

**Planning Rationale
In Support of an
Official Plan Amendment
Old Ottawa East Secondary Plan
City of Ottawa**

Prepared By:

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Novatech File: 114025
Ref: R-2019-070

April 9, 2019

City of Ottawa
Planning and Growth Management Department
110 Laurier Avenue West, 4th Floor
Ottawa, ON, K1P 1J1

Attention: Erin O'Connell

Dear: Ms. O'Connell

**Reference: Old Ottawa East Secondary Plan
Official Plan Amendment
Our File No.: 114025**

This Planning Rationale has been prepared in support of an application to amend the Old Ottawa East Secondary Plan. The purpose of the amendment is to clarify policies related to permitted heights in the secondary plan.

Should you have any questions regarding any aspects of this application, please do not hesitate to contact the undersigned.

Sincerely,

NOVATECH



Murray Chown, MCIP, RPP
Director | Planning and Development

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1.0 INTRODUCTION

Novatech has been retained by Greystone Village Inc. to prepare a Planning Rationale in support of an application to amend the Old Ottawa East Secondary Plan. The purpose of the amendment is to clarify policies related to permitted heights in the secondary plan.

This Planning Rationale will demonstrate that the Official Plan amendment is consistent with the Provincial Policy Statement. This Planning Rationale will take into consideration relevant policies of the City of Ottawa's Official Plan. This Planning Rationale will have regard to the Old Ottawa East Community Design Plan.

The only statutory requirement for an Official Plan amendment is that it be consistent with the Provincial Policy Statement.

2.0 BACKGROUND

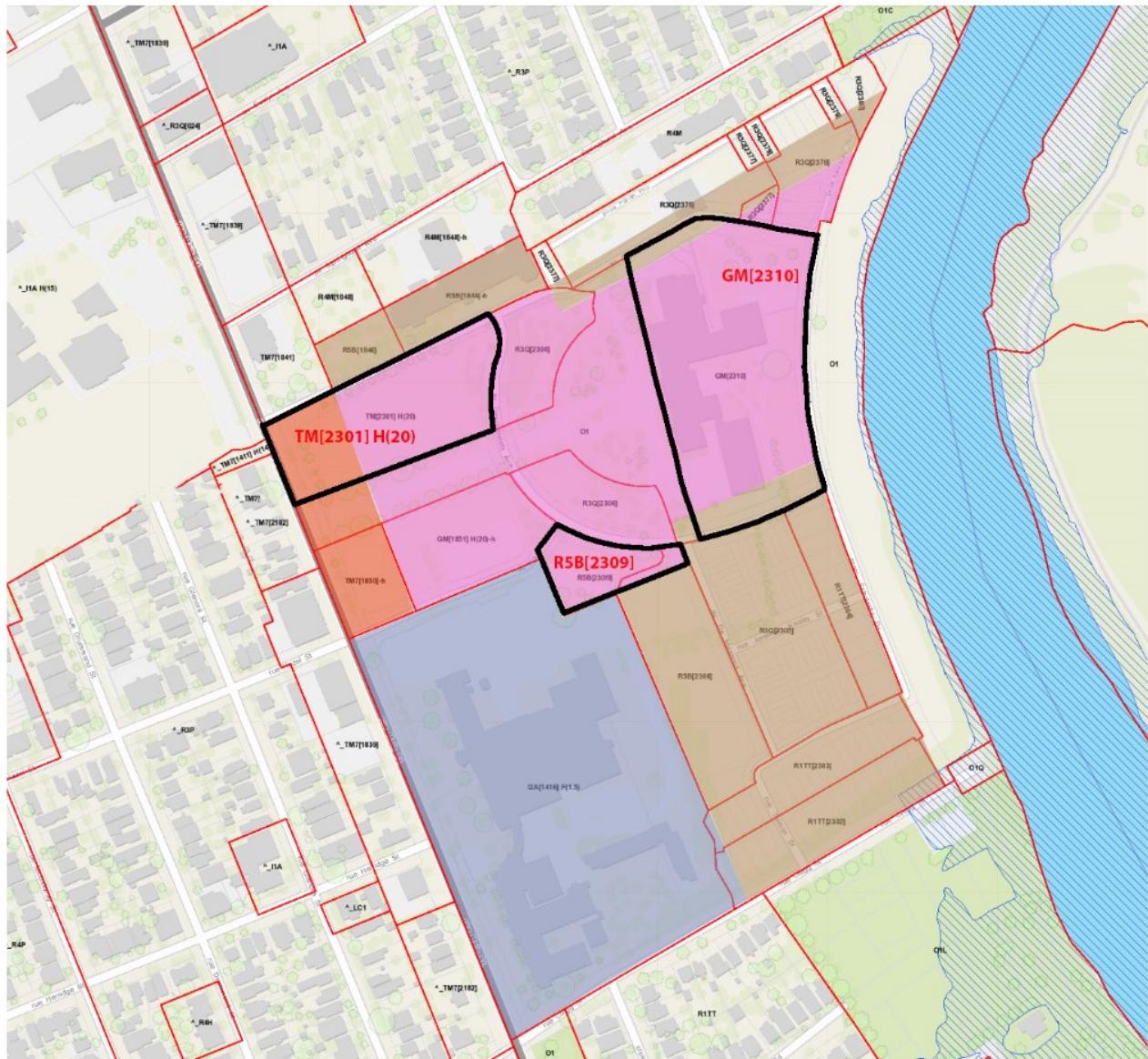
At the request of the Old Ottawa East Community Association and the ward councillor at the time, city staff and resources were made available to develop a Community Design Plan (CDP) for Old Ottawa East. This work culminated in a report to Planning Committee in June 2011, recommending approval of the Old Ottawa East Community Design Plan, adding the Old Ottawa East Secondary Plan to the Official plan, and amending Zoning By-law 2008-250. Official Plan Amendment 92, adding the Old Ottawa East Secondary Plan to the Official Plan is dated September 23, 2011.

