examen des projets d'aménagement : modifications à apporter au Plan officiel

Dossier: ACS2024-PRE-PS-0042

Rapport au Comité de l'agriculture et des affaires rurales le 7 mars 2024, Comité de la planification et du logement le 27 mars 2024

et au Conseil le 3 avril 2024

Soumis le 27 février 2024 par Derrick Moodie, Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique

Personne ressource: Michael Boughton, Urbaniste principal, Examen des demandes d'aménagement est

613-580-2424 ext.27588, Michael.Boughton@ottawa.ca

Quartier: À l'échelle de la ville

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to the West Downtown Core Secondary Plan within Volume 2A of the Official Plan, for 665 and 625 Albert Street, to add a new policy to Chapter 4, Subsection 4.1, and amend Schedule K, as detailed in Document 3.
2. That Planning and Housing Committee recommend Council approve an amendment to the Central and East Downtown Core Secondary plan within Volume 2A of the Official Plan, for 315 Chapel Street, to permit a mid-rise building to a maximum height of nine storeys, as detailed in Document 4.
3. That Planning and Housing Committee recommend Council approve an amendment to Schedules B5 and C12 of the Official Plan, Volume 1, for 785 Cope Drive, to permit the planned reconfiguration of a park block and adjacent residential lots within the Fernbank Community, as detailed in Document 5.
4. That Planning and Housing Committee recommend Council approve an amendment to the Official Plan, Volume 2C, for 270 Lamarche Avenue, to permit a maximum building height of up to seven storeys, as detailed in Document 6.
5. That Planning and Housing Committee recommend Council approve an amendment to the Official Plan, Volume 2C, for 1154, 1176, 1180, and 1208 Old Montreal Road, to permit a maximum building height of up to six storeys, as detailed in Document 7.
6. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to the Official Plan, Volume 2C, for 481 Tullamore Street, to permit a minimum lot size of 0.3 hectares within a rural residential subdivision, as detailed in Document 8.
7. That the Planning and Housing Committee and Agriculture and Rural Affairs 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 April 3, 2024 subject to submissions received between the publication of this report and the time of Council's decision.

RECOMMANDATIONS DU RAPPORT

- 1. Que le Comité de la planification et du logement recommande au Conseil municipal d'approuver la modification à apporter au Plan secondaire du centre-ville ouest du volume 2A du Plan officiel pour le 665 et le 625, rue Albert afin d'ajouter une nouvelle politique dans la sous-section 4.1 du chapitre 4 et de modifier l'annexe K selon les modalités précisées dans la pièce 3.**
- 2. Que le Comité de la planification et du logement recommande au Conseil municipal d'approuver la modification à apporter au Plan secondaire du cœur et de l'est du centre-ville du volume 2A du Plan officiel pour le 315, rue Chapel afin d'autoriser la construction d'un bâtiment de moyenne hauteur d'au plus neuf étages, selon les modalités précisées dans la pièce 4.**
- 3. Que le Comité de la planification et du logement recommande au Conseil municipal d'approuver la modification à apporter aux annexes B5 et C12 du volume 1 du Plan officiel pour le 785, promenade Cope afin d'autoriser la reconfiguration planifiée du quadrilatère du parc et des lots résidentiels attenants dans la collectivité de Fernbank, selon les modalités précisées dans la pièce 5.**
- 4. Que le Comité de la planification et du logement recommande au Conseil municipal d'approuver la modification à apporter au volume 2C du Plan officiel pour le 270, avenue Lamarche afin d'autoriser la construction d'un bâtiment d'une hauteur maximum de sept étages, selon les modalités précisées dans la pièce 6.**
- 5. Que le Comité de la planification et du logement recommande au Conseil municipal d'approuver la modification à apporter au volume 2C du Plan officiel pour le 1154, le 1176, le 1180 et le 1208, chemin Old Montreal, afin d'autoriser la construction d'un bâtiment d'une hauteur maximum de six étages, selon les modalités précisées dans la pièce 7.**
- 6. Que le Comité de l'agriculture et des affaires rurales recommande au Conseil municipal d'approuver la modification à apporter au volume 2C du Plan officiel pour le 481, rue Tullamore, afin d'autoriser la superficie minimum du lot de 0,3 hectare dans un lotissement résidentiel de la zone rurale, selon les modalités précisées dans la pièce 8.**
- 7. Que le Comité de la planification et du logement et le Comité de l'agriculture et des affaires rurales approuvent l'intégration de la section Détails de la consultation de ce rapport dans la « brève explication » du Résumé des mémoires déposés par écrit et de vive voix, à rédiger par le Bureau du greffier**

municipal et à soumettre au Conseil dans le rapport intitulé « Résumé des mémoires déposés par écrit et de vive voix par le public sur les questions assujetties aux "explications obligatoires" de la *Loi sur l'aménagement du territoire* à la réunion que tiendra le Conseil municipal le 3 avril 2024 », sous réserve des mémoires qui seront déposés entre la publication de ce rapport et la date à laquelle le Conseil municipal rendra sa décision.

EXECUTIVE SUMMARY

The purpose of this report is to recommend the approval and adoption of six site-specific amendments to Volumes 1, 2B and 2C of the City's Official Plan as they pertain to six active site development proposals that were affected by the repeal of the previous Official Plan (2003) and adoption of the current Official Plan (2022). The amendments either put back in place the relevant policies of the former Official Plan (2003) or Secondary Plans or add site-specific policies intended to re-align the policies brought in by the new Official Plan as they pertain to the six affected development sites. In each case, there were unforeseen and unintended effects of the implementation of the new Official Plan (2022) policies or applicable Secondary Plans that staff consider best addressed through site-specific Official Plan Amendments.

The proposed amendments, including the specific policy issues and circumstances affecting each of the six sites, are summarized in Document 1. Documents 3 to 8, inclusive, comprise the proposed Official Plan Amendments, which detail each specific amendment and provide more background on each site and a rationale justifying the proposed amendment.

Each of the six amendments represents good planning and are supported by staff.

SYNTHÈSE ADMINISTRATIVE

L'objectif de ce rapport consiste à recommander d'approuver et d'adopter six modifications propres à des sites et à apporter aux volumes 1, 2B et 2C du Plan officiel de la Ville et se rapportant à six propositions actives d'aménagement des sites qui ont été touchés par l'abrogation du précédent Plan officiel (2003) et par l'adoption de la version actuelle du Plan officiel (2022). Ces modifications ont pour effet de rétablir les politiques pertinentes de l'ancienne version du Plan officiel (2003) ou des plans secondaires, ou encore d'ajouter des politiques propres aux sites et destinées à recentrer les politiques adoptées dans la nouvelle version du Plan officiel en ce qui a trait aux six sites d'aménagement visés. Il s'est produit dans chaque cas des effets imprévus et non voulus dans la mise en œuvre des politiques de la nouvelle version du Plan officiel (2022) ou des plans secondaires applicables et que le personnel juge préférable de traiter en apportant au Plan officiel des modifications propres à ces sites.

La pièce 1 fait la synthèse des modifications proposées, ainsi que des enjeux dans les politiques spécifiques et des circonstances s'appliquant à chacun des six sites. Les pièces 3 à 8 comprises constituent les modifications que l'on propose d'apporter au Plan officiel et précisent chacune des modifications spécifiques, en donnant plus d'information générale sur chaque site et les motifs justifiant les modifications proposées.

Chacune de ces six modifications est le fruit d'une planification rigoureuse et a l'appui du personnel de la Ville.

BACKGROUND

The City of Ottawa's Official Plan was adopted by Council on November 24, 2021 (By-law 2021-386) and was given final approval by the Ministry of Municipal Affairs and Housing on November 4, 2022. The City's previous Official Plan (By-law 2003-203) was repealed in its entirety on the same date in 2022.

This report pertains to six properties situated throughout the City's urban and rural areas to which policy changes are proposed. Each of the sites subject to this City-initiated Official Plan Amendment involves an active development proposal that has been affected by the repeal of the previous Official Plan (2003) and adoption of the current Official Plan (2022). In each case, there were unforeseen and unintended effects of the implementation of the new Official Plan policies or applicable Secondary Plans that staff consider best addressed through site-specific Official Plan Amendments. The purpose of each Official Plan Amendment is to either put back in place the relevant policies of the former Official Plan (2003) or Secondary Plans or add site-specific policies intended to re-align the site-specific policies brought in by the new Official Plan as they pertain to the six affected development applications.

Sites Affected

The six development sites discussed in this report are: 665 and 625 Albert Street; 315 Chapel Street; 785 Cope Drive; 270 Lamarche Avenue; 1154, 1176, 1180 and 1208 Old Montreal Road; and 481 Tullamore Street.

DISCUSSION

Changes to Official Plan Policies

A summary of the specific policy issues and circumstances affecting each of the six sites resulting from the repeal of the old Official Plan (2003) and adoption of the new Official Plan (2022), including the details of the proposed site-specific amendments, is provided in Document 1.

Unlike City-initiated Omnibus Official Plan Amendments, this report contains separate recommendations for each of the six proposed Official Plan Amendments under consideration. Documents 3 to 8, inclusive, comprise the proposed Official Plan Amendments, which detail each specific Amendment and provide more background on each site and a rationale justifying the proposed amendment.

Provincial Policy Statement

Staff have reviewed the proposed changes to the Official Plan and have determined that they are consistent with the 2020 Provincial Policy Statement.

RURAL IMPLICATIONS

There is one subject site, 481 Tullamore Street, situated within the Rural Area. The proposed amendment will allow the completion of the final phase of a rural residential subdivision that has been years in development. The associated Plan of Subdivision application will ensure the proposed residential lots do not negatively impact existing private services or natural features in the area.

CONSULTATION

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council. Given the number of sites and their locations across the City's urban and rural areas, a newspaper advertisement was published in both the Ottawa Citizen and Le Droit on December 23, 2023. No comments were received from members of the public.

COMMENTS BY THE WARD COUNCILLOR(S)

Each Councillor for Ward 1 – Orléans East-Cumberland, Ward 2 – Orléans West-Innes, Ward 6 – Stittsville, Ward 12 – Rideau-Vanier, Ward 14 – Somerset, Ward 19 – Orléans South-Navan, and Ward 20 - Osgoode were made aware of this City-initiated Official Plan Amendment application.

LEGAL IMPLICATIONS

As City-initiated official plan amendments, there are no appeal rights if one or more of the amendments is not adopted by Council. Should one or more of the official plan amendments be appealed to the Ontario Land Tribunal, it is anticipated that they can be handled within staff resources. The length of time required for hearings will be dependent upon the number, nature and scope of the appeals.

FINANCIAL IMPLICATIONS

There are no direct financial implications associated with the report recommendations. In the event the official plan amendment(s) are appealed to the Ontario Land Tribunal, it is anticipated that it can be handled within existing resources.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications for this report.

