

# By-Law No. 2018-049

*A by-law of the City of Ottawa to amend the Sandy Hill Secondary Plan of Volume 2A of the Official Plan of the City of Ottawa to add site specific policies for the lands municipally known as 213, 217, 221, and 223 Henderson Avenue and 65 Templeton Street*

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**Enacted On:** 2018-02-28

**OttWatch Bylaw Reference:** <http://ottwatch.ca/bylaws/2018-049>

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BY-LAW NO. 2018 - 49

A by-law of the City of Ottawa to amend the Sandy Hill Secondary Plan of Volume 2A of the Official Plan of the City of Ottawa to add site specific policies for the lands municipally known as 213, 217, 221, and 223 Henderson Avenue and 65 Templeton Street;

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 28<sup>th</sup>, 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 205 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 28<sup>th</sup> day of February, 2018.

CITY CLERK

MAYOR

**Official Plan Amendment 205 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. 205 to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment 205 to the Official Plan for the City of Ottawa.

## **PART A – THE PREAMBLE**

### **1. Purpose**

The purpose of Amendment No. 205 is to add a site-specific exception to Section 5.3.1 Land Use (a) Residential Land Use, Sandy Hill Secondary Plan in Volume 2A of the Official Plan for the property at 213, 217, 221, and 223 Henderson Avenue and 65 Templeton Street.

### **2. Location**

The subject site is located in the neighbourhood of Sandy Hill, in Ward 12 – Rideau-Vanier, just east of the University of Ottawa campus. It is located on the northeast corner of the intersection of Henderson Avenue and Templeton Street, with approximately 35 metres of frontage on Henderson Avenue and 30 metres of frontage on Templeton Street.

### **3. Basis**

#### Background

An Official Plan amendment application and a Zoning By-law amendment application was submitted on the subject lands on February 3, 2017 to facilitate the development of a four-storey low-rise apartment dwelling with 40 dwelling units and 150 square metres of ground floor commercial space at 213, 217, 221, and 223 Henderson Avenue and 65 Templeton Street. The property is within the study area of the Sandy Hill Secondary Plan. In Schedule J, the property is designated Low Profile Residential Area. The applicant wishes to amend the Sandy Hill Secondary Plan to allow for small-scale non-residential uses on the ground floor.

#### Rationale

The department is recommending approval of the subject application because the proposed development is will create new housing options and small-scale commercial uses to serve local residents. The proposal will be developed in a manner that meets the intention of the General Urban Area designation.

## **PART B – THE AMENDMENT**

### **1. Introduction**

All of this part of this document entitled Details of the Amendment consisting of the following text and the attached Official Plan Amendment Location Map constitutes Amendment No. 205 to the Official Plan for the City of Ottawa.

### **2. Details of the Amendment**

The following changes are hereby made to the Official Plan, Volume 2a for the City of Ottawa:

- a) The Sandy Hill Secondary Plan Section 5.3.1 Land Use (a) Residential Land Use is hereby amended by adding one new policy under the heading “vii.”:
  - For the lands known municipally as 213, 217, 221, and 223 Henderson Avenue and 65 Templeton Street, small-scale commercial uses are permitted.

### **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.

