

By-Law No. 2017-67

A by-law of the City of Ottawa to amend the Official Plan for the City of Ottawa to add policies affecting part of 255 Kanata Avenue to Volume 2b "Site Specific Policies for the Former City of Kanata"

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Enacted On: 2017-02-22

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BY-LAW NO. 2017 - 67

A by-law of the City of Ottawa to amend the Official Plan for the City of Ottawa to add policies affecting part of 255 Kanata Avenue to Volume 2b – Site Specific Policies for the Former City of Kanata.

WHEREAS Planning Committee convened a public meeting to consider the adoption of the aforementioned official plan amendment;

AND WHEREAS Planning Committee recommends the adoption of the aforementioned official plan amendment;

AND WHEREAS Council on February 22, 2017, carried the recommendation of Planning Committee;

THEREFORE the Council of the City of Ottawa enacts as follows:

1. The attached document, being Official Plan Amendment No. 182 to the Official Plan for the City of Ottawa, is hereby adopted.
2. This by-law shall come into force in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

ENACTED AND PASSED this 22nd day of February, 2017.

CITY CLERK

MAYOR

**Official Plan Amendment 182 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. 182 to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment No. 182 to the Official Plan for the City of Ottawa.

PART A – THE PREAMBLE

Purpose

The purpose is to amend the former City of Kanata Site Specific Policies in Volume 2b of the Official Plan. The former City of Kanata Site Specific Policies designate the property at 255 Kanata Avenue as Regional Shopping Centre 3 (RSC-3). The subject site, which is part of this larger parcel, is proposed for development of a two storey mixed use building with office and retail uses. The RSC-3 designation requires that retail and service uses be oriented to Kanata Avenue, the pedestrian-vehicular private way, Lord Byng Way or Earl Grey Drive. A site specific amendment to these policies is required for the subject site to accommodate the proposed development. An amendment to the required two-storey minimum building height along Kanata Avenue from Section 5.7.5.9 within the Site Specific Policies for the Former City of Kanata is also required to permit a portion of the building to be single storey where the current policies require a two-storey minimum for the entire building fronting Kanata Avenue. The proposed amendment to the former City of Kanata Site Specific Policies made through this amendment is as follows:

- a. Amend the RSC-3 designation in the location as identified below such that Policy (f)(2) and (5) no longer apply to retail and service uses, and instead these uses are permitted only on the ground floor of a residential or office building, all but one retail or service unit must have the main entry to that unit from Kanata Avenue or the pedestrian-vehicular way along the west side of the site, and a specific range of permitted retail and service use unit sizes will be established through the Zoning By-law.
- b. Amend the Maximum Building Heights section in the location as identified below such that only a portion of the building fronting Kanata Avenue must be a minimum of two storeys.

Location

The proposed Official Plan amendment includes changes only applicable to the lands located within 150 metres west of the westerly edge of the Lord Byng Way right of way and 70 metres south of the southerly limits of the Kanata Avenue right of way. The lands are located in Ward 4 – Kanata North.

Basis

The amendment to the Official Plan was requested by the applicant in order to build and develop a two storey mixed use building with retail and office uses on the subject site.

PART B – THE AMENDMENT

Introduction

All of this part of this document entitled Details of the Amendment consisting of the following text constitutes Amendment No. 182 to the Official Plan.

Details of the Amendment

The City of Ottawa Official Plan, Volume 2a, former City of Kanata Site Specific Policies, is hereby amended as follows:

1. by adding a new policy in Section 5.7.5.3, as follows:
 - (a) Notwithstanding Policies 2 and 5 above on the lands located within 150 metres west of the westerly edge of the Lord Byng Way right of way and 70 metres south of the southerly limits of the Kanata Avenue right of way, and being part of the lands identified as part of 255 Kanata Avenue, retail and service uses are permitted in accordance with the following:
 - i) retail and service uses are only permitted on the ground floor level of a building also containing office or residential uses;
 - ii) all but one of the retail and service uses must be oriented to, and have the main entry for the use from Kanata Avenue or the common pedestrian-vehicular way which extends in a southerly direction from Kanata Avenue;
 - iii) the Zoning By-law shall establish permissions for a specific range of permitted retail and service use unit sizes.
- 2) By adding a new policy (iii) in Section 5.7.5.9(2)(b), as follows:
 - i) For the lands located within 150 metres west of the westerly edge of Lord Byng Way right of way and 70 metres south of the southerly limits of the Kanata Avenue right of way, and being part of the lands identified as 255 Kanata Avenue, Policy 2(b)(i) does not apply and a portion of a building is required to have a minimum building height of two storeys.

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.

