

# By-Law No. 2018-260

*A by-law of the City of Ottawa to amend the Central Area Secondary Plan of Volume 2a of the Official Plan for the City of Ottawa for the lands municipally known as 557 Wellington Street*

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**Enacted On:** 2018-07-11

**OttWatch Bylaw Reference:** <http://ottwatch.ca/bylaws/2018-260>

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BY-LAW NO. 2018 - 260

A by-law of the City of Ottawa to amend the Central Area Secondary Plan of Volume 2a of the Official Plan for the City of Ottawa for the lands municipally known as 557 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 July 11<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 218 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 11<sup>th</sup> day of July, 2018.

CITY CLERK

MAYOR

Official Plan Amendment 218 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. 218 to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment 218 to the Official Plan for the City of Ottawa.

## **PART A – THE PREAMBLE**

### **1. Purpose**

The purpose of this amendment is to amend the Central Area Secondary Plan. The site, 557 Wellington Street, will be the future home of the new Ottawa Public Library / Library and Archives Canada facility. The amendment brings the site into the Mixed Use land designation and increases the maximum permitted building profile.

The summary of the proposed amendments and changes to the Central Area Secondary Plan made through this amendment are as follows:

- a. Redesignate the site as “Mixed Use” (currently Residential); and
- b. Increase the maximum permitted building profile from six to 12-storeys.

### **2. Location**

The proposed Official Plan amendment includes changes only applicable to the property that is currently known as 557 Wellington Street. The site is located along the north side of Albert Street between Brickhill Street to the west and Commissioners Street to the east, within the eastern boundary of the LeBreton Flats area. The site is currently vacant and was recently used for construction and staging, of the Confederation O-Train line.

### **3. Basis**

The amendment to the Official Plan was requested following the decision of Council on February 8, 2017, which selected 557 Wellington Street as the preferred site for the new Central Library, and the Corporate Real Estate Office was directed to “take the necessary actions to assign the land for this project”. In order to build the new OPL-LAC facility, the Secondary Plan requires an amendment to allow Library and Museum as permitted use through the “Mixed Use” land designation, as the current “Residential” designation would not permit such as use. The height increase was requested to ensure sufficient height to build the new facility.

#### 4. Rationale

The proposed Official Plan Amendments to the Secondary Plan represents good planning as the amendments will allow for the construction of a new landmark building for the Ottawa Public Library and Library and Archives Canada at a site that has the potential to serve as a gateway into the LeBreton Flats area from Centretown.

## **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 Schedules constitutes Amendment No. 218 to the Official Plan for the City of Ottawa.

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

The City of Ottawa Official Plan, Volume 2A, Central Area Secondary Plan, is hereby amended as follows:

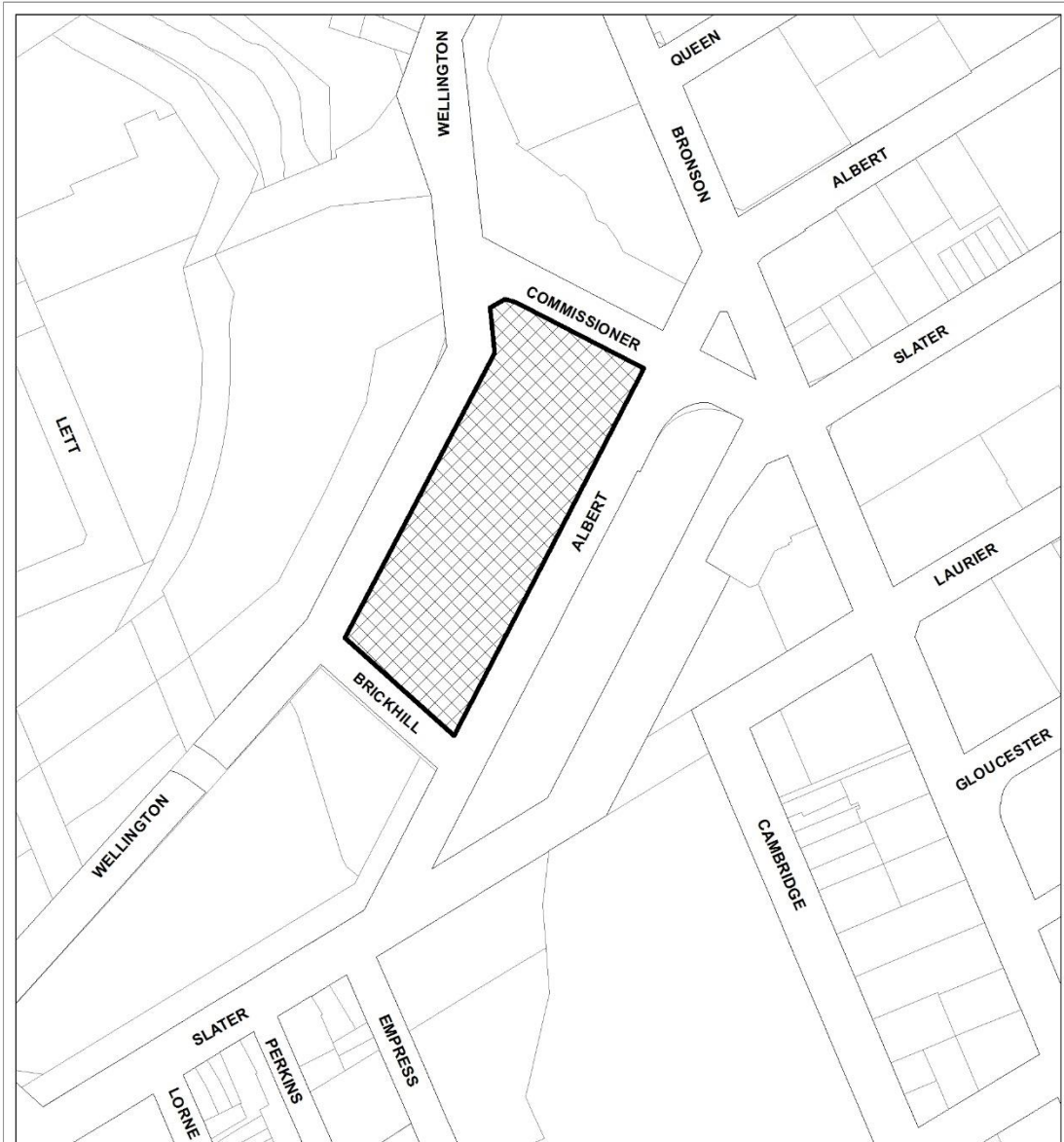
- 2.1 By amending Schedule Q – LeBreton Flats Land Use, is revised by redesignating 557 Wellington Street from “Residential” to “Mixed Use” as shown in Schedule 1 of this document.
- 2.2 By amending Map 4 – LeBreton Flats Maximum Building Profile and Conceptual Road Pattern, is revised by redesignating the subject site for a maximum building profile from six storeys to 12-storeys as shown on Schedule 2 of this document.

### **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.



# 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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Revision: Rev #:

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## SCHEDULE 1 to AMENDMENT NO.218 to the OFFICIAL PLAN for the CITY OF OTTAWA