The Old Ottawa East Secondary Plan recognizes the potential for redevelopment of lands on the east side of Main street, between Springhurst and Clegg. These lands include St. Paul University, the Convent of the Sisters of the Sacred Heart and the property of the Oblate Fathers. The property of the Oblate Fathers was acquired by Greystone Village Inc. in 2014.

Greystone Village Inc. filed applications for approval of a plan of subdivision and zoning amendment to facilitate the development of the property of the Oblate Fathers in January 2015. These applications culminated in a report to Planning Committee in November 2015, recommending an amendment to Zoning By-law 2008-250. The recommended amendment to Zoning By-law 2008-250, was considered to conform to the Old Ottawa East Secondary Plan.

The 2015 zoning amendment included detailed performance standards for the early phases of development of Greystone Village, while establishing base line zoning for later phases of development. The 2015 zoning amendment established permitted building heights for properties within the area designated "*Mixed Use Medium-rise*". Permitted building heights ranged from 20 metres (six storeys) in the Traditional Mainstreet zone (TM[2301]H(20)), to a specific building height of 83.7 metres above sea level for the area from the Deschâtelets building to the Rideau River (permitting building heights of seven or eight storeys) in the General Mixed Use zone (GM[2310]) to 32 metres (nine storeys) in the Residential Fifth Density zone (R5B[2309]) (see Figure 1).

Figure 1 – Current Zoning



In March of 2018 Greystone Village Inc. filed applications for site plan approval and a site-specific amendment to the zoning for the property known municipally as 10 Oblates Avenue and 175(A) Main Street. The easterly portion of this property is located within an area designated “*Mixed Use Medium-rise*” in the Old Ottawa East Secondary Plan.

The application for rezoning, amongst other amendments, requested an increase in building height from 20 metres (six storeys) to 29 metres (nine storeys) for the portion of the property located in the “*Mixed Use Medium-rise*” designation. A Planning Rationale dated March 9, 2018 was prepared by Novatech in support of the applications for site plan and zoning amendment policy. The Planning Rationale, prepared by Novatech’s professional planners, concluded that the requested increase in building height to nine storeys conformed to the policies of the Old Ottawa East Secondary Plan.

During the processing of the application for rezoning, concerns were raised by residents of Old Ottawa East, and by the Old Ottawa East Community Association that the requested increase in building height did not conform to the Old Ottawa East Secondary Plan.

Following the processing of the application for rezoning, a report was prepared for consideration by Planning Committee on March 28, 2019. The report recommended approval of an amendment to zoning by-law 2008-250 for 10 Oblates Avenue and 175(A) Main Street to permit six and nine-storey buildings. In the report to Planning Committee, the city's professional planners concluded that the requested increase in building height to nine storeys conformed to the policies of the Old Ottawa East Secondary Plan.

3.0 THE ISSUE

The Old Ottawa East Secondary Plan includes policies related to permitted building heights. The policies are founded in different sections of the secondary plan. The interplay between the policies is not clear.

Schedule A – Land Use in the secondary plan sets out the following land uses (see Appendix 1):

- Institutional
- Mixed Use Centre
- Mixed Use Medium-rise
- Open Space
- Residential Low-rise
- Residential Medium-rise

The policies of the secondary plan do not set out permitted height for each of the land use designations. The policies in the secondary plan related to permitted height are as follows (emphasis added):

10.2 General Land Use Policies

10.2.1 Land Use and Design Policies

2. *Notwithstanding the provision for greater building heights set out in the Official Plan, no buildings will be allowed higher than six storeys and 20 metres within the area of this Plan other than the height limits allowed within the precincts referred to in Sections 10.3.4 and 10.3.7 of this Plan.*

4. *Building heights within the low-rise area will not exceed four storeys, and in the medium rise area will not exceed 9 storeys.*

10.3 Neighbourhood and Precinct Policies

10.3.4 East Side of Main Street Springhurst to Clegg

4. *Achieve a Diversity of uses, Activities and People*

f. *Provide a range of building heights between five to nine storeys in the Residential Medium-Rise designation. The related zoning will reflect a gradual transition between the heights in this range and buildings in proximity of lower height.*

3.1 Position of Novatech and City Staff

The position of the professional planners at Novatech is set out in their Planning Rationale prepared in support of the site plan and zoning applications for 10 des Oblates Avenue, dated March 9, 2018, and in their letter response to concerns raised by the Old Ottawa East Community Association, dated August 20, 2018. The position of the professional planners at the City of Ottawa is set out in their report to Planning Committee and Council, dated March 14, 2019.