ACCESSIBILITY IMPACTS

Design considerations with respect to accessibility are not a key consideration of this Official Plan Amendment application. If the amendments are approved, accessibility impacts will be assessed in detail during the ongoing review of the related development applications for each of the affected sites.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- A city that has affordable housing and is more liveable for all;
- A city that is green and resilient; and
- A city that is more connected with reliable, safe and accessible mobility options.

SUPPORTING DOCUMENTATION

Document 1 Summary of Effects of Proposed Amendments

Document 2 Location Maps

Document 3 Details of Recommended Official Plan Amendment – Albert Street

Document 4 Details of Recommended Official Plan Amendment – Chapel Street

Document 5 Details of Recommended Official Plan Amendment – Cope Drive

Document 6 Details of Recommended Official Plan Amendment – Lamarche Avenue

Document 7 Details of Recommended Official Plan Amendment – Old Montreal Road

Document 8 Details of Recommended Official Plan Amendment – Tullamore Street

CONCLUSION

The Planning, Real Estate and Economic Development Department supports the proposed Official Plan Amendments. Each of the six amendments represents good planning and, for the reasons outlined in the supporting documents, staff recommends approval of the Official Plan Amendments.

DISPOSITION

Planning, Real Estate and Economic Development Department to prepare the implementing by-laws adopting the Official Plan Amendments, forward to Legal Services and undertake the statutory notification.

Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-laws to City Council.

City Clerk and Solicitor Department, Legislative Services, to notify persons who made oral or written submissions at the Agriculture and Rural Affairs Committee and Planning and Housing Committee meetings, as well as all persons who requested to be notified of the adoption of the Official Plan amendments.

Document 1 – Summary of Effects of Proposed Amendments

Site Affected	Volume, Policy, Schedule References (New OP)	Description of Policy Issue between old Official Plan (2003) and new Official Plan (2022)	Amendment Details
625 and 665 Albert Street	Vol. 2A, West Downtown Core Secondary Plan, Chapter 4, Section 4.1; Schedule K	The site was subject to a previous applicant-led Official Plan Amendment (OPA) submitted on April 26, 2022 and approved by Council on November 9, 2022 (By-law 2022-367) as OPA 1. The application referenced policies from both Official Plans and amended the West Downtown Core Secondary Plan to increase maximum building heights and added site-specific policies. The site was then subject to further policy text changes by the Omnibus OPA approved by Council on September 13, 2023 (By-law 2023-403) as OPA 5 to remove reference to the zoning of the site in anticipation of the new Zoning By-law currently in development. However, the changes made by OPA 5 removed the zoning reference but also inadvertently changed the intent of the original applicant-led OPA. This proposed amendment intends to reestablish the intent of OPA 1.	Adds a site-specific Built Form policy within Chapter 4: Pimisi Station and LeBreton Flats District, Subsection 4.1 – Albert Corridor Character Area, of the Secondary Plan to reference the applicable zoning with respect to the maximum permitted height and maximum permitted number of storeys. Amends Schedule K – Pimisi Station and LeBreton Flats District – Maximum Building Heights and Tower Locations by removing the reference to a maximum tower height on the west side of 36 storeys (127 metres) and 31 storeys (110 metres) for the eastern tower and by amending the legend to note that the maximum height for the site is subject to the in-effect zoning provisions as adopted on 9 November 2022.
315 Chapel Street	Vol. 2A, Central and East Downtown	The site was designated “General Urban Area” under the previous Official Plan (2003) and “Residential Area” under the former Sandy Hill Secondary Plan. A developer-initiated Official Plan Amendment (OPA)	Amends Schedule C – Maximum Building Heights of the Central and East Downtown Core Secondary Plan by changing the

	Core Secondary Plan, Schedule C – Maximum Building Heights	and Zoning By-law Amendment, approved by Council on March 28, 2018, added area-specific policies to the former Sandy Hill Secondary Plan as it pertained to the site that permitted building heights up to nine-storeys. This policy change was overlooked in the new Central and East Downtown Core Secondary Plan, which replaced the Sandy Hill Secondary Plan. The new Secondary Plan only permits up to six storeys on the site. This proposed amendment intends to reestablish the intent of the previous 2018 Council-approved OPA.	maximum number of storeys for 315 Chapel Street from 4 to 9 storeys.
785 Cope Drive	Vol. 1, Schedule B5 – Suburban (West) Transect; Schedule C12 – Urban Greenspace	The subject Park Block 312, Plan 4M-1619, is within the Fernbank Lands subdivision. Official Plan (2003) designated Block 312 as “General Urban Area.” The new Official Plan (2022) subsequently designated Block 312 as “Greenspace” on Schedule B5 and sub-designated it as “Open Space” on Schedule C12. This change in land use designation did not acknowledge a Memorandum of Understanding, dated November 8, 2017, between Council and the developer that acknowledged a different configuration of the park could be considered to permit the relotting of the residential lots abutting the park boundary with no appreciable net change to the park’s area. The relotting would have been possible under the previous Official Plan (2003) land use designation, however, the Greenspace land use designation in the new Official Plan (2022) now prohibits it. This proposed	Amends Schedule B5 - Suburban (West) Transect by changing the land use designation from Greenspace to Neighbourhood. Amends C12 – Urban Greenspace by removing the Open Space Sub-designation applicable to 785 Cope Drive.




		amendment intends to redesignate the park block to allow the reconfiguration of the park and abutting residential lots to proceed as was previous agreed.	
270 Lamarche Avenue	Vol. 2C	<p>Applications for draft plan of subdivision and a Zoning By-law amendment were jointly submitted in October 2021 prior to Council’s adoption of the new Official Plan. Both applications are still active and under review by the City and have not yet been approved. The development proposes six- and seven-storey apartment buildings. At that time, the previous Official Plan (2003) designated the site “Arterial Mainstreet.” The Arterial Mainstreet policies permitted mid-rise buildings to a maximum height of nine storeys. As such, the proposed mid-rise built form conformed with the Official Plan (2003).</p> <p>With the approval of the new Official Plan (2022) and implementing By-law 2021-386 by the MMAH, the subject site was redesignated to “Neighbourhood” which policies specifically restrict development to a low-rise built form, or four storeys in height. By-law 2021-386 repealed the old Official Plan (2003) in its entirety thereby rendering unusable the application of the Clergy principle of procedural fairness accepted in planning law. Were it not for the repeal of the old Official Plan and the unexpected legal consequences of it, Planning staff were prepared to support the proposed mid-rise built form.</p>	<p>Amends Volume 2C – Area-Specific Policies by adding a new policy entitled “270 Lamarche Avenue” that states:</p> <p>“Notwithstanding Policy 1b), Section 5.4.5 – Provide direction to Neighbourhoods located within the Suburban Transect, and Policy 2, Section 6.3.1 – Define neighbourhoods and set the stage for their function and change over the life of this Plan, of Volume 1 – Official Plan, the maximum permitted building height for the property addressed 270 Lamarche Avenue is seven storeys, subject to a Zoning By-law Amendment.”</p>

		This proposed amendment is intended to permit on the subject site the proposed six- and seven-storey, mid-rise built form within the Neighbourhood designation.	
1154, 1176, 1180, 1208 Old Montreal Road	Vol. 2C, Policy 42	<p>Applications for draft plan of subdivision and a Zoning By-law amendment were jointly submitted in 2018. Both applications are still active and under review by the City and have not yet been approved. The development proposes six-storey apartment buildings. At that time, the previous Official Plan (2003) designated the site “General Urban Area” and “Urban Natural Features.” The General Urban Area policies made no specific reference to maximum building heights. As such, the proposed mid-rise built form conformed with the Official Plan (2003).</p> <p>With the approval of the new Official Plan (2022) and implementing By-law 2021-386 by the MMAH, the subject site was redesignated to “Neighbourhood” which policies specifically restrict development to a low-rise built form, or four storeys in height. By-law 2021-386 repealed the old Official Plan (2003) in its entirety thereby rendering unusable the application of the Clergy principle of procedural fairness accepted in planning law. Were it not for the repeal of the old Official Plan and the unexpected legal consequences of it, Planning staff were prepared to support the proposed mid-rise built form.</p>	<p>Amends Area-Specific Policy 42 – Cardinal Creek Village of Volume 2C by adding a new policy:</p> <p>“Notwithstanding Policy 1b), Section 5.4.5 – Provide direction to Neighbourhoods located within the Suburban Transect, and Policy 2, Section 6.3.1 – Define neighbourhoods and set the stage for their function and change over the life of this Plan, of Volume 1 – Official Plan, the maximum permitted building height for the property addressed 1154, 1172, 1176, 1180, and 1208 Old Montreal Road is six storeys, subject to a Zoning By-law Amendment.”</p>

		This proposed amendment is intended to permit on the subject site the proposed six-storey, mid-rise built form within the Neighbourhood designation.	
481 Tullamore Street	Vol. 2C, Policy 30	<p>The subdivision was draft approved in 2005 for 89 residential lots and 36.3 hectares of natural area and open space. The previous Official Plan (2003) allowed rural subdivisions to be considered where residential lot sizes could be reduced if large blocks of “conservation” lands were zoned as Open Space. Draft approval lapsed before the third and final phase of the subdivision could be registered and after the 2009 implementation of a moratorium on country lot subdivisions.</p> <p>Given that the implementing zoning was already in effect and the City anticipated the development of the third phase, a site-specific amendment (Official Plan Amendment No.256) was approved in June 2021 to add the subject lands to the area-specific policies to permit the final phase of the rural residential subdivision. However, when the area-specific policy was carried forward in the new Official Plan (2022), it contained the current policy that restricts minimum lot sizes to 0.8 hectares. This proposed amendment intends to put in place the previous requirement contained in OPA 256 that lot size be 0.3 hectares.</p>	Amends Area-Specific Policy 30 of Volume 2C for PIN 04327-0391 (currently known as 481 Tullamore Street) to permit a minimum lot size of 0.3 hectares.

