

# By-Law No. 2018-085

*A by-law of the City of Ottawa to amend the Official Plan for the City of Ottawa to amend both the Scott Street Secondary Plan and Wellington Street West Secondary Plan for the property municipally known as 979 Wellington Street*

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**Enacted On:** 2018-03-28

**OttWatch Bylaw Reference:** <http://ottwatch.ca/bylaws/2018-085>

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BY-LAW NO. 2018 - 85

A by-law of the City of Ottawa to amend the Official Plan for the City of Ottawa to amend both the Scott Street Secondary Plan and Wellington Street West Secondary Plan for the property municipally known as 979 Wellington 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, 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 204 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 March, 2018.

CITY CLERK

MAYOR

**Official Plan Amendment 204 to the  
Official Plan for the  
City of Ottawa**

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OTTAWA

## **THE STATEMENT OF COMPONENTS**

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. 204 to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment No. 204 to the Official Plan for the City of Ottawa.

## **PART A – THE PREAMBLE**

### **1. Purpose**

The purpose of these amendments are to amend both the Scott Street Secondary Plan and Wellington Street West Secondary Plan. The summary of the proposed Official Plan Amendments are as follows:

- a) Remove the rear portion of the site from the Scott Street Secondary Plan boundary and Low Rise Residential designation, and
- b) Extend the boundary of the Wellington Street West Secondary Plan to include the entire site within the Traditional Mainstreet designation, and to permit an increased building height of nine-storeys.

### **2. Location**

The site is located at the corner of Wellington Street West and Garland Street, with through frontage onto Armstrong Street. The site is irregular in shape with a lot area of 852.91 square metres, and 19.18 metres frontage on Wellington Street West. Wellington Street West is no longer a continuous segment of roadway and the street dead ends in front of the lands.

### **3. Basis**

The amendment to the Official Plan was requested by the applicant in order to facilitate the construction of a new nine-storey mixed-use building on the property.

### **4. Rationale**

The proposed Official Plan Amendments to create a uniform policy regime and an increase in the permitted building height is appropriate for the site, the Wellington Street West neighbourhood, and is considered good land use planning. The proposal is consistent with the policy direction for Mainstreets in the Primary Official Plan, as well as the Wellington Street and Scott Street Secondary Plans where policy direction is identified relating to the appropriate locations for additional height, along with the provision of community benefits.

## **PART B – THE AMENDMENT**

### 1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text and the attached Schedule(s) constitutes Amendment No. 204 to the Official Plan for the City of Ottawa.

### 2. Details

The following changes are hereby made to the Official Plan, Volume 2a, Scott Street Secondary Plan and the Wellington Street West Secondary Plan, is hereby amended as follows for the City of Ottawa:

- 2.1 By amending Schedule A – Land Use, is revised to remove the property from the plan Scott Street Secondary plan boundary and all associated land use designations.
- 2.2 By amending Schedule A – Land Use, is revised to incorporate the property within the Wellington Street West plan boundary and Traditional Mainstreet Designation.
- 2.3 By amending Schedule B – Site Specific Policy Area, is revised to incorporate the property within the Somerset Square policy area.
- 2.4 By adding a new policy in Section 11.3.5 – Built Form, 4. as follows:  
“Despite Section 11.3.1, the property at 979 Wellington Street West is permitted a maximum building height of nine storeys pursuant to Section 37 of the *Planning Act* where one or more community benefits identified in the Community Design Plan are secured through agreement with the City and will be provided at the time of development”

### 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.

**SCHEDULES**



Planning, Infrastructure and Economic  
Development Department,  
GIS and Data Management



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

D01-01-16-0023

18-0203-A

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02/20/2018

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

**SCHEDULE 1 to  
AMENDMENT NO. 204**  
to the OFFICIAL PLAN  
for the CITY OF OTTAWA  
**Amending Schedules A & B  
Scott Street Secondary Plan  
Volume 2A**




**ANNEXE 1 de  
L' AMENDEMENT No. 204**  
au PLAN OFFICIEL  
de la VILLE D'OTTAWA  
**Modifiant les Annexes A et B  
Plan Secondaire - Rue Scott  
Volume 2A**



LANDS REMOVED FROM SCOTT STREET SECONDARY PLAN  
TERRES À EXCLURE DE LA PLAN SECONDAIRE - RUE SCOTT





<p>Planning, Infrastructure and Economic Development Department, GIS and Data Management</p>  <p>Services de la planification, de l'infrastructure et du développement économique, SIG et Gestion des données</p> <p>D01-01-16-0023    18-0203-A</p> <p>I:\AA\Staff\Sheila\IOPAs2007-2013\OPR204\Wef_Map2.mxd</p> <p>02/20/2018</p> <p><small>© Parcel data is owned by Teramont Enterprises Inc. and its suppliers. All rights reserved. May not be reproduced without permission. Parcel data appartient à Teramont Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation.</small></p> <p>Scale - N.T.S. / Echelle N.A.E.</p>	<p><b>SCHEDULE 2 to AMENDMENT NO. 204</b> to the OFFICIAL PLAN for the CITY OF OTTAWA <b>Amending Schedules A &amp; B</b> <b>Wellington Street West Secondary Plan</b> <b>Volume 2A</b></p> <p><b>ANNEXE 2 de L' AMENDEMENT No. 204</b> au PLAN OFFICIEL de la VILLE D'OTTAWA Modifiant les Annexes A et B <b>Plan Secondaire - Wellington Ouest</b> <b>Volume 2A</b></p> <p> LANDS ADDED TO WELLINGTON STREET WEST SECONDARY PLAN TERRAINS À AJOUTER AU PLAN SECONDAIRE DE LA RUE WELLINGTON OUEST</p> <p> LANDS TO BE DESIGNATED "TRADITIONAL MAINSTREET" ON SCHEDULE "A" AND "SOMERSET SQUARE SPECIFIC POLICY AREA" ON SCHEDULE "B" LES TERRAINS DÉSIGNÉS « RUE TRADITIONNELLE » À L'ANNEXE A ET « SECTEUR DE LA PLACE SOMERSET VISÉ PAR UNE POLITIQUE PROPRE AU LIEU » À L'ANNEXE B</p>
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A by-law of the City of Ottawa to amend the Official Plan for the City of Ottawa to amend both the Scott Street Secondary Plan and Wellington Street West Secondary Plan for the property municipally known as 979 Wellington Street.

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Enacted by City Council at its meeting of March 28, 2018.

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LEGAL SERVICES  
K. Mahon / ml

COUNCIL AUTHORITY:  
City Council February 28, 2018  
Agenda Item 5, (PC Report No.58)