

By-Law No. 2018-043

A by-law of the City of Ottawa to amend the Official Plan for the City of Ottawa to update the Richmond Road/Westboro Secondary Plan and to change the land use designation for the lands commonly known as Rochester Field

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Enacted On: 2018-02-14

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BY-LAW NO. 2018 - 43

A by-law of the City of Ottawa to amend the Official Plan for the City of Ottawa to update the Richmond Road/Westboro Secondary Plan and to change the land use designation for the lands commonly known as Rochester Field.

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 14, 2018, 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 201 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 14th day of February, 2018.

CITY CLERK

MAYOR

Official Plan Amendment 201
to the
Official Plan for the City of Ottawa

Rochester Field
529 Richmond Road

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PART A – THE PREAMBLE

Purpose

The purpose of this Official Plan amendment is to redesignate a portion of the lands commonly referred to as Rochester Field from Major Open Space to General Urban Area with the policies for a Traditional Mainstreet applying to the land. The re-designation implements, in part, the Memorandum of Understanding between the City of Ottawa and National Capital Commission (NCC) for the Western Light Rail Transit (WLRT) route, and resolves the NCC's outstanding appeal of the Major Open Space designation of the property in the 2003 City of Ottawa Official Plan. The balance of the land will remain as Major Open Space as part of the Sir John A. MacDonald Parkway corridor and will be developed for public recreational purposes. The amendment also updates the reference to the Sir John A. MacDonald Parkway in the Plan.

The amendment also changes the wording of The Richmond Road/Westboro Secondary Plan to recognise that in the future not all of the Rochester Field will be retained as parkland but to confirm that a green presence and a link to the larger park and the NCC recreational pathway will be retained on Richmond Road.

The companion Zoning By-law amendment is intended to re-zone a portion of lands, fronting Richmond Road, to a Traditional Mainstreet zone to bring the zoning into conformity with this Official Plan amendment. An additional rezoning amendment is proposed for the northern park portion of the site to remove the non-park uses currently permitted.

Location

The lands affected by these amendments are those known as "Rochester Field" and are located at 529 Richmond Road. The land is bounded by the Sir John A Macdonald Parkway to the north; Richmond Road to the South; The Keg Restaurant and multi-storey office and residential buildings to the east; and low-rise residential uses to the west.

Only the land to a depth of approximately 90m of Richmond Road is re-designated by this amendment. An open space corridor will be retained through this land to provide pedestrian access to the larger green, open space

area of Rochester Field from Richmond Road. The remaining part of Rochester Field, will remain in the Major Open Space designation and a new Open Space zoning.

The NCC plans to incorporate the northern part of Rochester Field as a part of the Ottawa River Linear Corridor and to maintain a link for the community to the Ottawa River waterfront.

Basis

Background

The subject lands were designated Major Open Space in the 2003 City of Ottawa Official Plan with opposition from the federal landowner, the NCC. The lands had been designated Waterway Corridor in the former City of Ottawa Official Plan and General Urban Area in the former Regional Official Plan.

The Major Open Space designation introduced in 2003 was appealed to the OMB by the NCC, which sought a General Urban Area designation. The NCC also appealed the Major Open Space designations of lands known as the “Nepean Corridor” and lands adjacent to McCarthy Woods (also referred to at the federal level as the “Southern Corridor” parcels).

In 2005, upon agreement between the City and the NCC, the OMB appeal was adjourned sine die, leaving the future of these lands undecided.

In 2014 the 100-Day Working Group collaboration between the City of Ottawa and the National Capital Commission considered options for the Confederation Line West extension of the City’s Stage 2 Light Rail Transit (WLRT) project and concluded a joint agreement dealing with the outstanding appeal. The memorandum of understanding that formalises that agreement provides for retention of part of the site within the waterfront parkway corridor and permits part of the site to be reserved for future development.

Expanding on the recommendations of the 100-Day Working Group, the NCC has moved forward with plans for the redevelopment of the Sir John A. Macdonald Parkway Waterfront Linear Park that incorporates the northern part of Rochester Field. The concept for this park was adopted by the NCC in December 2016. The design retains the bulk of Rochester Field immediately abutting the Sir John A. MacDonald Parkway as part of that linear park.

Rationale

Approximately two thirds of the lands at Rochester Field is retained as an open space and green corridor. The remaining area, fronting Richmond Road, is set aside for future redevelopment.

The design of the northern part of the field is to provide active and passive public open space and access to and support for the animation of the Ottawa River shoreline as part of the long-term capital planning initiative for the Sir John A Macdonald Linear Park. The land fronting Richmond Road is to be developed in the future, to promote public access and use of the park, and to attract a mix of uses that promote an active street frontage as envisaged by the Traditional Mainstreet designation in the City's Official Plan. Both the City and the NCC agree that a visually open park access corridor is to be preserved between the development parcels that front Richmond Road, in order to maintain pedestrian connectivity and visibility for the park.

PART B – THE AMENDMENT

Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text and the attached Schedule A, constitutes Amendment No. 201 to the Official Plan for the City of Ottawa.