The professional planners at Novatech and the City of Ottawa rely on policy 10.2.1.4. which states that "building heights within the low-rise area will not exceed four storeys, and in the medium rise area will not exceed 9 storeys". This policy, found in the General Land Use section of the Secondary Plan, does not differentiate between the designations of "Mixed Use Medium-rise" and "Residential Medium-rise". The planners at Novatech and the City of Ottawa are of the opinion that it is reasonable to conclude that the policy stating that "building heights ... in the medium rise area will not exceed 9 storeys" applies equally to the "Mixed Use Medium-rise" designation and the "Residential Medium-rise" designation.

This permission for building heights greater than six storeys, and up to nine storeys in both the "Mixed Use Medium-rise" and "Residential Medium-rise" designations was implemented in the 2015 zoning amendment. In the "Mixed Use Medium-rise" designation, two areas were zoned to permit building heights in excess of six storeys. A parcel immediately east of St. Paul's University is zoned R5B[2309] with a permitted height of 32 metres (9 storeys). The area from the Deschâtelets building to the Rideau River has been zoned GM[2310] with a maximum building height of 83.7 metres above sea level, permitting an effective building height of seven or eight storeys.

It is noted that a building permit has been issued for a parcel between the Deschâtelets building and the Rideau River. The building is eight storeys. A minor variance to increase the permitted building height from 83.7 metres to 88.0 metres above sea level was approved for this building. The planning rationale prepared by Novatech in support of the application for minor variance states that "*It is clear from Policy 4 of Section 10.2.1 of the Secondary Plan that a maximum building height of 9 storeys is permitted in both the "Mixed Use Medium-rise designation and the "Residential Medium-rise designation.*" The City's planning staff had no concerns with this application. The Old Ottawa East Community Association raised concerns with respect to views of the Deschâtelets building. No concerns were raised with respect to conformity with the Secondary Plan.

There is a clear interplay between policy 10.2.1.2 and policy 10.3.4f. Policy 10.2.1.2 states that "notwithstanding the provision for greater building heights set out in the Official Plan, no buildings will be allowed higher than six storeys and 20 metres within the area of this Plan other than the height limits allowed within the precincts referred to in Sections 10.3.4 and 10.3.7 of this Plan."

What is not clear is the interplay between policy 10.2.1.2 and policy 10.2.1.4 as discussed above. Policy 10.2.1.2 is a sweeping policy establishing a height limit of six storeys for the area of the secondary plan. Policy 10.2.1.4 sets out specific permitted heights for low-rise and medium rise areas. It is the opinion of Novatech and city staff that policy 10.2.1.2 applies to all land use designations other than "Mixed Use Medium-rise" and "Residential Medium-rise", except for the interplay with policies in sections 10.3.4 and 10.3.7. That is to say that the maximum height of six storeys and 20 metres set out in policy 10.2.1.2 applies to the following land use designations:

- Institutional
- Mixed Use Centre (subject to 10.3.7)
- Traditional Mainstreet
- Open Space

Policy 10.2.1.2 refers to the policies of Section 10.3.4 and 10.3.7. for allowed height limits. Section 10.3.7 provides detailed policies for the lands designated “Mixed-Use Centre” (the east end of Lees Ave.). The only reference to building heights in this section is in the final sentence of the section stating “*...the property is to be rezoned to the appropriate TD zone in accordance with this Secondary Plan and the minimum densities and maximum building height specified in the TD zone will take effect.*” There is no reference in Section 10.3.7 to a specific permitted building height in the area designated “Mixed-Use Centre”.

Policy 10.3.4f states that “Provide a range of building heights between five to nine storeys in the Residential Medium-Rise designation. The related zoning will reflect a gradual transition between the heights in this range and buildings in proximity of lower height.” This policy is specific to the “Residential Medium-rise” designation in the area east of Main Street between Springhurst and Clegg. It is the opinion of the planners at Novatech that the purpose of this specific policy is to ensure that there is “gradual transition” between permitted nine storey residential buildings and the low-rise residential development to the south on Clegg, and to the north on Springhurst. This opinion is supported by the amendment to Zoning by-law 2008-250 as recommended to Planning Committee and council in 2011. The zoning amendment did not permit nine storey buildings in areas designated “Residential Mid-rise” immediately south of Springhurst, or immediately north of Clegg.

The professional planners at Novatech and the City are of the opinion that policy 10.2.1.4 of the Old Ottawa East Secondary Plan generally permits building heights of up to nine storeys in areas designated “Mixed Use Mid-rise” and “Residential Mid-rise”. Policy 10.3.4f qualifies this general permission in the area east of Main Street, between Springhurst and Clegg, by requiring “gradual transition” in areas designated “Residential Mid-rise”.

