

By-Law No. 2018-105

A by-law of the City of Ottawa to amend the Richmond Secondary Plan of Volume 2C of the Official Plan of the City of Ottawa for the lands known municipally as 6139 and 6143 Perth Street

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Enacted On: 2018-04-11

OttWatch Bylaw Reference: <http://ottwatch.ca/bylaws/2018-105>

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BY-LAW NO. 2018 - 105

A by-law of the City of Ottawa to amend the Richmond Secondary Plan of Volume 2C of the Official Plan of the City of Ottawa for the lands municipally known as 6139 and 6143 Perth 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 April 11th, 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 209 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 11th day of April, 2018.

CITY CLERK

MAYOR

Official Plan Amendment No. 209 Modification du Plan Directeur

To the Official Plan of the City of Ottawa

Volume 2C - Richmond Secondary Plan

Land use

Utilisation du sol

Official Plan Amendment 209 to the
Official Plan for the
City of Ottawa

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PART A – THE PREAMBLE

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. 209 to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment 209 to the Official Plan for the City of Ottawa.

1. Purpose

The purpose of the amendment is two fold. It is to site specifically revise the Official Plan policy with respect to allowing residential uses on a private communal water system and to amend the Village of Richmond Secondary Plan in Volume 2C of the Official Plan to change the designation of lands to permit low-rise apartment in addition to the already permitted institutional use (retirement residence).

2. Location

The amendment applies to the property at 6139 and 6143 Perth Street.

3. Basis

Background

The Hyde Park (now called Samara) development was previously intended to be an aging in place senior's campus. Phase 1 and 2 were completed as 92 life-lease residential townhouses on private roads located off Perth Street, serviced with a private communal water system and connected to the municipal central sanitary sewer system.

Phase 3A and 3B were approved in 2010, with a three-storey 35-unit and two three-storey 52-unit independent living buildings and a three and five-storey 124-unit retirement home off of Talos Circle and Cedarstone Street, to the rear of 6143 Perth Street. Construction of Phase 3A commenced in about 2011 and was partially built out prior to the previous owner's bankruptcy. The 35-unit building is nearly complete and was approved with self-contained units and with no meal, personal, health or social services, which under the definition of the zoning by-law would make it a low-rise residential apartment. This proposal would see the use change to a low-rise apartment, which would permit occupancy of the 35-unit apartment building. The balance of Phase 3A is the partially built five-storey building with the three-storey wing. It is to remain a retirement home but with a potential unit count reduction, as some units may change from one to two bedroom. The current owner now wishes to complete the Phase 3A development with the layout pursuant to the approved site plan.

The intent was and continues to be that the common services such as dining, personal and medical, are provided in the Phase 3A retirement home building and be available to other residences of the campus.

Construction of Phase 3B has not started. It had originally been site plan approved with two, three-storey, 52-unit retirement homes – with only independent living units. The concept filed with this current proposal for that phase is eight, three-storey, 14-unit low-rise apartment buildings.

Rationale

The Provincial Policy Statement, the Official Plan and Richmond Secondary Plan set the guidelines for the development and servicing of the Village of Richmond. The water service for the Village is to be a combination of private wells and municipal communal wells. The Official Plan supports private communal only for institutional uses. The range of housing types and uses is contemplated within the Village with retirement homes supported in all institutional and residential areas. The Secondary Plan also establishes guidelines for contemplating apartments within the Village.

The proposed amendments remain within the intent of the Official Plan and Secondary Plan with the low-rise apartments forming part of the aging in place campus. The built form will be similar to the existing approved site plan. The City has an existing municipal responsibility agreement for the private communal water system. No new demand on the water and municipal sanitary system is contemplated as part of the amendments. Local intersections will remain functioning at an appropriate level of service.

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. 209 to the Official Plan for the City of Ottawa.

2. Details

A. The following changes are hereby made to Volume 1 of the Official Plan for the City of Ottawa:

- i. Section 4.4.2.4 is hereby amended to add “4. Notwithstanding policy 1 and 2, small water works that are owned and operated and managed by the single owner of 6139 and 6143 Perth Street and its related addresses for the complex of buildings may be considered for institutional, multiple attached residential and low rise residential uses.