Document 2 – Locations Maps



		LOCATION MAP / PLAN DE LOCALISATION OFFICIAL PLAN AMENDMENT / MODIFICATION DU PLAN OFFICIEL	
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REVISION / RÉVISION - 2023 / 12 / 15		 665, 625 rue Albert Street	 <small>N NOT TO SCALE</small>



LOCATION MAP / PLAN DE LOCALISATION
 OFFICIAL PLAN AMENDMENT / MODIFICATION DU PLAN OFFICIEL

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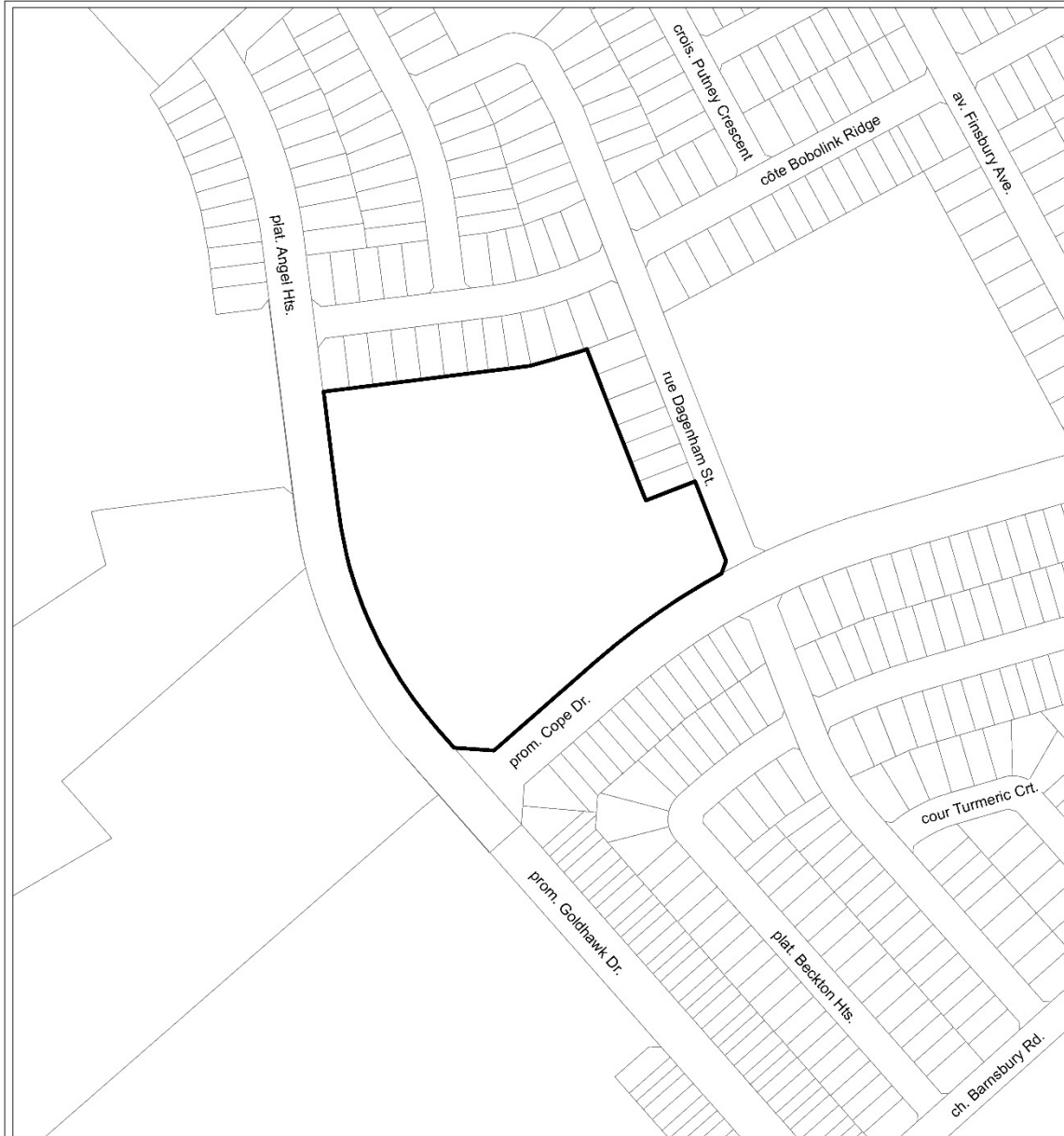
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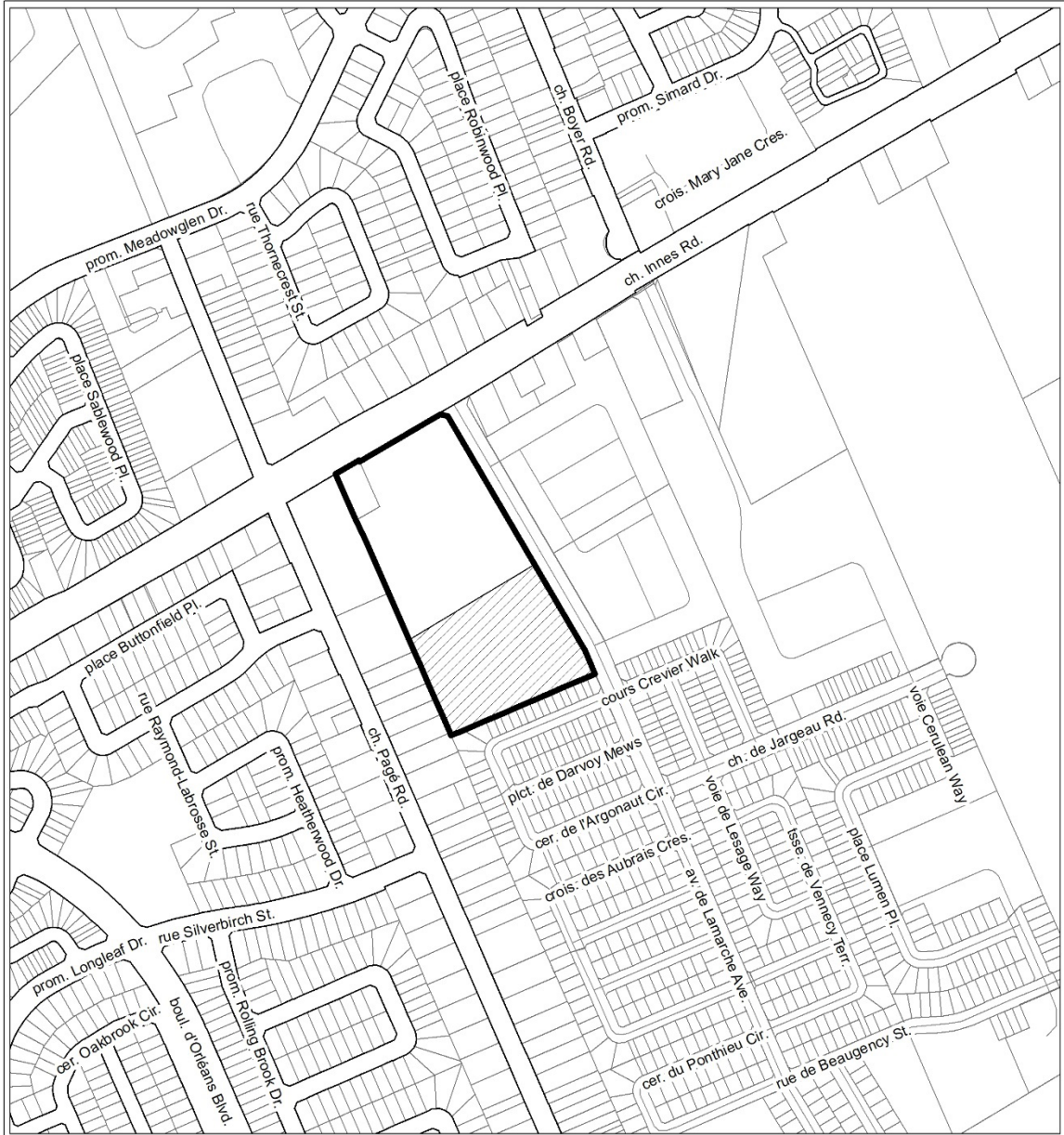