3.2 Position of the Old Ottawa East Community Association

The Old Ottawa East Community Association (OOECA) takes the position that the secondary plan establishes a maximum height limit of six storeys in areas designated “Mixed Use Mid-rise”. Their position was most recently set out in their submission to the city dated January 16, 2019 (see Appendix 2). The OOECA relies on policy 10.2.1 that states that “notwithstanding the provision for greater building heights set out in the Official Plan, no buildings will be allowed higher than six storeys and 20 metres within the area of this Plan other than the height limits allowed within the precincts referred to in Sections 10.3.4 and 10.3.7 of this Plan.”

The OOECA is of the opinion that the permission for building heights of nine storeys in the medium rise area as set out in policy 10.2.1.4 applies only to lands designated “Residential Medium-rise”. Policy 10.2.1.4 states that “building heights within the low-rise area will not exceed four storeys, and in the medium rise area will not exceed 9 storeys.” The OOECA relies on the use of the singular word “area” and concludes that this references the “Residential Medium-rise” area.

The OOECA further relies on policy 10.3.4.4f that states that “provide a range of building heights between five to nine storeys in the Residential Medium-Rise designation. The related zoning will reflect a gradual transition between the heights in this range and buildings in proximity of lower height.” It is the opinion of the OOECA that as this policy refers only to “Residential Medium-rise”, the provision for building heights between five and nine stories in policy 10.2.1.4 does not apply to the “Mixed Use Medium-rise” designation.

The OOECA notes that the implementing zoning by-law for the secondary plan established a height limit of 20 metres in the General Mixed Use zone that was generally applied to areas designated “*Mixed Use Medium-rise*” in the secondary plan. The OOECA states in their letter that “*if nine storey buildings were permitted by the CDP and Secondary Plan in the Mixed-Use Medium-rise designation... then one would reasonably expect the implementation zoning enacted at the same time as the CDP and Secondary Plan to reflect that.*”

4.0 PLANNING AND REGULATORY FRAMEWORK

This Section of the Planning Rationale will demonstrate how the Official Plan amendment is consistent with the Provincial Policy Statement. This Section will take into consideration relevant policies of the City of Ottawa’s Official Plan. This Section will have regard to the Old Ottawa East Community Design Plan.

The only statutory requirement for the Official Plan amendment is that it be consistent with the Provincial Policy Statement.

4.1 Provincial Policy Statement 2014

The 2014 Provincial Policy Statement (PPS) was issued under Section 3 of the Planning Act and came into effect April 30, 2014. Under Section 3 of the Planning Act, all decisions affecting planning matters shall be consistent with the PPS policy.

Section 1 of the PPS speaks to the building of strong and healthy communities within the province of Ontario. Section 1.1.1 sets out policies that aim to achieve the building of these healthy communities. The provision for building height of nine storeys in areas designated “*Mixed Use Medium-rise*” in the Old Ottawa East Secondary Plan meets the following policies of Section 1.1.1:

- Permitting buildings up to nine storeys in height in areas designated “*Mixed Use Medium-rise*” will promote efficient development and land use patterns (Policy 1.1.1 a);
- Permitting buildings up to nine storeys in height in areas designated “*Mixed Use Medium-rise*” will avoid land use patterns which may cause environmental or public health and safety concerns (Policy 1.1.1 c);
- Permitting buildings up to nine storeys in height in areas designated “*Mixed Use Medium-rise*” will not impede the efficient expansion of settlement areas as the development is located within the City’s urban area (Policy 1.1.1 d);
- Permitting buildings up to nine storeys in height in areas designated “*Mixed Use Medium-rise*” will promote cost-effective development patterns and standards to minimize land consumption and servicing costs (Policy 1.1.1 e).

Permitting buildings up to nine storeys in height in areas designated “*Mixed Use Medium-rise*” is consistent with the policies of Section 1.1.1 of the PPS 2014.

Section 1.1.2 of the PPS speaks to providing sufficient land to “*accommodate an appropriate range and mix of land uses to meet the projected needs for a time horizon of up to 20 years.*” The lands designated “*Mixed Use Medium-rise*” are located in an urban area that is well serviced by existing transit services and various neighbourhood amenities. Development of buildings up to nine storeys in height in the “*Mixed Use Medium-rise*” designation will help to achieve a density that supports the transit system and various commercial and office uses within the surrounding area.

Section 1.1.3 provides direction on Settlement Areas. Policy 1.1.3.2 speaks to how land use patterns within settlement areas should be developed.

- Permitting buildings up to nine storeys in height in areas designated “*Mixed Use Medium-rise*” will provide a density and mix of land use that:
 - efficiently uses land and resources (Policy 1.1.3.2 a 1);
 - are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion (Policy 1.1.3.2 a 2);
 - support active transportation (Policy 1.1.3.2 a 4);
 - are transit-supportive, where transit is planned, exists or may be developed (Policy 1.1.3.2 a 5).
- Permitting buildings up to nine storeys in height in areas designated “*Mixed Use Medium-rise*” is an example of intensification and redevelopment to be accommodated in settlement areas, as set out in Section 1.1.3.3 (Policy 1.1.3.2 b).

