

# By-Law No. 2017-107

*A by-law of the City of Ottawa to amend Volume 2A "South Nepean Urban Area Secondary Plan, South Nepean Town Centre" Area 7 of the Official Plan for the City of Ottawa to incorporate polices relating to maximum building heights for the lands known municipally as 125 Marketplace Avenue and 101A Lindenshade Drive*

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**Enacted On:** 2017-04-12

**OttWatch Bylaw Reference:** <http://ottwatch.ca/bylaws/2017-107>

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BY-LAW NO. 2017 - 107

A by-law of the City of Ottawa to amend Volume 2A – South Nepean Urban Area Secondary Plan, South Nepean Town Centre – Area 7 of the Official Plan for the City of Ottawa to incorporate polices relating to maximum building heights for the lands known municipally as 125 Marketplace Avenue and 101A Lindenshade Drive.

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 April 12, 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. 185 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 12th day of April, 2017.

CITY CLERK

MAYOR

**Official Plan Amendment No. 185 to the  
Official Plan for the  
City of Ottawa**

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## **PART A – THE PREAMBLE**

### **1. Purpose**

The purpose of the proposed Official Plan amendment is to add site-specific policies increasing the height limit to eight and nine storeys. The Amendment will help facilitate the development of a two building retirement home complex consisting of an eight storey building and a nine storey building.

### **2. Location**

The 0.92 hectare property is located to the south of Marketplace Avenue, to the west of Longfields Drive, to the north of Lindenshade Drive and to the east of Sue Holloway Drive and is known as 125 Marketplace Avenue and 101A Lindenshade Drive.

### **3. Basis**

Approval of the requested amendments is recommended as the site is located within the South Nepean Town Centre and the proposed development meets the strategic direction for compact and transit oriented development as contained within the Provincial Policy Statement and Official Plan. The proposed land uses and built form are consistent with the Official Plan policies for Mixed Use Centres and Town Centres as well as urban design and compatibility. The requested amendment to the Secondary Plan Policy will contribute to the overall goals and objectives of the Secondary Plan. The concept plan demonstrates a commitment to respond to various guidelines as contained within the Community Design Plan and the Transit Oriented Design Guidelines.

## **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. 185 to the Official Plan for the City of Ottawa.

### **2. Details of the amendment**

The Secondary Plan for the South Nepean Town Centre (Area 7) is hereby amended by adding the following new sentence to policy 2 of Section 3.3 Policy Area – Mid Rise Mixed-Use:

“For lands bounded by Marketplace Avenue, Longfields Drive, Lindenshade Drive and Sue Holloway Drive, the minimum building height is four storeys and the maximum building height is nine storeys for any part of the lands located within 40 metres of the property line abutting Longfields Drive and eight storeys for any part of the lands located at or beyond 40 metres from the property line abutting Longfields Drive.”

### **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.

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Enacted by City Council at its meeting of April 12, 2017.

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LEGAL SERVICES  
KM/rm

COUNCIL AUTHORITY:  
City Council April 12, 2017  
Bulk Consent Agenda Item L  
(PC Report No. 41)