



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 1 & 2 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 South Keys to Blossom Park, Bank Street Secondary Plan to remove three properties from the Sieveright Future Land Use Study area.

2. Location

The proposed Official Plan Amendment includes changes only applicable to the following properties: 1470 Hunt Club Road and 1525 and 1531 Sieveright Avenue. The subject properties are bound by Hunt Club Road to the north and Sieveright Avenue to the south.

3. Basis

The amendment to the Official Plan was requested by the applicant to implement a Future Land Use Study (FLUS) for the portion of the site located within the Sieveright Avenue Future Land Use Study. In accordance with Section 4.10.2 (Sieveright Avenue) of the South Keys to Blossom Park, Bank Street Secondary Plan the FLUS is required to:

1. Determine locations that may be appropriate for higher or lower buildings compared to the existing zoned maximum permitted building height and in consideration of proximity to and the existing character of adjacent residential areas and to Bank Street.
2. Determine the appropriate land use and zoning for the area and if light industrial uses should continue to be permitted,
3. Determine appropriate first storey finishes (windows and doors) for building walls to create a human-scale along the roadway and to prevent blank facades facing residential areas.
4. Determine if parkland should be dedicated as land or cash-in-lieu in consideration of permitted uses of land.
5. Consider potential transportation impacts related to increased density and measures to mitigate such impacts, and

The Official Plan amendment will remove the subject properties from the Future Land Use Study designation, will redesignate the lands with appropriate land uses and will establish permitted heights.

Background

The applicant's study provided two land use options: the first, to designate and zone all the lands to General Mixed Use and the second, to designate and zone the northern portion General Mixed Use and the southern portion Low-Rise Residential. After staff analysis, and community consultation through public information sessions and on-line commenting it was determined that the preferred option is the southern Low-Rise Residential designation option.

The proposed Official Plan amendment will redesignate the northern half of the subject properties to General Mixed Use and the southern half of the subject properties to Low-Rise Residential. Additionally, the General Mixed Use area will permit maximum building heights of 6 storeys while the Low-Rise Residential area will permit maximum building heights of 4 storeys.

Rationale

Section 3.6.1, Policies 3 of the Official Plan states that building height in the General Urban Area will continue to be predominantly Low-Rise. Within this range, changes in building form, height and density will be evaluated based upon compatibility with the existing context and the planned function of the area. Secondary plans or zoning that currently permit building heights greater than four Storeys will remain in effect. Policy 4, however, supports new taller buildings for sites that front an Arterial Road and which are on a Transit Priority Corridor. The proposed Official Plan amendment represents good planning as the proposed development concentrates heights and density along Hunt Club Road which is designated as an Arterial – Existing and as a Transit Priority Corridor in the Official Plan.

The extension of the General Mixed Use designation further south by approximately 58 metres will maximize the development potential of the small shallow lots currently fronting on Hunt Club Road. Conversely the Low-Rise Residential designation with a depth of approximately 72 metres would provide the needed depth for a product such as low-rise apartments fronting along Sieveright Avenue with their associated parking in behind. Additionally, the Low-Rise Residential designation proposed for the portion fronting on Sieveright Avenue will ensure adequate transition to the low-rise residential community located to the south and east of the subject properties, providing a policy framework to differentiate between the permission of mixed uses permitted along Hunt Club Road, and residential only uses permitted fronting onto Sieveright Avenue. It will also ensure an appropriate management of intensification as directed in Section 2.2.2 Policy 23 of the Official Plan which states that the interior portions of established low-

rise residential neighbourhoods will continue to be characterized by low-rise buildings and intensification will enhance and complement the area's desirable character.

Sections 2.5.1 and 4.11 of the Official Plan already provide a policy framework for the design of site and buildings and these will continue to apply to the subject properties. The ground-oriented uses permitted in the R4 zone, which range from detached to low rise apartment dwellings, in combination with Sections 2.5.1 and 4.11 of the Official Plan will ensure the building walls for the low-rise residential create a human-scale with proper height, setbacks, materials and architectural elements, including windows and doors facing the street to ensure a pedestrian friendly environment. These elements will be reviewed in detail once a Site Plan Control application is submitted for the low-rise residential portion of the site.