Section 1.1.3.3 states that “*Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.*”

Lands designated “*Mixed Use Medium-rise*” are served by both existing and planned infrastructure and transit systems. Lands designated “*Mixed Use Medium-rise*” are well served by local bus routes. The surrounding neighbourhood features many neighbourhood amenities such as shops, restaurants, schools, and parks.

Permitting buildings up to nine storeys in height in areas designated “*Mixed Use Medium-rise*” represents an efficient use of land located within a built-up settlement area in the City. Lands designated “*Mixed Use Medium-rise*” benefit from existing infrastructure, existing and planned transit services and a variety of neighbourhood amenities. The Subject Site is well suited for intensification.

Permitting buildings up to nine storeys in height in areas designated “*Mixed Use Medium-rise*” is consistent with the policies of the Provincial Policy Statement.

4.2 City of Ottawa Official Plan

The tests for an Official Plan amendment do not include conformity with the Official Plan. With this in mind, the following section considers policies of the city’s Official Plan that relate to permitted building heights, and in particular policies related to development of nine storey buildings. Reference is made to the City of Ottawa Approved Official Plan – Consolidation, up to and including Official Plan amendment 224.

A portion of the lands designated “*Mixed Use Medium-rise*” in the Old Ottawa East Secondary Plan are designated “*Traditional Mainstreet*” on Schedule B of the city’s Official Plan. The majority of the lands designated “*Mixed Use Medium-rise*” in the Old Ottawa East Secondary Plan are designated “*General Urban Area*” on Schedule B of the city’s Official Plan.

4.2.1 Traditional Mainstreet Designation

A portion of the lands designated “Mixed Use Medium-rise” in the Old Ottawa East Secondary Plan are designated “Traditional Mainstreet” on Schedule B of the City of Ottawa’s Official Plan.

Policy 11 of Section 3.6.3 of the city’s Official Plan states that “*This Plan supports mid-rise building heights on Traditional Mainstreets, but secondary plans may identify circumstances where different building heights may be permitted...*”

Policy 13 of Section 2.2.2 of the city’s Official Plan defines Mid-rise buildings as 5 to 9 storeys. The city’s Official Plan clearly anticipates the possibility of building heights greater than six storeys on lands designated “Traditional Mainstreet”. There is nothing in the city’s Official Plan policies for “Traditional Mainstreet” that would prevent the Old Ottawa East Secondary Plan from allowing for the development of buildings up to nine storeys in height on land designated “Traditional Mainstreet” on Schedule B of the city’s Official Plan.

4.2.2 General Urban Area

The majority of the lands designated “Mixed Use Medium-rise” in the Old Ottawa East Secondary Plan are designated “General Urban Area” on Schedule B of the City of Ottawa’s Official Plan.

Policy 3 of Section 3.6.1 of the city’s Official Plan states that “*Building height in the General urban area will continue to be predominantly Low-Rise... Secondary plans or zoning that currently permit building heights greater than four storeys will remain in effect.*” Policy 13 of Section 2.2.2 of the city’s Official Plan defines Low-rise buildings as 4 storeys or less.

Policy 4 of Section 3.6.1 of the city’s Official Plan states that “*Notwithstanding Policy 3, new taller buildings may be considered for sites that... are in an area already characterised by taller buildings or sites zoned to permit taller buildings.*”

The Old Ottawa East Secondary Plan already permits building heights greater than four storeys in areas designated “General Urban Area” on Schedule B of the Official Plan. The lands designated “Mixed Use Medium-Rise” in the Old Ottawa East Secondary Plan are in an area characterized by buildings taller than four storeys or sites zoned to permit buildings taller than four storeys. There is nothing in the city’s Official Plan policies for lands designated “General Urban Area” that would prevent the Old Ottawa East Secondary Plan from allowing for the development of buildings up to nine storeys in height on land designated “General Urban Area” on Schedule B of the city’s Official Plan.

4.2.3 Urban Design and Compatibility

Section 2.5.1 sets out a number of design objectives for new development. Permitting nine storey buildings in areas designated “Mixed Use Medium-rise” responds to the following design objectives:

- Permitting nine storey buildings in areas designated “Mixed Use Medium-rise” in the Old Ottawa East Secondary Plan will help to enhance the sense of community by facilitating development with a distinct identity (Objective 1);
- Permitting nine storey buildings in areas designated “Mixed Use Medium-rise” in the Old Ottawa East Secondary Plan will create opportunities to define quality public and private spaces through development (Objective 2);
- Areas designated “Mixed Use Medium-rise” in the Old Ottawa East Secondary Plan are separated from areas of existing low-rise development. Permitting nine storey buildings in

areas designated “*Mixed Use Medium-rise*” respects the character of existing areas (Objective 4).

