

By-Law No. 2018-269

A by-law of the City of Ottawa to amend the South Nepean Urban Area Secondary Plan, South Nepean Town Centre - Area 7 of Volume 2a of the Official Plan for the City of Ottawa for the lands municipally known as 1012 and 1024 McGarry Terrace

OttWatch.ca By-law Archival Project



OttWatch.ca has begun archiving copies of all by-laws passed by the City of Ottawa. After each City Council meeting we ask for copies of by-laws enacted at the meeting, add this title page, and upload them to ottwatch.ca.

Be aware though that you may not be looking at the most recent version of this by-law. It is very possible that it has been amended by Council by another by-law, or even by the Ontario Municipal Board. So, um, just know that before assuming anything.

This PDF contains a copy of the by-law as passed by Council on a certain date. It is a snapshot in time. It could still be in force. It might have been amended. It may have been repealed.

When in doubt, visit <https://ottawa.ca/en/residents/laws-licenses-and-permits/laws>

If you end up asking for a copy of a by-law OttWatch doesn't have yet, please ask the Clerk's office to cc: kevino@kevino.net when they email it to you. You'd be doing the entire community a favour!

Enacted On: 2018-07-11

OttWatch Bylaw Reference: <http://ottwatch.ca/bylaws/2018-269>

This title page generated on 2018-09-11

BY-LAW NO. 2018 - 269

A by-law of the City of Ottawa to amend the South Nepean Urban Area Secondary Plan, South Nepean Town Centre - Area 7 of Volume 2a of the Official Plan for the City of Ottawa for the lands municipally known as 1012 and 1024 McGarry Terrace.

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 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 216 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 July, 2018.

CITY CLERK

MAYOR



Official Plan Amendment No. 216 Modification du Plan Directeur

To the Official Plan of the City of Ottawa

Volume 2A - South Nepean Town Centre - Area 7

**Official Plan Amendment 216 to the
Official Plan for the
City of Ottawa**

INDEX

THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE

Purpose

Location

Basis

PART B – THE AMENDMENT

Introduction

Details of the Amendment

Implementation and Interpretation

Schedule 1

THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. 216 to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment 216 to the Official Plan for the City of Ottawa.

PART A – THE PREAMBLE

1. Purpose

The purpose of the proposed Official Plan amendment is to redesignate a parcel of land from Mid Rise Mixed-Use to High Rise Mixed-Use on Schedule 1 of the South Nepean Town Centre – Area 7 Secondary Plan

The Official Plan Amendment would also add site-specific policies increasing the height limit to 18 storeys and removing the maximum lot coverage requirement. The Amendment will help facilitate the development of an 18-storey high rise apartment dwelling.

2. Location

The 0.634 hectare property is located along the east edge of McGarry Terrace, south of Strandherd Drive, and is known as 1012 and 1024 McGarry Terrace.

3. Basis

Approval of the requested amendments is recommended as the site is located within the South Nepean Town Centre and the proposed development meets the strategic direction for compact and transit oriented development as contained within the Provincial Policy Statement and Official Plan. The proposed land uses and built form are consistent with the Official Plan policies for Mixed Use Centres and Town Centres as well as urban design and compatibility. The requested amendment to the Secondary Plan policy will contribute to the overall goals and objectives of the Secondary Plan. The concept plan demonstrates a commitment to respond to various guidelines as contained within the Community Design Plan and the Transit Oriented Design Guidelines.

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 location map constitutes Amendment No. 216 to the Official Plan for the City of Ottawa.

2. Details of the amendment

The Secondary Plan for the South Nepean Town Centre (Area 7) is hereby amended as follows:

- a) by adding the following new sentence to policy 2 of Section 3.2 Policy Area – High Rise Mixed-Use:

“For lands at 1012 and 1024 McGarry Terrace, the maximum building height is 18 storeys.”

- b) by adding the following new sentence to policy 4 of Section 3.2 Policy Area – High Rise Mixed-Use:

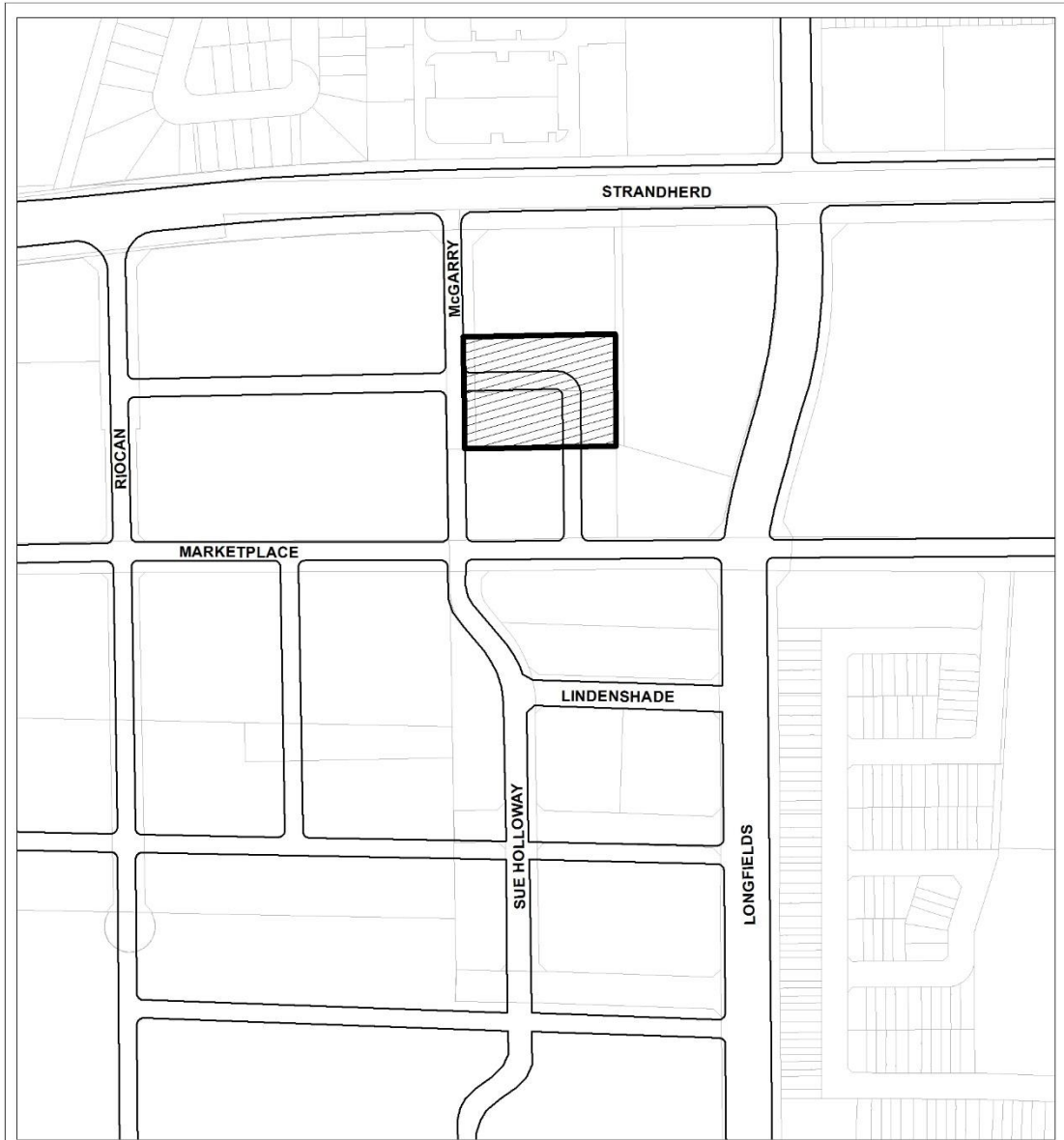
“For lands at 1012 and 1024 McGarry Terrace, there is no maximum lot coverage.”

- c) by amending Schedule 1 – Land Use Plan to reflect the designation changes shown on Schedule 1 to this amendment.

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



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

D01-01-17-0027	18-0603-A
I:\AAStaff\Sheila\CPA\2007\CPA216SN\nepeanSPMcGarry	
05/08/2018	

© Parcel data is owned by Terraset Enterprises Inc. and its suppliers.
All rights reserved. May not be reproduced without permission.
Parcel data appartient à Terraset Enterprises Inc. et à ses fournisseurs.
Tous droits réservés. Ne peut être reproduit sans autorisation.

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

**SCHEDULE 1 to
AMENDMENT NO.216**
to the OFFICIAL PLAN
for the CITY OF OTTAWA

Amending Schedule 1 - Land Use Plan
Volume 2a - South Nepean Secondary Plan
Area 7



LANDS TO BE REDESIGNATED FROM "MID RISE MIXED-USE" TO "HIGH RISE MIXED-USE" /
TERRAINS À ÊTRE REDÉSIGNÉS DE « IMMEUBLES DE HAUTEUR MOYENNE À
UTILISATIONS POLYVALENTS » À « IMMEUBLES DE GRANDE HAUTEUR À UTILISATIONS
POLYVALENTS »

**ANNEXE 1 de
L' AMENDEMENT No.216**
au PLAN OFFICIEL
de la VILLE D'OTTAWA

Modifiant l'Annexe 1 - Plan d'utilisation du sol
Volume 2A - Plan secondaire - Nepean sud
Secteur 7

BY-LAW NO. 2018 - 269

-0-

A by-law of the City of Ottawa to amend the South Nepean Urban Area Secondary Plan, South Nepean Town Centre - Area 7 of Volume 2a of the Official Plan for the City of Ottawa for the lands municipally known as 1012 and 1024 McGarry Terrace.

-0-

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

-0-

LEGAL SERVICES

K. Mahon/ml

COUNCIL AUTHORITY:

City Council July 11, 2018
Bulk Consent Agenda Item M
(PC Report No. 66A)