315 rue Chapel Street

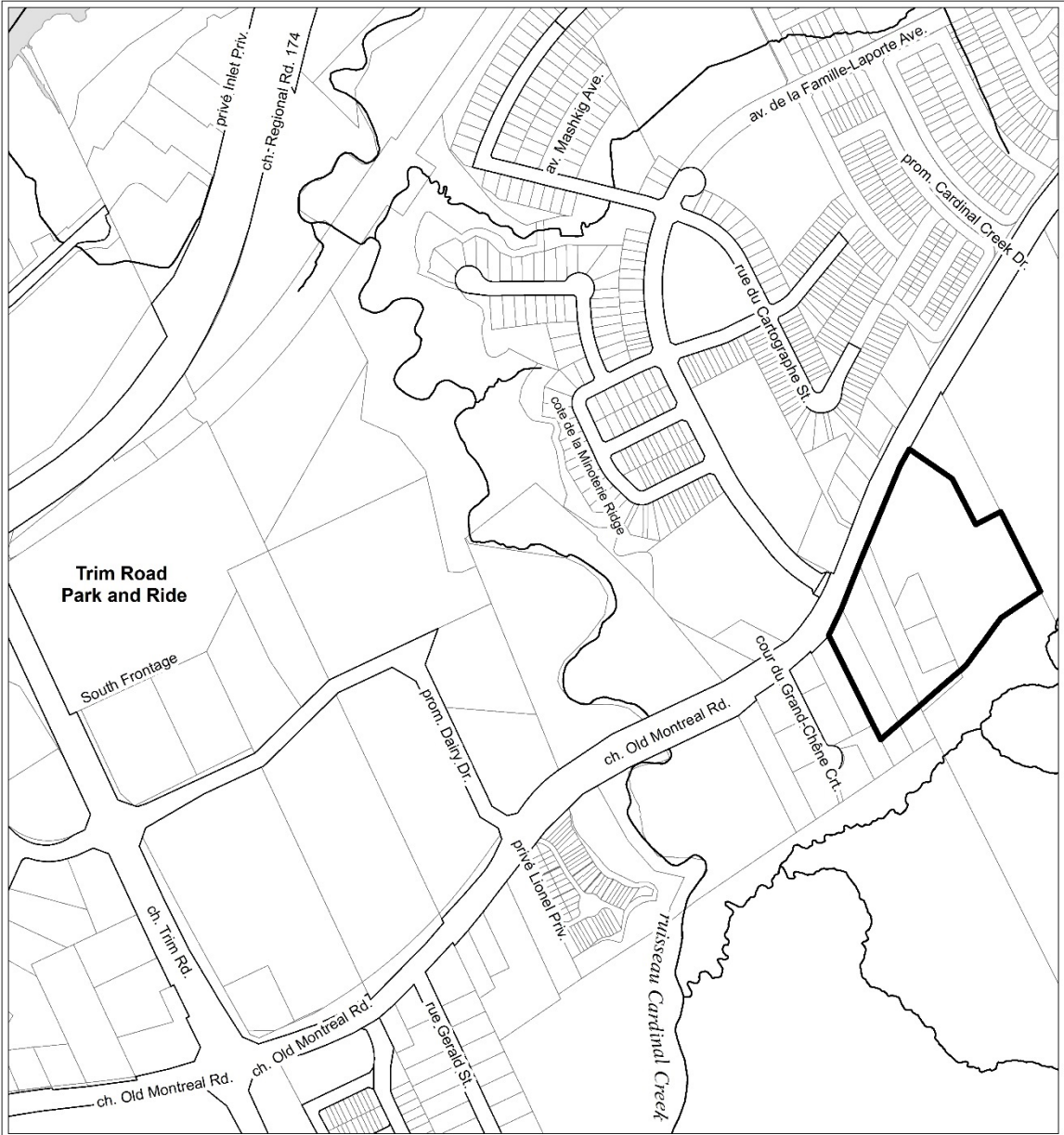







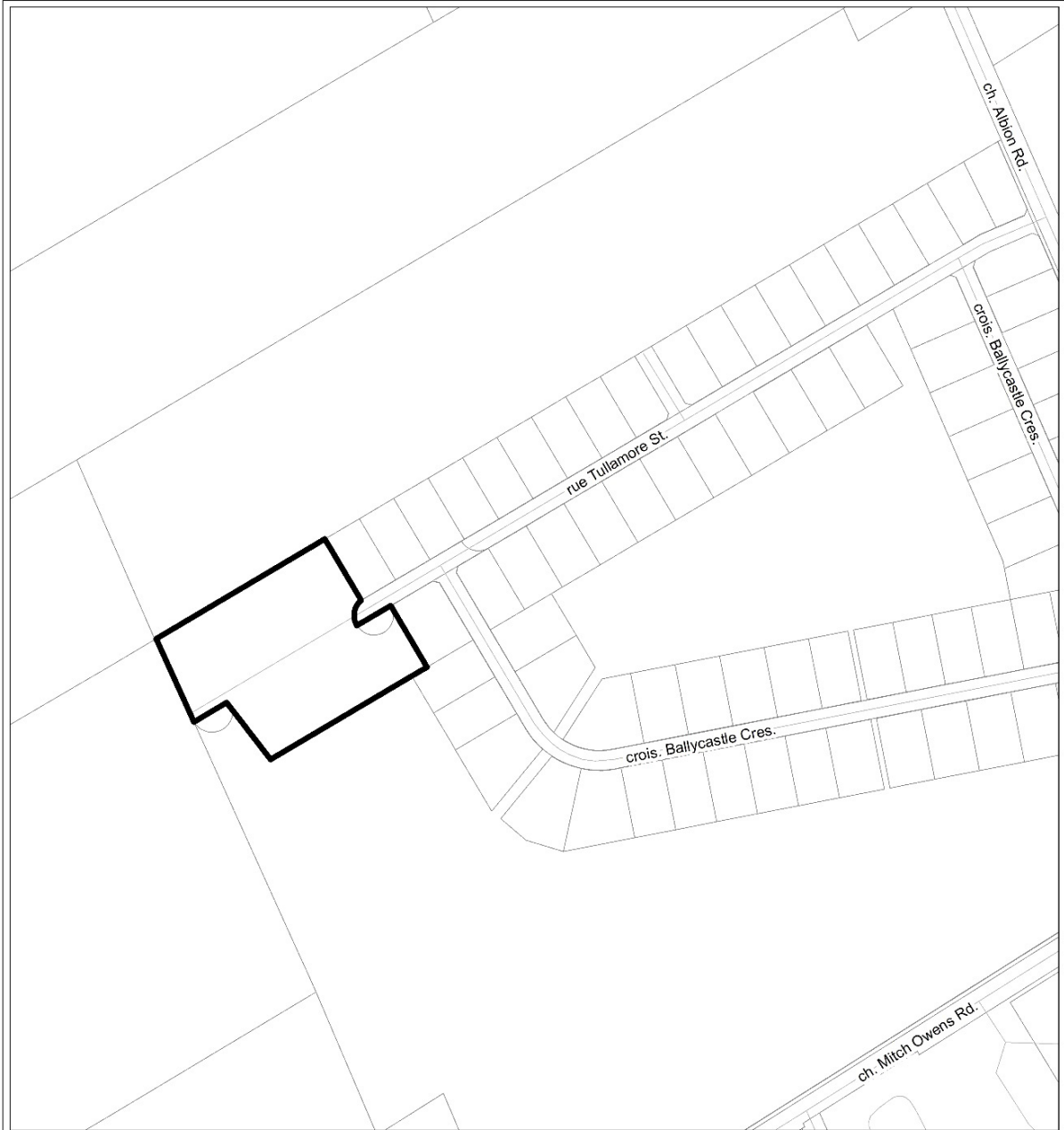
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LOCATION MAP / PLAN DE LOCALISATION
OFFICIAL PLAN AMENDMENT / MODIFICATION DU PLAN OFFICIEL

 **481 rue Tullamore St.**



NOT TO SCALE

Document 3 – Details of Recommended Official Plan Amendment – Albert Street

**Official Plan Amendment XX to the
Official Plan for the**

City of Ottawa

INDEX

THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. XX to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment XX to the Official Plan for the City of Ottawa.

PART A – THE PREAMBLE

PURPOSE

LOCATION

BASIS

PART B – THE AMENDMENT

INTRODUCTION

DETAILS OF THE AMENDMENT

IMPLEMENTATION AND INTERPRETATION

SCHEDULE A OF AMENDMENT XX – OFFICIAL PLAN FOR THE CITY OF OTTAWA

PART A – THE PREAMBLE

1. Purpose

The purpose of this amendment is to amend the West Downtown Core Secondary Plan within Volume 2A of the Official Plan, specific to 665 and 625 Albert Street. The summary of proposed amendments is as follows:

- a. Amend Schedule K – Pimisi Station and LeBreton Flats District – Maximum Building Heights and Tower Locations by removing the reference to a maximum tower height on the west side of 36 storeys (127 metres) and 31 storeys (110 metres) for the eastern tower and by amending the legend to note that the maximum height for the site is subject to the in-effect zoning provisions as adopted on November 9, 2022.
- b. Add a site-specific Built Form policy within Chapter 4: Pimisi Station and LeBreton Flats District, Subsection 4.1 – Albert Corridor Character Area, to reference the applicable zoning with respect to the maximum permitted height and maximum permitted number of storeys.

2. Location

The subject lands are addressed 665 and 625 Albert Street within the Downtown Core transect policy area and are bound by Booth Street to the west, Albert Street to the south, the LRT Confederation Line to the north and 615 Albert Street to the east, as shown on Schedule A to this Amendment.

3. Basis

Background

The proposed development includes two high-rise buildings comprising 608 residential dwelling units, including 247 affordable housing units.

The site was subject to applicant-led Official Plan and Zoning By-law amendment applications submitted on April 26, 2022, and approved by Council on November 9, 2022 (By-laws 2022-367 and 2022-368, respectively). The Official Plan Amendment application amended the West Downtown Core Secondary Plan by adding a site-specific policy to reference the zoning with respect to the permitted maximum number of towers, maximum building heights, and maximum number of storeys. The site was then subject to changes within the Omnibus Official Plan Amendment that

was approved by Council on September 13, 2023 (By-law 2023-403) with the intent to remove reference to the specific zoning in anticipation of the new Zoning By-law, including new zoning codes, still in development. However, the changes made through the 2023 Omnibus Official Plan Amendment removed the site-specific policy in its entirety and reinserted references to height and tower location on Schedule K of the Secondary Plan, which in effect changed the intent of the original applicant-led Official Plan Amendment. The removal of the site-specific policy, which included reference to the zoning applicable to the site, and specific maximum tower location and height details within the Secondary Plan may make future adjustments to the development proposal difficult and also negatively impact 625 Albert Street, which is now held in separate ownership from 665 Albert Street.

Rationale

The changes to the Secondary Plan through the 2023 Omnibus Official Plan Amendment were the result of a miscommunication between staff. The proposed amendment will ensure that the original intent of the developer's site-specific Official Plan Amendment (OPA 1) from November 9, 2022, is upheld. The changes made to the Secondary Plan by OPA 1 represent good planning as it allowed for increased height, which will serve to increase densities in an area targeted by the Official Plan for intensification while also referencing the zoning applicable to the site, and which includes required tower setbacks among other site-specific details.

The subject site is located within the Downtown Core Transect and designated "Hub" with an "Evolving Neighbourhood Overlay" on Schedule B1 of the Official Plan (2022). The Downtown Core Transect is recognized as the historic, geographical, physical cultural, symbolic and employment hub of Ottawa. Development within this transect shall maintain and enhance the urban pattern of built form and shall continue to develop as 15-minute neighbourhoods.

The proposed development adds residential intensification in an area strongly supported by transit and in a manner that does not have any undue adverse impacts on the existing neighbourhood to the south. The built form improves the skyline within a prominent location, incorporates appropriate setbacks and tower step backs, provides linkages to the pedestrian and cycling network, and provides accessible open space. The amendment is consistent with the broader goals of the Official Plan (2022) and represents appropriate city building and good planning.

Site-specific design details will be reviewed as part of the Site Plan Control application review process.

PART B – THE AMENDMENT

1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text and the attached Schedule A constitutes Amendment No. XX to the Official Plan for the City of Ottawa.

2. Details

The following changes are hereby made to the Official Plan for the City of Ottawa:

2.1 Chapter 4: Pimisi Station and LeBreton Flats District, Section 4: Character Areas, of the West Downtown Core Secondary Plan is amended by:

a) inserting a new policy 9 to the Built Form policies of Subsection 4.1 – Albert Corridor Character Area with wording as follows:

“In the case of the properties municipally addressed as 665 and 625 Albert Street, height maximums are determined by the in-effect zoning as adopted on November 9, 2022, which sets out the maximum building height and maximum number of tower(s) and storeys.”

b) renumbering sequentially the existing policy 9 and all subsequent numbered policies in Section 4 – Character Areas; and

c) revising the reference to Section 4.1, Policy 12) in Policy 14) as renumbered to “Section 4.1, Policy 13).”

