

By-Law No. 2018-083

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 for the lands municipally known as 315 Chapel Street

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Enacted On: 2018-03-28

OttWatch Bylaw Reference: <http://ottwatch.ca/bylaws/2018-083>

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BY-LAW NO. 2018 - 83

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 for the lands municipally known as 315 Chapel 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 March 28th, 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 207 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 28th day of March, 2018.

CITY CLERK

MAYOR

**Official Plan Amendment No. 207 to the
Official Plan for the
City of Ottawa**

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PART A – THE PREAMBLE

1. Purpose

The Official Plan Amendment will permit a nine-storey building with limited community and commercial uses, and residential uses, in conjunction with an existing former church building that is designated under Part IV of the *Ontario Heritage Act*.

2. Location

The site is located on the north end of the block bounded by Chapel Street to the west, Laurier Avenue East on the north, and Blackburn Avenue on the east.

3. Basis

The site is designated Residential Area – Low Profile pursuant to Schedule J of the Sandy Hill Secondary Plan, which limits building height to a maximum of four storeys. The proposed nine-storey building requires an Official Plan amendment to Schedule J to re-designate the site to Residential Area – Medium Profile, which permits a maximum building height of nine storeys. An amendment to Section 5.3.2.a. Residential Land Use is also required to permit limited community and commercial uses on the site.

Background

The associated Zoning By-law amendment sets out permitted uses and performance standards related to height, setbacks, gross floor areas, and parking.

Rationale

The Sandy Hill Secondary Plan guides the development and future growth of the Sandy Hill neighbourhood. It includes policies pertaining to land use, heritage, and site development, among others. A variety of housing is to be provided and located within appropriate areas in the neighbourhood, and heritage resources are to be preserved to further the sense of community and contribute to the sense of place.

The proposed development supports the Secondary Plan by providing the opportunity for residential and residential-oriented development with supportive community and commercial uses.

The nine-storey building will complement the existing context along Laurier Avenue East, which includes a mix of building heights ranging from two storeys to eleven

storeys. The building provides a height transition to the lower density residential neighbourhood to the south while maintaining a view from Blackburn Avenue to the apse of the former church.

The development preserves and celebrates the former church on the site, which is a designated heritage resource and will be the main location of community and private events.

Conclusion

Staff is satisfied that the proposed amendment is consistent with the policies of the Official Plan. The proposed development will allow for the retention and continued use of the former All Saints Anglican Church while also providing expanded options for community, residential, and complementary commercial uses within the Sandy Hill neighbourhood.

PART B – THE AMENDMENT

1. Introduction

All of this part of the Document entitled Part B – The Amendment, consisting of the following text and the attached Schedule A, constitutes Amendment No. 207 to the Official Plan of the City of Ottawa.

