

**City Council, Standing Committee and Commission**

**Conseil, comités permanents et commission**

**Joint Planning and Housing Committee & Agriculture and Rural Affairs Committee  
Motion**

**Report / Agenda: 6**

**Rapport / Ordre du jour: 6**

**Item / Article: 3.1 Provincial Planning Statement 2024 - Consistency Amendments**

**Re: Revisions to Old Ottawa East Secondary Plan Amendments**

**Moved by / Motion de: *on behalf of Councillor Menard***

**Staff have received additional submissions relating to the proposed amendments in report ACS2025-PDB-PS-0043 – City-wide – Provincial Planning Statement 2024 – Consistency Amendments; and**

**WHEREAS staff have considered the submissions and recommend changes to the proposed amendments.**

**THEREFORE BE IT RESOLVED that City Council delete and replace the following amendments from Document 1, Appendix B: Volume 2 Amendments**

## Revised Amendments to Document 1 – Appendix B: Volume 2 Amendments

Amendment Number	Official Plan Amendment Unless otherwise indicated, <b><u>bold and underline</u></b> indicates new text, <del>strikethrough</del> indicates removed text	Description/Rationale
2.30	<p>2.1 Land Designation and Design Policies, add new Policy 8)</p> <p><b><u>8) The permitted heights within the Mainstreet designation are shown on Schedule B – Maximum Building Heights. The permitted uses shall be consistent with Section 6.2 of Volume 1 of the Official Plan. Institutional uses are also permitted.</u></b></p> <p>Renumber subsequent policies</p>	<p>The amendment corrects an incorrect schedule reference by replacing Schedule A with Schedule B.</p>
2.33	<p>9) The De Mazenod School / St. Nicholas Adult High School (88 Main Street / 20 Graham Avenue) <b><u>and</u></b> Church of Holy Canadian Martyrs (100 Main Street) have deep lots with the potential to develop both adjacent to the street and to the rear of the property. <del>For these properties the Mainstreet designation, shown on Schedule A – Designation Plan, will only apply to the portion of the properties abutting Main Street to a depth that is consistent with the abutting properties, currently zoned Traditional Mainstreet.</del> <b><u>Redevelopment shall consider a built-form with a base of up to 4-storeys adjacent to Graham Avenue where there is a Neighbourhood Low-Rise designation on the north side of Graham Avenue. Heights up to 9-storeys for the middle and/or upper portions of a building above this base shall be guided by</u></b></p>	<p>The amendment addresses concerns regarding potential transition issues between the Mainstreet and the north side of Graham Avenue within the Neighbourhood Low-Rise designation.</p>

	<b><u>the application of the angular plane to a Neighbourhood Low-Rise designation.</u></b>	
2.39	<i>As shown in Appendix D, Schedule E of this Official Plan amendment, secondary plan Schedule A – Designation Plan is amended.</i>	The revised schedule retains the 40-metre frontage of 140 Main Street (Immaculata High School) within the secondary plan with a Mainstreet designation. Although 140 Main Street is a listed heritage property, the lands closer to Main Street are vacant and staff do not have concerns with them remaining within the secondary plan.
2.40	<p>As shown in Appendix E, Old Ottawa East Secondary Plan Schedule B – Maximum Building Heights is deleted and replaced with the following changes from the original staff recommendations:</p> <ul style="list-style-type: none"> <li>i. <i>Show the frontage along 140 Main Street (Immaculata High School) up-to 40-metres deep as 9 storeys</i></li> <li>ii. <i>Remove the 4 storey height maximum at 321 Main Street (Children’s Garden) with no colour shown on the property</i></li> <li>iii. <i>For 155 Hazel Street and 175 Main Street, show 8 storeys as per Area B on the existing Schedule B – Maximum Building heights, and 6 storeys between Main Street and the westerly edges of Area B.</i></li> <li>iv. <i>Show 9 storeys at 530 and 570 de Mazenod Avenue</i></li> </ul>	<p>The 40-metre frontage of 140 Main Street (Immaculata High School) is retained within the secondary plan with a 9-storey maximum building height. Although 140 Main Street is a listed heritage property, the lands closer to Main Street are vacant and staff do not have concerns with them being developed within the framework of the secondary plan rather than the Rideau Canal Special District.</p> <p>The 4-storey height permission is removed from 321 Main Street (Children’s Garden). This corrects an error as the parcel is a greenspace.</p> <p>The existing height permissions for 155 Hazel Street and 175 Main Street are retained. The westerly portions of the sites would allow for up to 6-storeys while the easterly portions</p>

		<p>would allow up to 8-storeys. The Deschâtelets Building is designated under part IV of the Ontario Heritage Act. The Grande Allée leading to the building is an important component of the designation. The previously proposed changes to the heights along the Grande Allée would have potentially changed the symmetry of the landscape, therefore, it is recommended that the existing heights be retained</p> <p>530 and 570 de Mazenod Ave are provided with 9-storey planning permissions in association with the Mainstreet Corridor. This corrects an error where the parcels were previously proposed without a specific height.</p>
2.41	<p>Delete the amendment.</p> <p><del>Schedule B2 Volume 1 of the Official Plan is amended by adding the portion of 140 Main Street removed from the Old Ottawa East Secondary Plan to the Rideau Canal Special District.</del></p>	<p>The amendment is deleted for consistency with the above changes to 140 Main Street.</p>

**Revised Old Ottawa East Secondary Plan Schedule B – Maximum Building Heights that incorporates the revisions noted in amendment 2.40.**