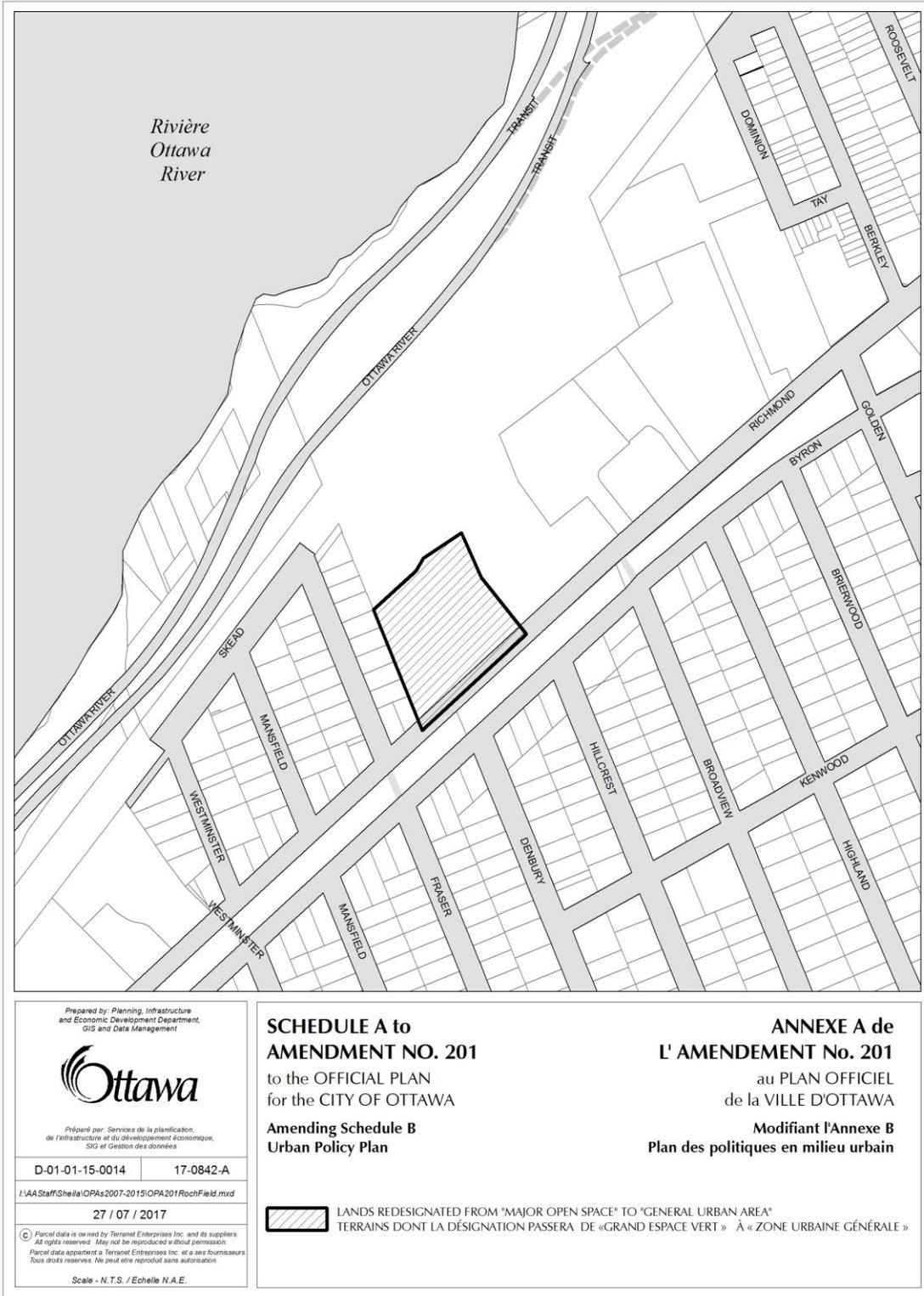
Details

- a) The following changes are hereby made to the Official Plan for the City of Ottawa
 - i) The preamble to Section 4.6.4 –Scenic Entry Routes is hereby amended, by replacing the words “*Ottawa River Parkway*” in the fifth sentence with the words “**Sir John A. MacDonald Parkway**”.
 - ii) Schedule B – Urban Policy Plan, is hereby amended by changing the land, shown by heavy outline and hatching on the attached “Schedule A”, from Major Open Space to General Urban Area. The existing “Traditional Main Street” designation across the Richmond Road frontage of this property will continue to apply.
- b) Section 1.3.4 Land Use Strategy and Maximum Building Height Ranges (**Sector 4 – Maplelawn/495 Richmond Road Area**) in the Richmond Road/Westboro Secondary Plan is hereby amended by replacing the word ‘entire’ in the second bulleted sentence with the words ‘**majority of**’

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.

PART C – THE APPENDIX



Prepared by: Planning, Infrastructure
and Economic Development Department,
GIS and Data Management



Préparé par: Services de la planification,
de l'infrastructure et du développement économique,
SIG et Gestion des données

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Scale - N.T.S. / Echelle N.A.E.

**SCHEDULE A to
AMENDMENT NO. 201**
to the OFFICIAL PLAN
for the CITY OF OTTAWA

**Amending Schedule B
Urban Policy Plan**

**ANNEXE A de
L' AMENDEMENT No. 201**
au PLAN OFFICIEL
de la VILLE D'OTTAWA

**Modifiant l'Annexe B
Plan des politiques en milieu urbain**

 LANDS REDESIGNATED FROM "MAJOR OPEN SPACE" TO "GENERAL URBAN AREA"
TERRAINS DONT LA DÉSIGNATION PASSERA DE «GRAND ESPACE VERT» À « ZONE URBAINE GÉNÉRALE »

BY-LAW NO. 2018 – 43

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Enacted by City Council at its meeting of February 14, 2018.

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LEGAL SERVICES
CE/ml

COUNCIL AUTHORITY:
City Council February 14, 2018
Agenda Item 1 (PC Report No. 57)