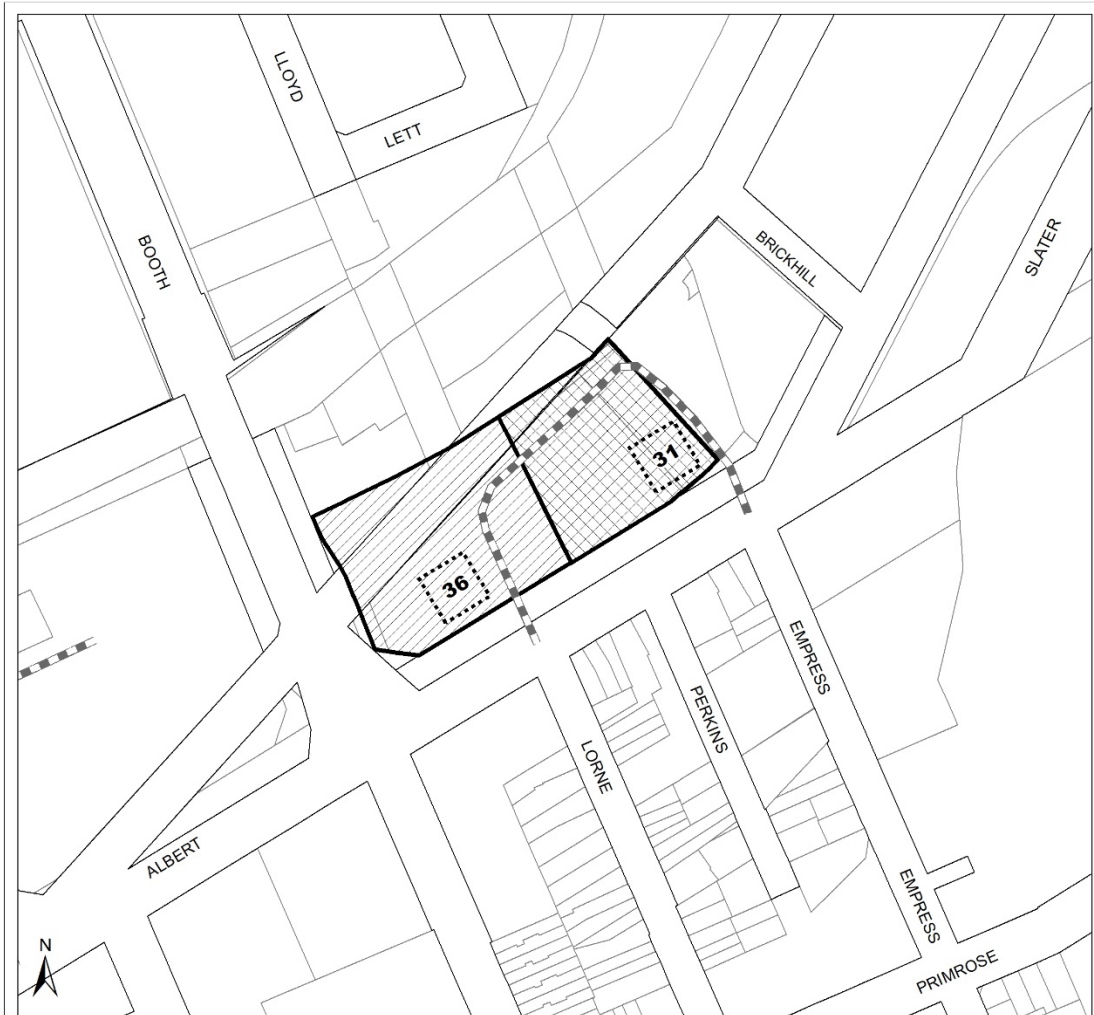
2.2 Schedule K – Pimisi Station and LeBreton Flats District – Maximum Building Heights and Tower Locations of the West Downtown Core Secondary Plan is amended for the properties addressed 665 and 625 Albert Street by removing all graphical and text references to number of towers, maximum number of storeys, maximum height in metres, and conceptual alignment of a public or private roadway and by redesignating the site to reference in the legend the following new text, as shown on Schedule A of this Official Plan Amendment:

“Refer to Official Plan, Volume 2, West Downtown Core Secondary Plan, Chapter 4, Subsection 4.1 – Albert Corridor Character Area, Policy 9).”

3. Implementation and Interpretation

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.

SCHEDULE A



Prepared by: Planning, Infrastructure and Economic Development Department
 Services de la planification, de Géospatial Analytics, Technologie et Solutions



Préparé par: Infrastructure et du développement économique,
 Analyse géospatiale, technologie et solutions

D01-01-23-0015 24-0074-A

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**SCHEDULE A to
 AMENDMENT NO.**

to the OFFICIAL PLAN
 for the CITY OF OTTAWA

Amending Volume 2 - West Downtown Core Secondary Plan
 Schedule K - Pimisi Station and
 LeBreton Flats District -
 Maximum Building Heights
 and Tower Locations

**ANNEXE A de
 L' AMENDEMENT No.**

au PLAN OFFICIEL
 de la VILLE D'OTTAWA

Modification du volume 2 -
 Plan secondaire Centre-ouest
 Annexe K - Secteur de la station
 Pimisi et des plaines LeBreton -
 Hauteur maximale de bâtiment
 et emplacement des tours



LANDS REDESIGNATED FROM "MAXIMUM NUMBER OF STOREYS - 36 STOREYS" TO "REFER TO OFFICIAL PLAN, VOLUME 2, WEST DOWNTOWN CORE SECONDARY PLAN, CHAPTER 4, SUBSECTION 4.1 - ALBERT CORRIDOR CHARACTER AREA, POLICY 9"
 TERRAINS DONT LA DÉSIGNATION EST PASSÉE DE << NOMBRE MAXIMUM D'ÉTAGES - 36 ÉTAGES>> À << CONSULTEZ LE PLAN OFFICIEL, VOLUME 2, PLAN SECONDAIRE DU CENTRE-VILLE OUEST, CHAPITRE 4, SOUS-SECTION 4.1 - ZONE À CARACTÈRE CARACTÉRISTIQUE DU CORRIDOR ALBERT, POLITIQUE 9>>



LANDS REDESIGNATED FROM "MAXIMUM NUMBER OF STOREYS - 31 STOREYS" TO "REFER TO OFFICIAL PLAN, VOLUME 2, WEST DOWNTOWN CORE SECONDARY PLAN, CHAPTER 4, SUBSECTION 4.1 - ALBERT CORRIDOR CHARACTER AREA, POLICY 9"
 TERRAINS DONT LA DÉSIGNATION EST PASSÉE DE << NOMBRE MAXIMUM D'ÉTAGES - 31 ÉTAGES>> À << CONSULTEZ LE PLAN OFFICIEL, VOLUME 2, PLAN SECONDAIRE DU CENTRE-VILLE OUEST, CHAPITRE 4, SOUS-SECTION 4.1 - ZONE À CARACTÈRE CARACTÉRISTIQUE DU CORRIDOR ALBERT, POLITIQUE 9>>



PUBLIC OR PRIVATE ROADWAY (CONCEPTUAL ALIGNMENT) TO BE REMOVED /
 VOIE PUBLIQUE OU PRIVÉE (TRACE CONCEPTUELLE) À SUPPRIMER



APPROXIMATE TOWER LOCATION TO BE REMOVED /
 EMPLACEMENT APPROXIMATIF DE LA TOUR À SUPPRIMER

Document 4 – Details of Recommended Official Plan Amendment – Chapel Street

**Official Plan Amendment XX to the
Official Plan for the
City of Ottawa**

INDEX

THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. XX to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment XX to the Official Plan for the City of Ottawa.

PART A – THE PREAMBLE

PURPOSE

LOCATION

BASIS

PART B – THE AMENDMENT

INTRODUCTION

DETAILS OF THE AMENDMENT

IMPLEMENTATION AND INTERPRETATION

SCHEDULE A OF AMENDMENT XX – OFFICIAL PLAN FOR THE CITY OF OTTAWA

PART A – THE PREAMBLE

1. Purpose

The purpose of this amendment is to amend the Central and East Downtown Core Secondary Plan within Volume 2A of the Official Plan (2022) to revise Schedule C – Maximum Building Heights to identify the property addressed 315 Chapel Street as having a maximum number of storeys of nine storeys.

2. Location

The subject site addressed 315 Chapel Street is located within the Sandy Hill neighbourhood along the south side of Laurier Avenue East and extending the length of the neighbourhood block between Chapel Street and Blackburn Avenue, as shown on Schedule A to this Amendment.

3. Basis

Background

The subject site is L-shaped and has approximately 60 metres of frontage along Laurier Avenue East and 33 and 55 metres of frontage along Chapel Street and Blackburn Avenue, respectively, for a total area of approximately 2700 square metres. The site is currently occupied by the former All Saints Anglican Church, which fronts onto Chapel Street and includes Bate Memorial Hall, which fronts onto Blackburn Avenue. The property (the former church, but not including Bate Memorial Hall) is located within Sandy Hill Cultural Heritage Character Area, designated under Part IV of the *Ontario Heritage Act*, and the site is within the Heritage Overlay.

Official Plan Amendment 207, enacted by City Council on March 28, 2018 (Report No. ACS2018-PIE-PS-0024) by By-law 2018-83, amended the relevant schedule to the former Sandy Hill Secondary Plan to re-designate the subject site from Residential Area – Low Profile (maximum of four storeys) to Residential Area – Medium Profile, which permitted a maximum building height of nine storeys. At the same time, Council adopted By-law 2018-84 amending Zoning By-law 2008-250 to change the zoning of the site to Residential Fifth Density Zone, Subzone B, subject to Urban Exception 2454 and Schedule 379 (R5B[2454] S379), to permit a mixed-use building having a maximum height of nine storeys.

With the adoption of the new Official Plan (2022), the new Central and East Downtown Core Secondary Plan, which incorporated multiple previous Secondary Plans including the former Sandy Hill Secondary Plan, was also adopted. However, the new Secondary Plan inadvertently designated a maximum number of storeys for

the subject property as six storeys, which is not consistent with the intent of Official Plan Amendment 207. Therefore, this amendment corrects the inconsistency in the policy intent.

Rationale

This amendment is consistent with the effect of the initial Official Plan Amendment 207, enacted by City Council on April 26, 2018, that amended the former Sandy Hill Secondary Plan to facilitate the redevelopment of 315 Chapel Street for a nine-storey building with limited community and commercial uses, as was detailed in Report No. ACS2018-PIE-PS-0024.

This amendment to the Central and East Downtown Core Secondary Plan, the intent and effect of which is to permit an increase in building height specific to the subject site, continues to be consistent with the relevant policies of the Provincial Policy Statement, the City of Ottawa Official Plan (2022), the relevant policies of the Secondary Plan, and the Centretown Community Design Plan guidelines. In addition, this amendment continues to permit the proposed site redevelopment noted above, which supports the Secondary Plan by acting as a community hub and providing additional residential opportunities within the neighbourhood. As such, this amendment continues to represent good land use planning.

PART B – THE AMENDMENT

1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text and the attached Schedule A constitutes Amendment No. XX to the Official Plan for the City of Ottawa.

2. Details of the Amendment

The following change is hereby made to the Central and East Downtown Core Secondary Plan of the City of Ottawa Official Plan, Volume 2A, as follows:

2.1 Schedule C – Maximum Building Heights is amended to implement the following change and as shown on Schedule A attached hereto:

- a) Re-designate the lands known municipally as 315 Chapel Street as it pertains to the maximum number of storeys permitted from six storeys to nine storeys.

3. Implementation and Interpretation

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.

SCHEDULE A



Prepared by: Planning, Infrastructure and Economic Development Department,
Services de la planification, de Géospatial Analytics, Technology and Solutions



Préparé par: l'infrastructure et du développement économique,
Analyse géospatiale, technologie et solutions

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**SCHEDULE A to
AMENDMENT NO.**

to the OFFICIAL PLAN
for the CITY OF OTTAWA

**Amending Volume 2A
Central and East Downtown Core Secondary Plan
Schedule C - Maximum Building Heights**



LANDS TO BE REDESIGNATED FROM "MAXIMUM NUMBER OF STOREYS - 6 STOREYS"
TO "MAXIMUM NUMBER OF STOREYS - 9 STOREYS"

TERRAINS À REDÉSIGNER À « NOMBRE MAXIMUM D'ÉTAGES - 6 ÉTAGES »
À « NOMBRE MAXIMUM D'ÉTAGES - 9 ÉTAGES »

**ANNEXE A de
L' AMENDMENT No.**

au PLAN OFFICIEL
de la VILLE D'OTTAWA

**Modification du volume 2A
Plan secondaire de Centre-ville et centre-est
Annex C - Hauteurs maximales des immeubles**

Document 5 – Details of Recommended Official Plan Amendment – Cope Drive

**Official Plan Amendment XX to the
Official Plan for the
City of Ottawa**

INDEX

THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. XX to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment XX to the Official Plan for the City of Ottawa.