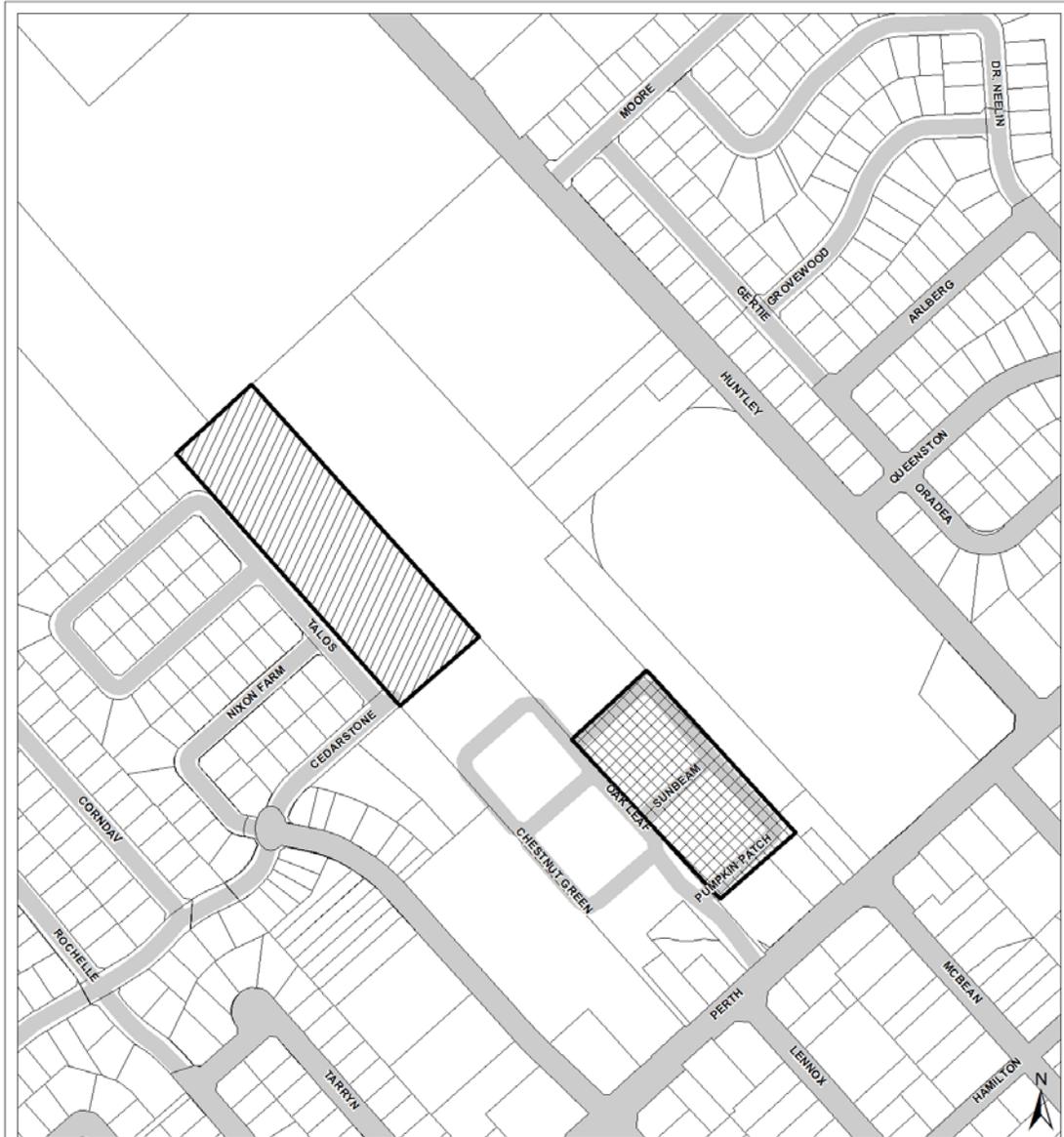
B. The following changes are hereby made to Volume 2C of the Official Plan for the City of Ottawa:

- i. Schedule A of the Richmond Secondary Plan is hereby amended to redesignate the lands at 6143 Perth Street from Institutional to Residential Apartment as shown in Schedule A below.
- ii. Schedule A of the Richmond Secondary Plan is hereby amended to redesignate the lands at 6139 Perth Street from Residential One and Two Unit to Residential Ground Oriented Attached as shown in Schedule A below
- iii. Section 3.3 of the Richmond Secondary Plan is hereby amended to “5. For the lands at 6143 Perth Street retirement residence is also permitted and that use shall comprise a minimum gross floor area of 5000 square metres, with a maximum of five storeys.

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.

SCHEDULE 1



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 1 to
AMENDMENT NO.209**

to the OFFICIAL PLAN
for the CITY OF OTTAWA

Amending Schedule A - Land Use
Richmond Secondary Plan

**ANNEXE 1 de
L' AMENDEMENT No.209**

au PLAN OFFICIEL
de la VILLE D'OTTAWA

Modifiant l'Annexe A - Utilisation du sol
Richmond - Plan de conception communautaire



LANDS REDESIGNATED FROM "RESIDENTIAL - ONE AND TWO UNIT" TO "RESIDENTIAL - GROUND ORIENTED ATTACHED"
TERRES DONT LA DÉSIGNATION EST PASSÉE DE « RÉSIDENTIEL - UNE ET DEUX UNITÉS » À « RÉSIDENTIEL - CONTIGUÉS DE PLAIN-PIED »



LANDS REDESIGNATED FROM "INSTITUTIONAL" TO "RESIDENTIAL APARTMENTS"
TERRES DONT LA DÉSIGNATION EST PASSÉE DE « INSTITUTIONNEL » À « RÉSIDENTIEL - APPARTEMENTS »