The Recreation, Cultural and Facility Services Department confirmed that cash-in-lieu of parkland was the preferred dedication for this area given the vicinity of the existing Sieveright Park, the 2,000 square metre on-site outdoor amenity area and the possible remediation requirements because of historical land uses in this area.

A Transportation Impact Assessment (TIA) was submitted with the application and concluded that the proposed land uses and densities were adequate for the area.

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

The following changes are hereby made to the South Keys to Blossom Park, Bank Street Secondary Plan in Volume 2a of the Official Plan for the City of Ottawa:

2.1 Section 4.4 Low-Rise Residential (Albion Road and Bank Street) is amended by adding the following text “, along Sieveright Avenue,” after “The Low-Rise Residential (LR) designation applies to properties located along Albion Road”.

2.2 Section 4.10.2 Sieveright Avenue is amended by changing the number of properties from “six” to “three” and by changing the area from “2.8 hectares” to “1.4 hectares” in the second phrase.

2.3 Schedule A – Land Use is amended by changing the land use designation of the subject properties as shown on Schedule 1 of this Official Plan amendment.

2.4 Schedule B – Permitted Building Heights is amended by changing the permitted heights of the subject properties as shown on Schedule 2 of this Official Plan 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.

SCHEDULE 1



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

D01-01-21-0022 22-0475-A

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SCHEDULE 1 to AMENDMENT NO. to the OFFICIAL PLAN for the CITY OF OTTAWA

Amending Schedule A - Land Use

SOUTH KEYS TO BLOSSOM PARK, BANK STREET
SECONDARY PLAN



LANDS TO BE REDESIGNATED FROM "FUTURE LAND USE STUDY" TO "GENERAL MIXED USE" /
LA DÉSIGNATION DES TERRAINS PASSERA DE « ÉTUDE DE UTILISATION DU SOL FUTUR » À « ESPACE
POLYVALENT GÉNÉRAL »



LANDS TO BE REDESIGNATED FROM "FUTURE LAND USE STUDY" TO "LOW-RISE RESIDENTIAL" /
LA DÉSIGNATION DES TERRAINS PASSERA DE « ÉTUDE DE UTILISATION DU SOL FUTUR » À
« AMÉNAGEMENT RÉSIDENTIEL DE FAIBLE HAUTEUR »

ANNEXE1 de L' AMENDMENT NO. au PLAN OFFICIEL de la VILLE D'OTTAWA

Modifiant l'Annexe A - Utilisation du sol

PLAN SECONDAIRE - LA RUE BANK, DE SOUTH KEYS
À BLOSSOM PARK

SCHEDULE 2



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

D01-01-21-0022 22-0475-A

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SCHEDULE 2 to AMENDMENT NO. to the OFFICIAL PLAN for the CITY OF OTTAWA

Amending Schedule B - Permitted Building Heights
SOUTH KEYS TO BLOSSOM PARK, BANK STREET
SECONDARY PLAN



LANDS TO BE REDESIGNATED FROM "HEIGHT LIMIT VARIES AS PER EXISTING ZONING" TO "6 STOREYS" /
LA DÉSIGNATION DES TERRAINS PASSERA DE « LES LIMITES DE HAUTEUR VARIENT EN FONCTION DU
ZONAGE ACTUEL » À « 6 ÉTAGES »



LANDS TO BE REDESIGNATED FROM "HEIGHT LIMIT VARIES AS PER EXISTING ZONING" TO "4 STOREYS" /
LA DÉSIGNATION DES TERRAINS PASSERA DE « LES LIMITES DE HAUTEUR VARIENT EN FONCTION DU
ZONAGE ACTUEL » À « 4 ÉTAGES »

ANNEXE 2 de L' AMENDMENT NO. au PLAN OFFICIEL de la VILLE D'OTTAWA

Modifiant l'Annexe B - Hauteur de bâtiment autorisés
PLAN SECONDAIRE - LA RUE BANK, DE SOUTH KEYS
À BLOSSOM PARK