Amending Secondary Plan - Schedule Q  
Lebreton Flats Land Use

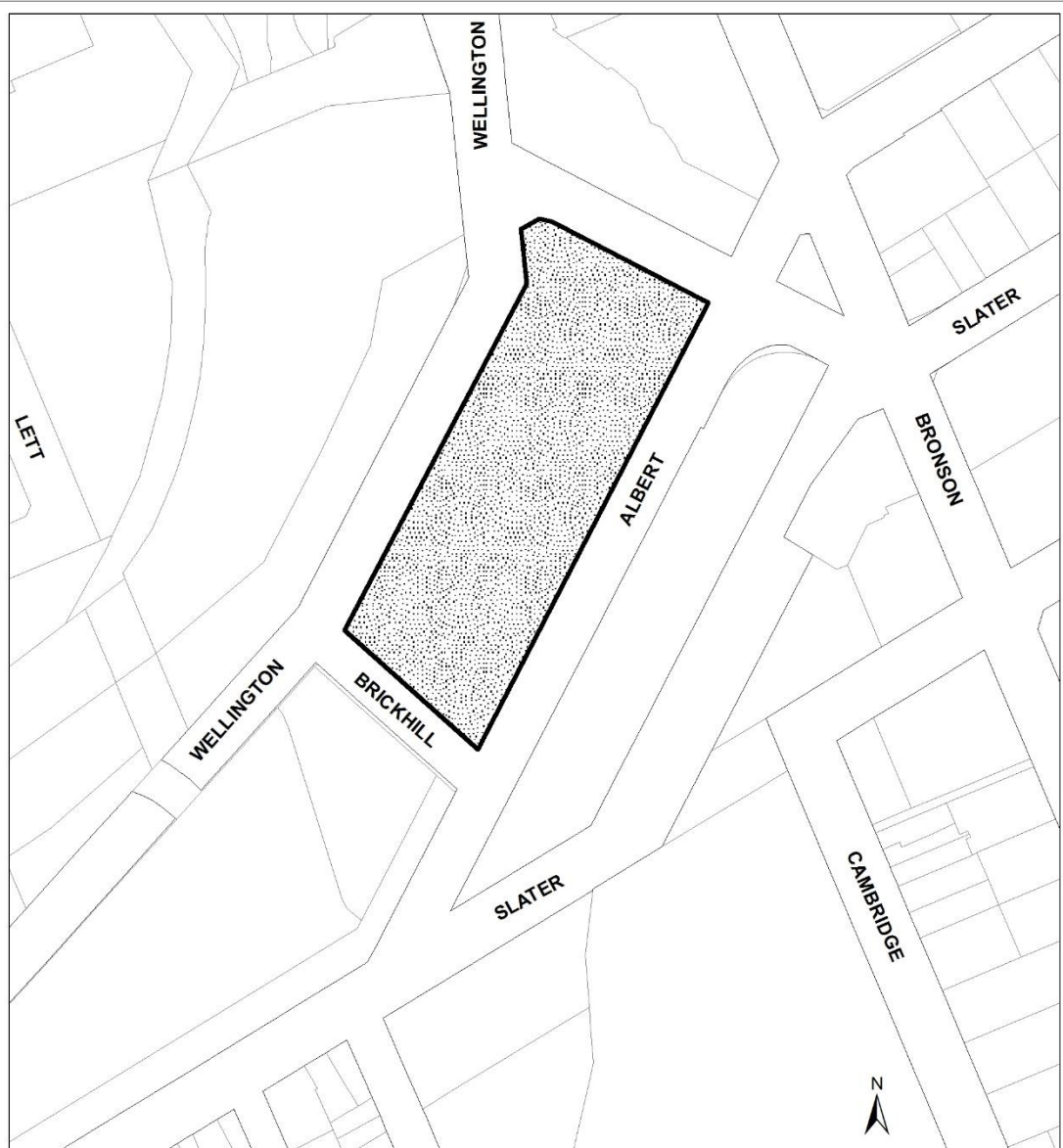
## ANNEXE 1 de L' AMENDEMENT No.218 au PLAN OFFICIEL de la VILLE D'OTTAWA

Modifiant l' Annexe Q - Plan secondaire  
Utilisation du sol dans Les Plaines LeBreton



LANDS REDESIGNATED FROM "RESIDENTIAL" TO "MIXED USE"  
TERRAINS DONT LA DÉSIGNATION EST PASSÉE DE « RÉSIDENTIEL »  
À « AIRE MIXTE »





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

D01-01-17-0011 18-0566-A

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**SCHEDULE 2 to  
AMENDMENT NO.218**

to the OFFICIAL PLAN  
for the CITY OF OTTAWA

**Amending Secondary Plan - Map 4**

Lebreton Flats

Maximum Building Profile and Conceptual Road Pattern



LANDS REDESIGNATED FROM "6 STOREYS" TO "12 STOREYS"  
TERRAINS DONT LA DÉSIGNATION EST PASSÉE DE << 6 ÉTAGES>> À << 12 ÉTAGES>>

**ANNEXE 2 de  
L' AMENDMENT No.218**

au PLAN OFFICIEL  
de la VILLE D'OTTAWA

**Carte 4 - Plan secondaire**

Les Plaines LeBreton

Profil Maximal des Immeubles  
et Plan Routier Conceptual

BY-LAW NO. 2018 - 260

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Enacted by City Council at its meeting of July 11, 2018.

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LEGAL SERVICES  
K. Mahon/ml

COUNCIL AUTHORITY:  
City Council July 11, 2018  
Agenda Item 10 (PC Report No. 66A)