PART A – THE PREAMBLE

PURPOSE

LOCATION

BASIS

PART B – THE AMENDMENT

INTRODUCTION

DETAILS OF THE AMENDMENT

IMPLEMENTATION AND INTERPRETATION

SCHEDULE A OF AMENDMENT XX – OFFICIAL PLAN FOR THE CITY OF OTTAWA

SCHEDULE B OF AMENDMENT XX – OFFICIAL PLAN FOR THE CITY OF OTTAWA

PART A – THE PREAMBLE

1. Purpose

The purpose of this amendment is to amend the Official Plan (2022) – Volume 1, specific to 785 Cope Drive (Block 312, Plan 4M-1619), by changing the land use designation on Schedule B5 from “Greenspace” to “Neighbourhood” and by deleting the “Open Space” land use sub-designation shown on Schedule C12.

2. Location

The proposed Official Plan amendment pertains to the subject site addressed 785 Cope Drive within Phase I of the Fernbank Subdivision in Stittsville. It is situated on the north side of Cope Drive on the northeast corner of the intersection of Cope Drive and Goldhawk Drive, as shown on Schedules A and B to this Amendment.

3. Basis

Background

The subject site, legally described as Block 312 on Registered Plan 4M-1619, is currently reserved for a community park and is zoned accordingly as “Parks and Open Space” (O1) in Zoning By-law 2008-250. The park has not yet been developed.

In May 2009, Council approved the Fernbank Community Design Plan (CDP). The CDP stated the City's intentions to acquire and protect a portion of Urban Natural Feature 193 – Shea Road Woods. The acquisition was subject to an agreement between the property owner and the City, indicating that if an agreement were not reached to acquire the woodlot, the area would be developed as low-density residential housing. In 2013, Council approved an update to the Urban Natural Feature strategy, reiterating the City's intentions to acquire Shea Road Woods. An agreement in principle was reached between the City and the property owner (CRT Developments Inc.) for the City's acquisition of the woodlot. In October 2017, a Memorandum of Understanding (MOU) was signed between CRT Developments Inc. and the Manager of Planning Infrastructure and Economic Development (now Planning, Real Estate and Economic Development). The agreement contains provisions to ensure no net loss of recreational park facilities within the Fernbank Community and that recreational and urban greenspaces are protected. The MOU also permits CRT Developments Inc. to develop low-density residential units on Block 312, identified as a Community Park.

Parks and Facilities Planning staff were consulted on the relocation of the low-density residential dwellings and the community park, the outcome of which consultation was included as a condition of draft plan approval of Phase 3 of the subdivision subsequently approved on May 25, 2022. Parks and Facilities Planning staff are continuing to collaborate with the applicant and the public on a concept plan for the community park (named Cope Park) that incorporates the reconfigured site design (townhouse blocks fronting Goldhawk Drive instead of Dagenham Street).

Under the policies of the previous Official Plan (2003), the subject lands were designated “General Urban Area”, which permitted both a community park and residential uses. However, the new Official Plan (2022) now designates the lands “Greenspace” on Schedule B5 – Suburban (West) Transect and further and incorrectly applies an “Open Space” sub-designation over them as shown on Schedule C12 – Urban Greenspace. While the Greenspace designation broadly permits park spaces and other natural greenspaces, the Open Space sub-designation specifically is not intended for lands primarily for recreation purposes, including a park. It is clear that the Open Space designation was incorrectly applied to the future community park block. The Greenspace designation on Schedule B5 specifically follows the perimeter of the current park block thereby not permitting any reconfiguration of the park to consider the proposed residential uses without an amendment to the Schedule. The change in land use designation does not acknowledge agreement in principle contained in the MOU. Accordingly, this amendment intends to change the designation of the park block to allow the reconfiguration of the park and abutting residential lots to proceed as was previously agreed.

Rationale

This Official Plan Amendment proposes to redesignate the community park block, Block 312, Plan 4M-1619, from “Greenspace” to “Neighbourhood” on Schedule B5 and in so doing, also to remove the Urban Greenspace sub-designation on Schedule C12 altogether from the subject park block.

Like the General Urban Area land use designation under the previous Official Plan (2003), the Neighbourhood designation permits a range of uses including parks and residential development. The proposed removal of the Greenspace designation from the subject site does not affect the continued preservation of the future park. It is assured that the site will continue to be protected for a community park on the Land Use Plan and Greenspace Plan of the Fernbank Community Design Plan, and as

noted, the park has been reserved for park purposes as Block 312 in the subdivision agreement for Plan 4M-1619, registered in 2019. Furthermore, the park block is already zoned "Parks and Open Space" (O1) in Zoning By-law 2008-250. The intention of the redesignation of the site to Neighbourhood is to facilitate the reconfiguration of Block 312 to permit the relocation of a residential block intended for townhouse development fronting along Dagenham Street to Goldhawk Drive. This swapping of the townhouse block(s) with part of Block 312 will not result in any substantial change to the park area. To implement the future intended reconfiguration of existing lot lines between the park block and residential lots/block and the related land reconveyances as agreed to in the LOU, a zoning amendment and other planning applications will be required.

The Official Plan Amendment outlined above will continue to allow the intended reconfiguration of the community park to proceed in conformity with the relevant policies of the current Official Plan (2022) and the Fernbank Community Design Plan. As such, this amendment continues to represent good land use planning.

PART B – THE AMENDMENT

1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text and the attached Schedules constitutes Amendment No. XX to the Official Plan for the City of Ottawa.

2. Details of the Amendment

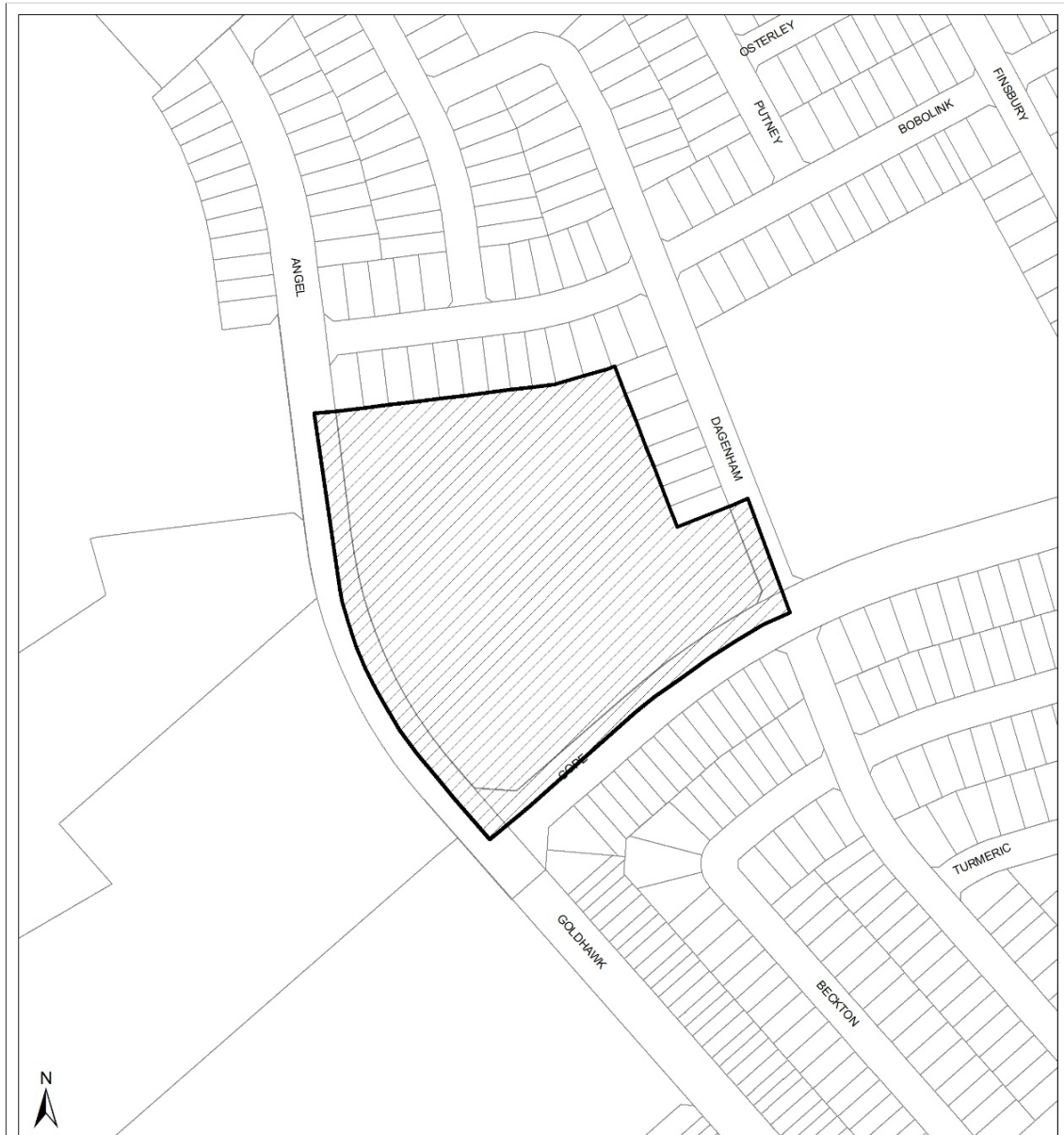
The following changes are hereby made to the Official Plan for the City of Ottawa:

- 2.1 Amend Schedule B5 – Suburban (West) Transect by changing the land use designation for 785 Cope Drive (Block 312, Plan 4M-1619) from Greenspace to Neighbourhood, as shown in Schedule A.
- 2.2 Amend Schedule C12 – Urban Greenspace by removing the Open Space sub-designation entirely from 785 Cope Drive (Block 312, Plan 4M-1619), as shown in Schedule B.

3. Implementation and Interpretation

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.