There is nothing in the city’s Official Plan policies related to urban design and compatibility that would prevent the Old Ottawa East Secondary Plan from allowing for the development of buildings up to nine storeys in height on land designated “*Mixed Use Medium-rise*” in the Old Ottawa East Secondary Plan.

4.2.4 Review of Development Applications

Section 4 provides policy direction for the different aspects of development review. Permitting nine storey buildings in areas designated “*Mixed Use Medium-rise*” responds to the following relevant policies:

- Policy 4.1.1 states that “*Secondary plans... found in Volume 2 provide more detailed policy directions for specific areas or neighbourhoods. The policies and plans in Volume 2 must conform to the policies and plans in Volume 1 of the Plan, except where policies in Volume 1 indicate otherwise...*” As discussed in Sections 4.2.1 and 4.2.2 of this Planning Rationale, permitting building of up to nine storeys in height in areas designated “*Mixed Use Medium-rise*” in the Old Ottawa East Secondary plan conforms to the policies of Volume 1 of the Official Plan;
- Policy 4.6.3 requires that “*Where development is proposed on a property that is adjacent to or within 35 metres of the boundary of a property containing an individually designated heritage building, a heritage conservation district or a federally-recognized heritage property, the City may require that a cultural heritage impact statement be conducted by a qualified professional with expertise in cultural heritage resources...*” A cultural resource statement will be required to evaluate the impact of any proposed development, regardless of height, on the designated Deschâtelets building and associated cultural heritage landscape.

There is nothing in the city’s Official Plan policies related to review of development applications that would prevent the Old Ottawa East Secondary Plan from allowing for the development of buildings up to nine storeys in height on land designated “*Mixed Use Medium-rise*” in the Old Ottawa East Secondary Plan.

4.3 Old Ottawa East Secondary Plan

This Planning Rationale has been prepared in support of an application to amend the Old Ottawa East Secondary Plan. The purpose of the amendment is to clarify policies related to permitted heights in the secondary plan. The policies of the Secondary Plan related to building height are set out below:

10.2 General Land Use Policies

10.2.1 Land Use and Design Policies

2. *Notwithstanding the provision for greater building heights set out in the Official Plan, no buildings will be allowed higher than six storeys and 20 metres within the area of this Plan other*

than the height limits allowed within the precincts referred to in Sections 10.3.4 and 10.3.7 of this Plan.

4. *Building heights within the low-rise area will not exceed four storeys, and in the medium rise area will not exceed 9 storeys.*

10.3 Neighbourhood and Precinct Policies

10.3.4 East Side of Main Street Springhurst to Clegg

4. *Achieve a Diversity of uses, Activities and People*

f. *Provide a range of building heights between five to nine storeys in the Residential Medium-Rise designation. The related zoning will reflect a gradual transition between the heights in this range and buildings in proximity of lower height.*

4.4 Old Ottawa East Community Design plan

The policies of the Old Ottawa East Secondary Plan are intended to give effect to the Old Ottawa East Community Design Plan (CDP). An amendment to the Old Ottawa East Secondary Plan should have regard to the Old Ottawa East CDP. This section of this Planning Rationale will highlight provisions of the Old Ottawa East CDP that relate to building heights.

The CDP “*is meant to provide a broad and integrated twenty-year vision and guidance for the growth of the area... It will be subject to a review every five years along with the Official Plan.*”

Section 3.1 Traditional Mainstreet Corridor – Strategy states in part that “*Notwithstanding the provision for greater building heights set out in the OP, no buildings will be allowed higher than six storeys and 20 metres other than the limits allowed within the precincts referred to in Section 3.5 and 3.8 of this Plan.*” Read alone, this statement applies only to the Traditional Mainstreet Corridor. This statement is reproduced as a policy in the Old Ottawa East Secondary Plan, without making specific reference to its applicability to the Traditional Mainstreet Corridor. The requested Official Plan amendment would provide clarification. The references to Section 3.5 and 3.8 relate to the east side of Main Street between Springhurst and Clegg, and to the mixed use centre at the east end of Lees Ave.

Section 3.3 Main Street north of the Highway 417 states in part that “*Limit building heights to low-rise within the neighbourhood located north of Highway 417. This will allow for low-rise infill and intensification along arterial streets like Greenfield Avenue.*” Policy 10.2.1.4 of the Secondary Plan that limits building heights within low-rise areas to four storeys gives effect to this statement.

Section 3.5 East side of Main Street Springhurst to Clegg states in part that “*Provide a range of building heights between five to nine storeys in the Residential Medium-rise designation. The related zoning will reflect a gradual transition between the heights in this range and the buildings in proximity of lower height.*” Policy 10.3.4f of the Secondary Plan that requires a “gradual transition between building heights in the range of five to nine storeys and buildings in proximity of lower height, gives effect to this statement.

Section 3.5 further states “*Maintain a maximum height of six storeys and mix of uses in the built form of the Traditional Mainstreet, with a general lot depth of 40 metres.*” Policy 10.2.1.2 of the Secondary Plan stating that “*no buildings will be allowed higher than six storeys and 20 metres*” gives effect to this statement.

