

SCHEDULE “A”

Document 9 – New Official Plan Amendment

**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.

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Purpose

Amend the Official Plan and the Montreal Road District Secondary Plan to permit a tower height ranging from eight up to 37 storeys whereas 18 storeys are permitted; and permit a building height of 8 storeys on a Traditional Mainstreet frontage whereas 6 storeys is permitted.

Location

112 Montreal Road and 314 Gardner Street

Basis

The proposed development will feature three residential high rise buildings of 37, 28, and 16 stories, and one eight-storey mixed-use building fronting onto Montreal Road for a total of 872 units.

Rationale

The proposed 37, 28 and 16 storey heights although higher than envisioned at the time of adoption of the Montreal Road District Secondary Plan, satisfies the Council approved policies and guidelines to allow greater heights. Although Building A along Montreal Road will exceed the maximum of six storeys stated in the secondary plans, the existing zoning already permits eight storeys as proposed.

Although not located within 400 metres from Rapid Transit, the site will be fronting a Transit Priority corridor. It will be located within 400 metres walking distance from retail, restaurants, services, parks, and employment uses, and as such, provides an excellent opportunity for intensification.

The proposed height increase will frame the West Sector by providing 37 storeys to its west, whereas 32 storeys was recently approved at its east (3 Selkirk located at the intersection of Montreal Road and North Service Road). The additional storeys from 32 to 37 are justified by being located at a wider intersection (Montreal Road and Vanier Parkway). It also releases building footprint by going from six buildings under the previous zoning to three where the GFA is redistributed in a vertical way to allow more ground amenity and greenspace. With this proposal, more height difference/transition will be provided between the buildings. Most of the subject site is located along a segment of the Vanier Parkway which right of way as an average width of about 45 metres.

All towers of the proposed development will feature a podium and will be at the closest 22.5 metres apart (Tower B1 and B2, which are to be offset). The closest setback to a side property line will be 12.5 metres (Tower B3), which represents more than half of the 23-metre tower separation to be generally shared between owners of abutting properties. The closest planned low-rise residential area will be located about 50 metres from the closest tower.

The proposed development will contribute to densify the neighbourhood, improve its connectivity, and provide additional community amenities. Community benefits under Section 37 of the *Planning Act* will be provided as part of this development.

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. 274 to the Official Plan for the City of Ottawa.

2. Details

The following changes are hereby made to the new Official Plan, Volume 2A, Urban Secondary Plans, Montreal Road District Secondary Plan. The Montreal Road District Secondary Plan is hereby amended as follows for the City of Ottawa:

Add a Site-Specific Exception to Section 4.1: West Sector of the new Montreal Road District Secondary Plan as follows:

Notwithstanding policy 2 of Section 4.1: West Sector, on the lands municipally known as 112 Montreal Road and 314 Gardner Street, building heights ranging from eight up to 37 storeys may be permitted provided that the following criteria are met:

- a. The criteria in Policy 3 below.
 - b. All high-rise buildings will have a **maximum tower floorplate of 800 square metres and minimum separation distances of 22 metres** to address the impacts on shadowing, the micro-climate and public views. For those high-rise buildings with a podium or base, the minimum separation distance is required between the tower portions of the high-rise buildings. All high-rise buildings are oriented towards either the Traditional Mainstreet or the Vanier Parkway.
 - c. The design of the site will include setbacks from adjacent low-rise uses.
3. The design of the site will:
- a. **Include a maximum eight storey building height along the Traditional Mainstreet. Where the height of a building along a Traditional Mainstreet is greater than four storeys, a building must be setback a minimum of 2 metres more than the provided setback from the front lot line.** For high-rise buildings, a maximum six storey podium height will be permitted.

- b. Provide for adequate setbacks and built form transition to adjacent low-rise residential and institutional uses including:
 - i. **minimum separation distance of 22 metres between the tower portion of high-rise buildings and R1, R2, R3, and R4 Zones.**
 - ii. maintaining the minimum interior side yard setback provisions as contained in the TM Zone.
 - iii. **providing podium of a maximum height of four storey for a high-rise building abutting low-rise residential uses.**
- c. Address shadowing impacts and overlook onto residential and institutional areas by **ensuring a window of sun exposure for most of the day for abutting low-rise residential uses and minimising the number of towers abutting low-rise residential uses.**

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.