SCHEDULE A



Prepared by Planning, Infrastructure and Economic Development Department,
Services de la planification, de Géospatial Analytics, Technologie and Solutions



Préparé par: l'infrastructure et du développement économique,
Analyse géospatiale, technologie et solutions

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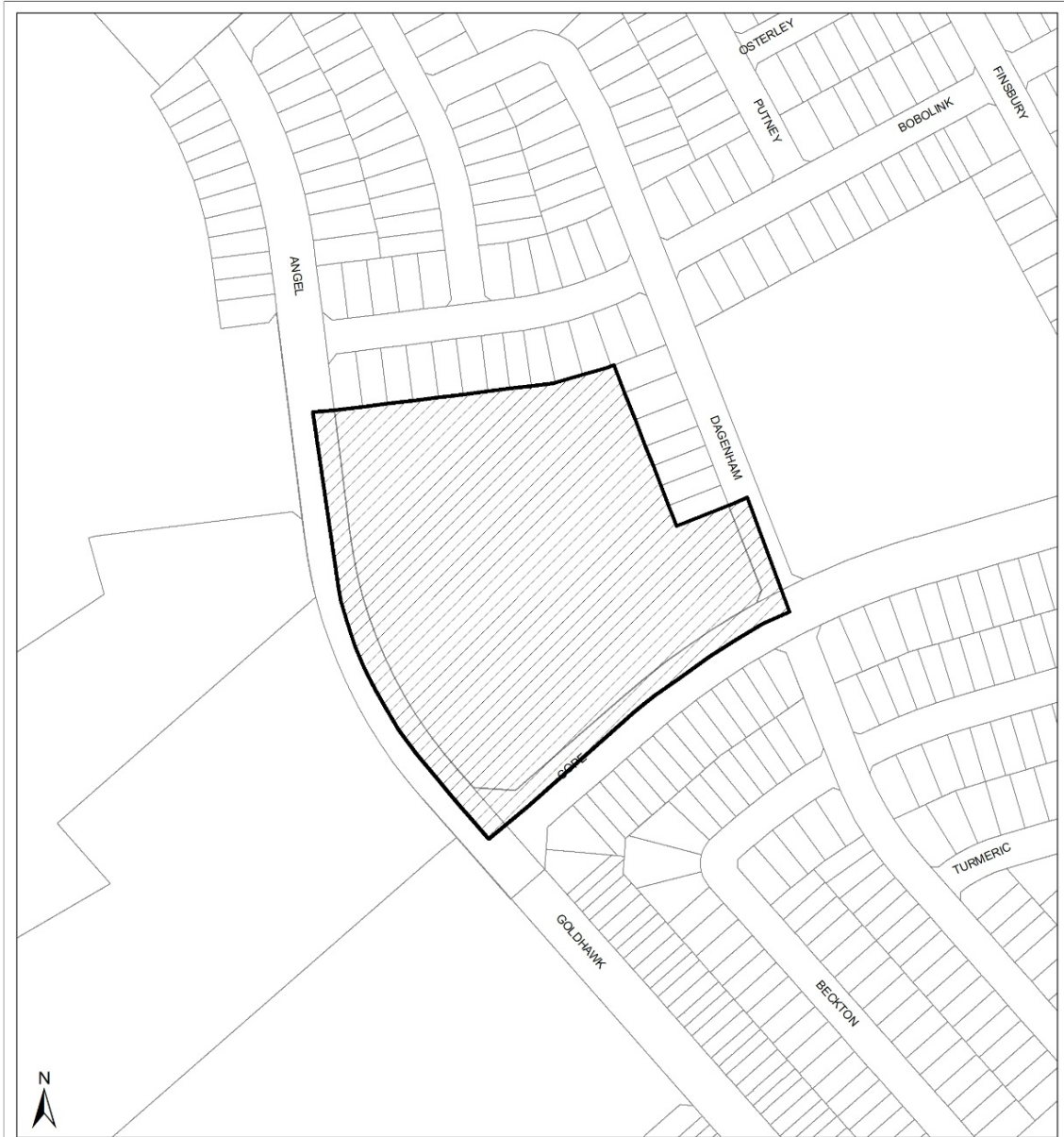
**SCHEDULE A to
AMENDMENT NO.**
to the OFFICIAL PLAN
for the CITY OF OTTAWA
**Amending Volume 1
Schedule B5 - Suburban (West) Transect**

**ANNEXE A de
L' AMENDMENT No.**
au PLAN OFFICIEL
de la VILLE D'OTTAWA
**Modification du volume 1
Annexe B5 - Transect Secteur suburbain (ouest)**



LANDS TO BE REDESIGNATED FROM "GREENSPACE" TO "NEIGHBOURHOOD"
TERRAINS À REDÉSIGNER À « ESPACE VERT » À « QUARTIER »

Schedule B



Prepared by: Planning, Infrastructure and Economic Development Department,
Services de la planification, de Géospatial Analytics, Technology and Solutions



Préparé par: l'infrastructure et du développement économique,
Analyse géospatiale, technologie et solutions

D01-01-23-0015 24-0074-A

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**SCHEDULE B to
AMENDMENT NO.**
to the OFFICIAL PLAN
for the CITY OF OTTAWA
**Amending Volume 1
Schedule C12 - Urban Greenspace**

**ANNEXE B de
L' AMENDEMENT No.**
au PLAN OFFICIEL
de la VILLE D'OTTAWA
**Modification du volume 1
Annexe C12 - Réseau urbain d'espaces verts**



LANDS TO BE REMOVED FROM "OPEN SPACE" DESIGNATION
TERRAINS RETIRÉS DE LA DÉSIGNATION « ESPACE VERT »

Document 6 – Details of Recommended Official Plan Amendment – Lamarche Avenue

**Official Plan Amendment XX to the
Official Plan for the
City of Ottawa**

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THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. XX to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment XX to the Official Plan for the City of Ottawa.

PART A – THE PREAMBLE

PURPOSE

LOCATION

BASIS

PART B – THE AMENDMENT

INTRODUCTION

DETAILS OF THE AMENDMENT

IMPLEMENTATION AND INTERPRETATION

PART A – THE PREAMBLE

1. Purpose

The purpose of this amendment is to amend the Official Plan (2022) – Volume 2C specific to 270 Lamarche Avenue within Orléans South, by adding a new area-specific policy to allow for mid-rise buildings on a part of the site to a maximum height of seven storeys.

2. Location

The proposed Official Plan amendment includes changes applicable to the property addressed 270 Lamarche Avenue within Orléans South. The 2.17-hectare subject lands front along the west side of Lamarche Avenue south of Innes Road and extend west and south to the rear lot lines of the properties on Pagé Road and Argonaut Circle, respectively. The lands are highlighted on the Location Map attached in Document 2 of Report No. ACS2024-PRE-PS-0042.

3. Basis

Background

The property owner submitted applications for approval of a draft Plan of Subdivision and a Zoning By-law amendment affecting its entire 5.2-hectare property addressed 3484 Innes Road and 240 and 270 Lamarche Avenue. The applications were jointly submitted on October 12, 2021, and deemed complete on October 25, 2021. Both applications are still active and under review by the City and have not yet been approved. The most recent revised subdivision proposal is to subdivide the lands to create three large development blocks, one public road and a 0.1966-hectare public park. A related Site Plan Control application was subsequently submitted on December 23, 2021, specific to the most southerly block, addressed 270 Lamarche Avenue. The site development proposes three mid-rise apartment buildings to a maximum building height of seven storeys. The related Zoning By-law amendment proposes to rezone the most southerly block from Development Reserve (DR) to Arterial Mainstreet (AM) subject to site-specific exceptions and Parks and Open Space (O1), to permit the above-described mid-rise apartment residential use and park.

At the time the draft Plan of Subdivision and Zoning By-law amendment applications were deemed complete in October 2021, the entire 5.2-hectare site was designated Arterial Mainstreet on the Urban Policy Plan (Schedule B) of the Official Plan (2003)

that was in effect. The Arterial Mainstreet policies permitted building heights up to nine storeys subject to conformity with relevant building transition, compatibility and urban design policies of the Plan. As such, the proposed mid-rise apartment buildings of six and seven storeys in height on the most southerly block of the subdivision conformed with the relevant policies at the time.

Due to several unresolved site servicing and stormwater management issues beyond both the limits of the subject site and control of the development proponent, the three development applications have not yet been approved by the City and remain under review while City staff continue to work with the adjacent developers toward resolving the site servicing and stormwater management issues. With the adoption of the new Official Plan by City Council on November 24, 2021 and the later approval of the Plan and the implementing By-law 2021-386 on November 4, 2022 by the Ministry of Municipal Affairs and Housing, that portion of the subject site abutting Innes Road to a lot depth of 220 metres measured from the centre line of the road is now designated as “Mainstreet Corridor”, the policies for which continue to allow building heights of up to nine storeys. However, the Official Plan (2022) now designates that part of the site farther south of the said 220-metre line to the rear yards of the existing townhouses along Argonaut Circle, addressed 270 Lamarche Avenue, as “Neighbourhood.” The Neighbourhood land use policies specifically restrict development to a low-rise built form, or four storeys in height. The three proposed six to seven-storey apartment buildings are now within the Neighbourhood designation. Sections 2, 3 and 4 of By-law 2021-386 repealed the old Official Plan (2003) in its entirety thereby rendering unusable the application of the Clergy principle of procedural fairness accepted in planning law, which generally states that land use planning applications should be evaluated against the law and policy documents in place at the date of the application. Were it not for the repeal of the old Official Plan and the unexpected legal consequences of it, Planning staff were prepared to support the proposed mid-rise buildings on the most southerly block of the subdivision.

Rationale

This Official Plan amendment is intended to align the new Official Plan (2022) with the previous Official Plan (2003) land use policies as they applied to the subject site to permit the proposed seven-storey, mid-rise built form within the Neighbourhood designation. Such proposed built form and building height along with the responsive building setbacks and step backs were deemed to be an appropriate site design solution within the context of the adjacent low-rise residential development to the

south and west and was supported by Planning staff prior to the adoption of the Official Plan (2022). It remains an appropriate site design proposal.

Prior to the Ministry's approval of the Official Plan (2022), Planning staff and the applicant alike thought that the subject development applications would continue to be evaluated against the applicable policies of the previous Official Plan (2003) and that the Clergy principle of procedural fairness would apply in this matter. Had it been explicitly communicated and understood prior to the passing of Sections 2, 3 and 4 of By-law 2021-386 by the Ministry that the Clergy principle would not apply, then the necessary steps would have been taken to ensure the applicable land use policies of the previous Official Plan (2003) would be entrenched in the new Official Plan (2022) as it pertained to the subject site and development proposal.

The proposed Official Plan amendment is considered reasonable and would allow for an appropriate built form of mid-rise development within the site's context and would provide for a desired alternative form of housing intensification within the developing East Urban Community of Orléans South.

The proposed Official Plan amendment represents good land use planning.

PART B – THE AMENDMENT

1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text constitutes Amendment No. XX to the Official Plan for the City of Ottawa.

2. Details of the Amendment

The following changes are hereby made to the Official Plan for the City of Ottawa:

- 2.3 by adding a new area “x”, titled “270 Lamarche Avenue” in Volume 2C – Area-Specific Policies, and inserting thereto the following policy:

“Notwithstanding Policy 1b), Section 5.4.5 – Provide direction to Neighbourhoods located within the Suburban Transect, and Policy 2, Section 6.3.1 – Define neighbourhoods and set the stage for their function and change over the life of this Plan, of Volume 1 – Official Plan, the maximum permitted building height for the property addressed 270 Lamarche Avenue is seven storeys, subject to a Zoning By-law Amendment.”

3. Implementation and Interpretation

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.