2. Details of the Amendment

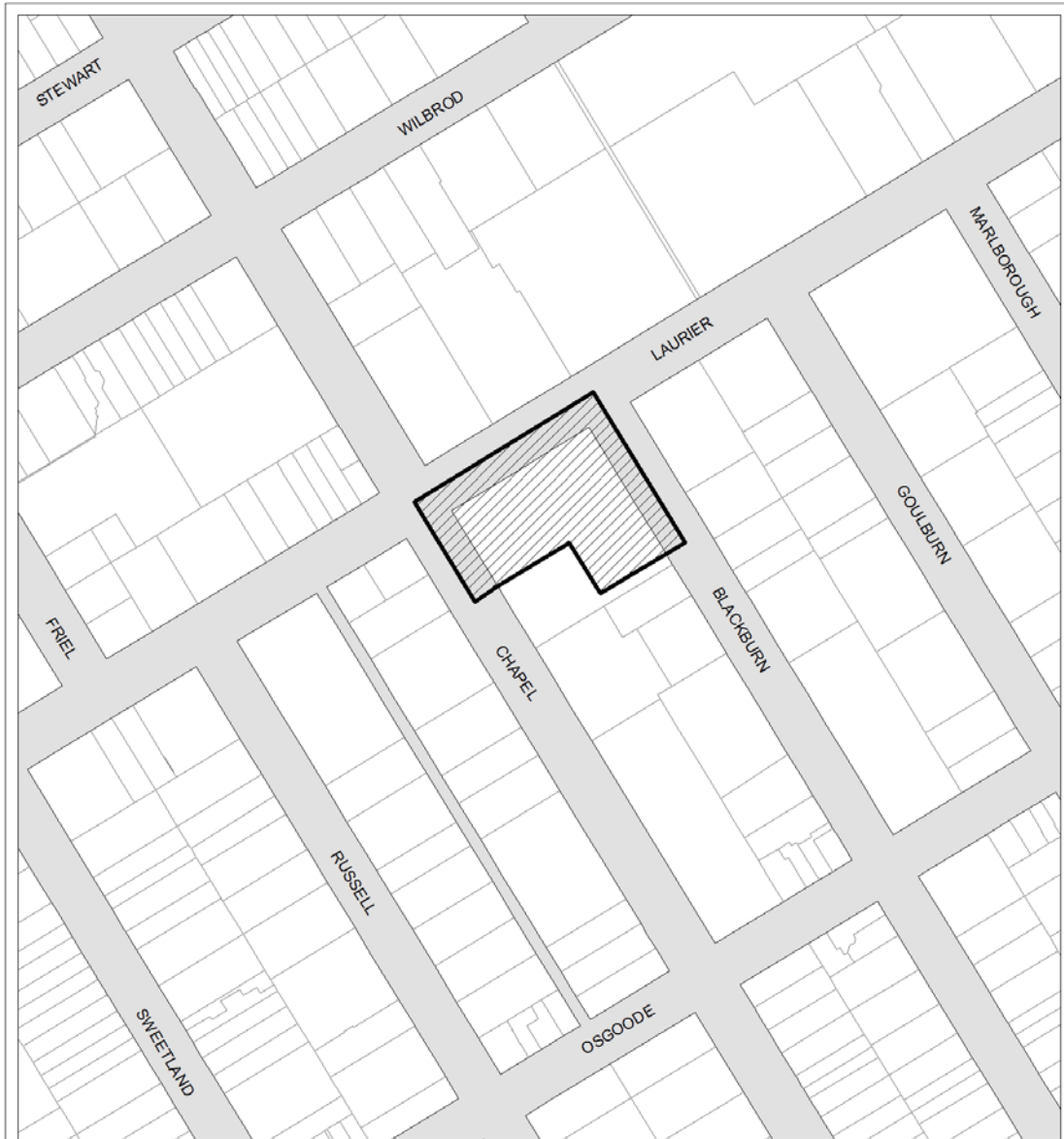
The Sandy Hill Secondary Plan of the City of Ottawa Official Plan, Volume 2A, is hereby amended as follows:

- 2.1. Schedule J “Sandy Hill Land Use” is amended to include the following change as shown on Schedule A attached hereto:
 - i) Re-designate the lands known municipally as 315 Chapel Street from Residential Area – Low Profile to Residential Area – Medium Profile.
- 2.2. Section 5.3.2 a. – Residential Land Use is amended by adding the following policy after 5.3.2 a.vi.:
 - vii: “The lands municipally known as 315 Chapel Street shall be recognized as a Design Priority Area, and a mix of community and commercial uses that serve the Sandy Hill community will be permitted on the site.”

3. Implementation and Interpretation

Implementation and Interpretation of this Amendment shall be made having regard to all applicable policies set out in Volume 1 – Primary Plan of the City of Ottawa Official Plan.

Schedule A



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.207

to the OFFICIAL PLAN for the CITY OF OTTAWA

Amending Schedule J Volume 2a - Secondary Plan - Ottawa

Sandy Hill Land Use



LANDS REDESIGNATED FROM "RESIDENTIAL AREA - LOW PROFILE" TO "RESIDENTIAL AREA - MEDIUM PROFILE"
TERRAINS DONT LA DÉSIGNATION PASSERA DE «SECTEUR R ÉSIDENTIEL - PROFIL BAS» À «SECTEUR RÉSIDENTIEL - PROFIL MOYEN»

ANNEXE A de L' AMENDEMENT No.207

au PLAN OFFICIEL de la VILLE D'OTTAWA

Modifiant l'Annexe J Volume 2a - Plan Secondaire - Ottawa

Côte-de-Sable Utilisation du sol