Section 3.6 West Side of Main Street Immaculate High School to Clegg states in part that “*Maintain the Traditional Mainstreet built form of six storey buildings with setbacks above the fourth floor...*” Policy 10.2.1.2 of the Secondary Plan stating that “*no buildings will be allowed higher than six storeys and 20 metres*” gives effect to this statement.

Section 3.7 Old Ottawa East Residential Neighbourhoods states in part that “*...building heights will be maintained at low-rise levels overall.*” Policy 10.2.1.4 of the Secondary Plan that limits building heights within low-rise areas to four storeys gives effect to this statement.

Section 3.8 Mixed-Use Centre at the east end of Lees Avenue states in part that “*Infill the high profile residential neighbourhood adjacent to the west of the campus with low-rise buildings that improve the relationship of the existing buildings to the street at a human scale.*” Limiting building heights in the area west of the campus to low rise no longer appears in the Old Ottawa East Secondary Plan. Amendment 132, in March 2015, removed any reference in Section 10.3.7 of the Old Ottawa East Secondary Plan, Mixed Use Centre at the east end of Lees Avenue, to “*infill... with low-rise buildings.*” Amendment 132 added a paragraph stating in part that “*the property is to be rezoned to the appropriate TD zone in accordance with this Secondary Plan and the minimum densities and maximum building heights specified in the TD zone will take effect.*”

There is nothing in the Old Ottawa East Community Design Plan that speaks specifically to permitted building height in areas designated “*Mixed-Use Medium-rise*”. The statement that “*no buildings will be allowed higher than six storeys*” is found in Section 3.1 Traditional Mainstreet Corridor – Strategy of the CDP. There is nothing to suggest that this provision of the CDP was intended to apply generally to the area covered by the CDP.

The requested Official Plan amendment will provide clarification with respect to permitted building heights, and in particular, building heights permitted in areas designated “*Mixed Use Medium-rise*”.

5.0 SUMMARY OF PROPOSED OFFICIAL PLAN AMENDMENT

The application for an amendment to the Old Ottawa East Secondary Plan, requests the following modifications to policies related to permitted building heights. The amendment is intended to provide clarification of permitted building heights, and in particular with respect to the permitted building heights in areas designated “*Mixed Use Medium-rise*”. The application does not request an amendment to Schedule A – Land Use of the Old Ottawa East Secondary Plan.

10.2.1 Land Use and Design Policies

2. *Notwithstanding the provision for greater building heights set out in the Official Plan and subject to policy 4 below, no buildings will be allowed higher than six storeys and 20 metres within the area of this Plan. Further policies with respect to building height in the Mixed-Use Center at the east end of Lees Avenue are set out in Section 10.3.7 of this Plan.*

4. Notwithstanding policy 2 above, building heights within the Residential Low-rise areas will not exceed four storeys. Building heights within the Residential Medium-rise and Mixed Use Medium-rise areas will not exceed 9 storeys. Further policies with respect to building height in the Residential Medium-rise designation east of Main Street between Springhurst and Clegg are set out in Section 10.3.4 of this Plan.

10.3 Neighbourhood and Precinct Policies

10.3.4 East Side of Main Street Springhurst to Clegg

4. Achieve a Diversity of uses, Activities and People

f. Provide a range of building heights between five to nine storeys in the Residential Medium-Rise designation. The related zoning will reflect a gradual transition between the heights in this range and buildings in proximity of lower height.

The requested Official Plan amendment would revise the wording of policies 10.2.1.2 and 10.2.1.4. No changes are being proposed to policy 10.3.4.f. The requested Official Plan amendment will have the effect of clarifying permitted building heights in each of the land use designations shown on Schedule A – Land Use in the secondary plan as follows:

- Institutional – six storeys (policy 10.2.1.2)
- Mixed Use Centre – six storeys subject to 10.3.7 (policy 10.2.1.2)
- Mixed Use Medium-rise – nine storeys (policy 10.2.1.4)
- Open Space – six storeys (policy 10.2.1.2)
- Residential Low-rise – four storeys (policy 10.2.1.4)
- Residential Medium-rise – nine storeys subject to 10.3.4.f (policy 10.2.1.4)

6.0 CONCLUSION

During the processing of an application to amend the zoning by-law to permit a nine storey building on lands designated “Mixed Use Medium-rise” in the Old Ottawa East Secondary Plan, an issue arose as to whether the requested building height conformed to the policies of the Secondary Plan. The Old Ottawa East Community Association took the position that buildings in the “Mixed Use Medium-rise” designation were limited to six storeys in height. Planners at Novatech and the City of Ottawa concluded that policies of the Secondary Plan permitted buildings up to nine storeys in height in areas designated “Mixed Use Medium-rise”.