Document 7 – Details of Recommended Official Plan Amendment – Old Montreal Road

**Official Plan Amendment XX to the
Official Plan for the
City of Ottawa**

INDEX

THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. XX to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment XX to the Official Plan for the City of Ottawa.

PART A – THE PREAMBLE

PURPOSE

LOCATION

BASIS

PART B – THE AMENDMENT

INTRODUCTION

DETAILS OF THE AMENDMENT

IMPLEMENTATION AND INTERPRETATION

PART A – THE PREAMBLE

1. Purpose

The purpose of this amendment is to amend the Official Plan – Volume 2C specific to 1154, 1172, 1176, 1180, and 1208 Old Montreal Road within the urban community of Cardinal Creek Village, by adding a new area-specific policy to allow for mid-rise buildings on the site to a maximum height of six storeys.

2. Location

The proposed Official Plan amendment includes changes applicable only to the properties addressed 1154, 1172, 1176, 1180, and 1208 Old Montreal Road within the planned community of Cardinal Creek Village in Orléans. The subject lands front along the south side of Old Montreal Road east of Trim Road and Cardinal Creek and extend south of Old Montreal Road to the defined south tributary of Cardinal Creek and west to the rear of the properties on Grand-Chêne Court. The lands are highlighted on the Location Map attached in Document 2 of Report No. ACS2024-PRE-PS-0042.

3. Basis

Background

The property owner submitted applications for approval of a draft Plan of Subdivision and a Zoning By-law amendment that are currently under appeal to the Ontario Land Tribunal (OLT) for the municipality's failure to make a decision in a timely manner as required by the *Planning Act*. The applications were jointly submitted on March 19, 2018, and deemed complete on April 13, 2018. Both applications are still active and under review by the City and have not yet been approved. The most recent revised subdivision proposal is to subdivide the lands to create sixteen development blocks to accommodate 340 residential mid-rise apartment dwellings, 60 back-to-back townhouse dwellings, 22 townhouse dwellings and four semi-detached dwellings, two private streets, one public street, a 0.4922-hectare park block and a large block to define the adjacent creek valley lands and development limit. The related Zoning By-law amendment proposes to rezone the lands from Rural Countryside (RU) and Rural Residential (RR7) to Residential Third, Fourth and Fifth Densities (R3, R4, R5) subject to site-specific exceptions, Parks and Open Space (O1) and Environmental Protection (EP1) to permit the above-described range of low, medium and high-density and mid-rise apartment residential uses and park, and to protect the creek valley lands.

At the time the applications were deemed complete in April 2018, the site was designated General Urban Area and Urban Natural Features on the Urban Policy Plan (Schedule B) of the Official Plan (2003) that was in effect. The General Urban Area policies made no specific reference to maximum building heights other than to state that development is to conform with relevant urban design policies of the Plan. As such, the proposed mid-rise apartment buildings of six storeys in height conformed with the relevant policies at the Official Plan (2003).

Due to the complex physical characteristics of the site and notwithstanding the owner's filing of an appeal to the OLT on September 29, 2023, for failure of the municipality to make a decision (Case No. OLT-23-000954), the proposed draft plan of subdivision and zoning amendment applications remain under review while the applicant and City staff continue to work toward resolving the various issues. With the adoption of the new Official Plan by City Council on November 24, 2021, and the later approval of the Plan and the implementing By-law 2021-386 on November 4, 2022 by the Ministry of Municipal Affairs and Housing, the subject site was redesignated to Neighbourhood in the new Official Plan (2022). Sections 2, 3 and 4 of By-law 2021-386 repealed the old Official Plan (2003) in its entirety thereby rendering unusable the application of the Clergy principle of procedural fairness accepted in planning law, which generally states that land use planning applications should be evaluated against the law and policy documents in place at the date of the application. The policies of the Neighbourhood land use designation specifically restrict development to a low-rise built form, or four storeys in height. Were it not for the repeal of the old Official Plan and the unexpected legal consequences of it, Planning staff were prepared to support the proposed mid-rise buildings within the subdivision.

Rationale

This Official Plan amendment is intended to align the new Official Plan (2022) with the previous Official Plan (2003) land use policies as they applied to the subject site to permit the proposed six-storey, mid-rise built form within the Neighbourhood designation. Such built form and building height together were deemed to be a reasonable alternative design solution within the context of the site's particularly challenging grades and physical constraints and was supported by Planning staff prior to the adoption of the Official Plan (2022). It remains a reasonable design approach.

Prior to the Ministry's approval of the Official Plan (2022), Planning staff and the applicant alike thought that the subject development applications would continue to be evaluated against the applicable policies of the previous Official Plan (2003) and that the Clergy principle of procedural fairness would apply in this matter. Had it

been explicitly communicated and understood prior to the passing of Sections 2, 3 and 4 of By-law 2021-386 by the Ministry that the Clergy principle would not apply, then the necessary steps would have been taken to ensure the applicable land use policies of the previous Official Plan (2003) would be entrenched in the new Official Plan (2022) as it pertained to the subject site and development proposal.

The proposed Official Plan amendment is considered reasonable and would allow for an appropriate built form of mid-rise development within a challenging physical environment along an arterial road (Old Montreal Road). The proposed development contributes toward an appropriate and desired alternative form of housing intensification within the developing Cardinal Creek Village community.

The proposed Official Plan amendment represents good planning.

PART B – THE AMENDMENT

1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text constitutes Amendment No. XX to the Official Plan for the City of Ottawa.

2. Details

The following changes are hereby made to the Official Plan for the City of Ottawa:

- 2.4 by adding a new policy to Area 42 policies – Cardinal Creek Village in Volume 2C – Area-Specific Policies, with the wording as follows:

“Notwithstanding Policy 1b), Section 5.4.5 – Provide direction to Neighbourhoods located within the Suburban Transect, and Policy 2, Section 6.3.1 – Define neighbourhoods and set the stage for their function and change over the life of this Plan, of Volume 1 – Official Plan, the maximum permitted building height for the property addressed 1154, 1172, 1176, 1180, and 1208 Old Montreal Road is six storeys, subject to a Zoning By-law Amendment.”

3. Implementation and Interpretation

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.

Document 8 – Details of Recommended Official Plan Amendment – Tullamore Street

**Official Plan Amendment XX to the
Official Plan for the
City of Ottawa**

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THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. XX to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment XX to the Official Plan for the City of Ottawa.

PART A – THE PREAMBLE

PURPOSE

LOCATION

BASIS

PART B – THE AMENDMENT

INTRODUCTION

DETAILS OF THE AMENDMENT

IMPLEMENTATION AND INTERPRETATION

PART A – THE PREAMBLE

1. Purpose

The purpose of this amendment is to amend the Official Plan – Volume 2C, specific to 481 Tullamore Street, by amending the existing area-specific policy 30 as it pertains to PIN 04327-0391 to permit a minimum lot size of 0.3 hectare.

2. Location

The proposed Official Plan amendment includes changes applicable to the property addressed 481 Tullamore Street located in the Emerald Creek subdivision, north of the village of Greely, within the Rural area. The subject property is highlighted on the Location Map attached in Document 2 of Report No. ACS2024-PRE-PS-0042.

3. Basis

Background

The subject lands represent Phase III of the Emerald Creek subdivision. The subdivision was draft approved in 2005 for 89 residential lots and 36.3 hectares of natural area and open space, which was to remain undeveloped and be jointly owned between the owners of the 89 lots. At this point in time, the Official Plan (2003) allowed rural subdivisions to be considered where residential lot sizes could be reduced if large blocks of “conservation” lands were zoned as Open Space.

The zoning of the lands was approved shortly after the original Draft Plan of Subdivision approval and remains in place today. Phases I and II of the subdivision, each containing 40 lots, were subsequently registered by the developer. However, draft approval lapsed before the third and final phase of the subdivision could be registered.

The applicant has been working towards a new draft approval for the final nine lots of Phase III. A site-specific amendment was filed and approved in June 2021 (Official Plan Amendment No.256), to add the subject lands to the area-specific policies to permit rural residential subdivisions. However, when the area-specific policy was carried forward in the new Official Plan (2022) it contained the requirement that the minimum lot sizes were to be 0.8 hectares. This policy reflects that, in most cases, the minimum lot size of estate lot residential properties is 0.8

hectares. The issue for the subject site is that Emerald Creek was planned as a conservation subdivision where the lot sizes are smaller than 0.8 hectares (in the 0.3 hectares range) on the basis that there are large open spaces to remain undeveloped, as stated above.

Given that the draft plan of subdivision application has demonstrated that private servicing is possible for the remaining nine lots and the applicant in good faith applied for and received a site-specific amendment in 2021 permitting the development, staff recommended this area-specific Official Plan Amendment to the new Official Plan (2022) to address the issue of the 0.8-hectare minimum lot size.

Rationale

At the time Emerald Creek was approved, country lot subdivisions on private services were permitted in the General Rural Area and Rural Natural Feature designations of the Official Plan. In June 2009, City Council placed a five-year moratorium on all country lot subdivisions and directed City staff to undertake an analysis of how to best regulate this form of development. The 2013 comprehensive Official Plan review subsequently prohibited all country lot subdivisions and deleted policies regarding their development through Official Plan Amendment 150.

Official Plan Amendment No.256 (By-law 2021-193) permitted the City to draft approve the remaining nine lots in the third and final phase of the Emerald Creek subdivision. For nine lots to be developed on these lands, they would have to be 0.3 hectares in size, as originally proposed in 2005. By-law 2021-193 did not address minimum lot sizes, since the previous Official Plan (2003) did not contain the new policy requiring rural residential subdivisions to have a minimum lot size of 0.8 hectares now entrenched in the Official Plan (2022).

The Provincial Policy Statement (2020) and the Official Plan (2022) set the guidelines for development on rural lands. These documents permit limited development within the rural area and provide direction for the management and use of resources. The proposed subdivision is consistent with the Provincial Policy Statement (2020), conforms to the overarching policies of the Official Plan (2022), and complies with the established zoning. Site-specific design details will be reviewed as part of the Plan of Subdivision application review process.

PART B – THE AMENDMENT

1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text constitutes Amendment No. XX to the Official Plan for the City of Ottawa.

2. Details of the Amendment

The following changes are hereby made to the Official Plan for the City of Ottawa:

2.5 Amend Area-Specific Policy 30 by **adding** and ~~deleting~~ the following text:

“The lands with the PINs 04446-1995, 04446-0636, 04446-1670, 04438-0313, 04438-0314 and 04327-0391 are permitted to develop as rural residential subdivisions. Any proposed plan of subdivision is subject to the policies of this plan, **including** which include but not limited to private servicing requirements, and **For PINS 04446-1995, 04446-0636, 04446-1670, 04438-0313, and 04438-0314, the** minimum lot sizes of **shall be** 0.8 hectares. **For PIN 04327-0391, the minimum lot size shall be 0.3 hectares.**”

3. Implementation and Interpretation

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.