This planning rationale has been prepared in support of an amendment to the Old Ottawa East Secondary Plan that would bring clarity to the policies regulating building height. The requested Official Plan amendment is consistent with the language and intent of the Old Ottawa East Secondary Plan, as adopted by Council in September 2011. The requested Official Plan amendment is consistent with the Provincial Policy Statement (2014). Consistency with the Provincial Policy Statement is the only “test” for approving the requested Official Plan amendment. The requested Official Plan amendment takes into consideration relevant policies of the City of Ottawa’s Official Plan. The requested Official Plan amendment has regard to the Old Ottawa East Community Design Plan. The requested Official Plan amendment represents good land use planning and is in the public interest.

NOVATECH

Prepared by:



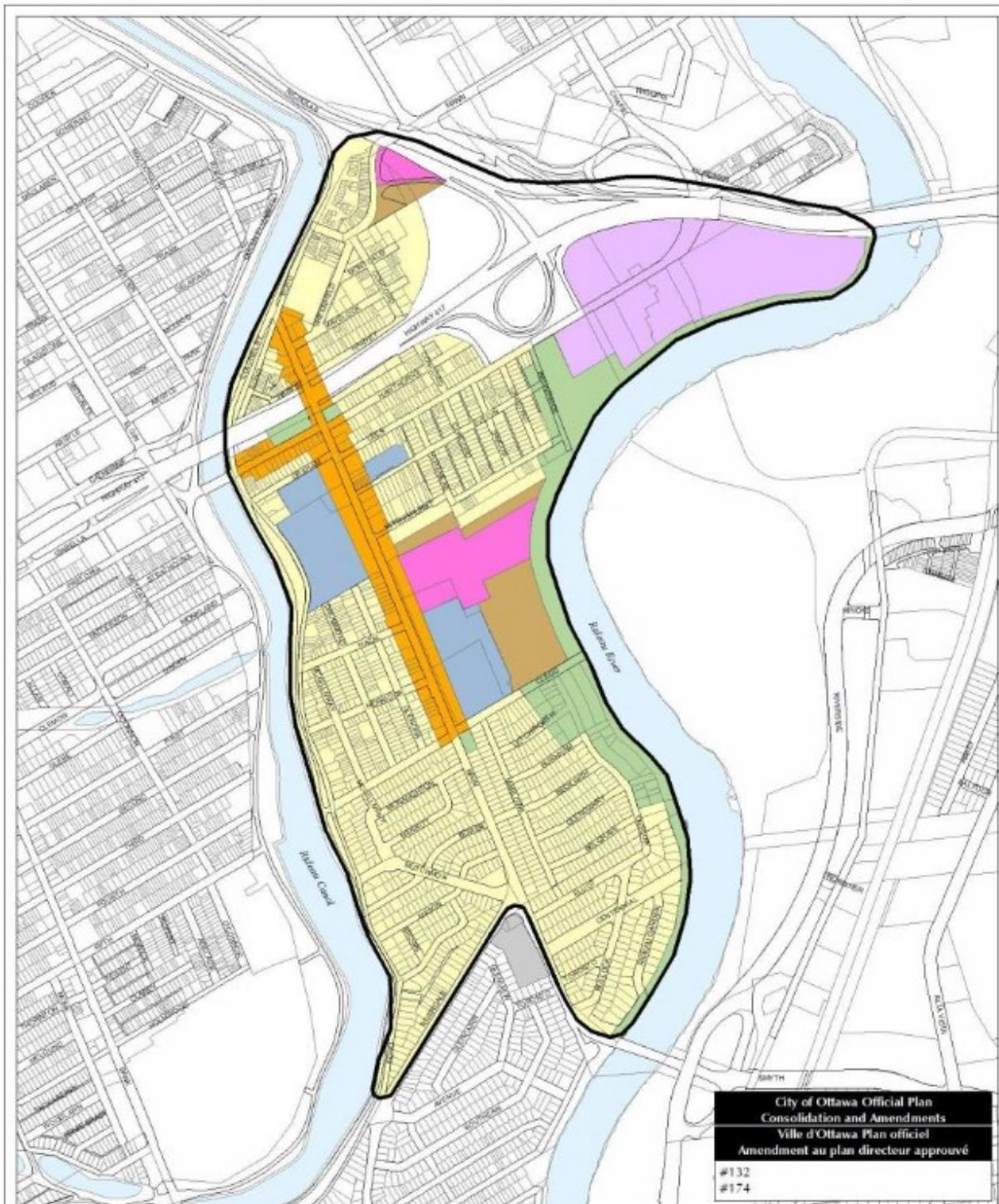
Murray Chown, MCIP, RPP
Director | Planning and Development

Appendix 1:

Old Ottawa East Secondary Plan

Schedule A – Land Use



**OLD OTTAWA EAST**SECONDARY PLAN
Schedule A - Land Use**VIEUX OTTAWA-EST**PLAN SECONDAIRE
Annexe A - Utilisation du Sol**LAND USE / UTILISATION DU SOL**

- [Blue] Institutional / Institutionnelles
- [Pink] Mixed Use Centre / Centre polyvalent
- [Magenta] Mixed Use Medium-rise / Polyvalent de moyenne hauteur
- [Orange] Traditional Mainstreet / Rue principale traditionnelle
- [Green] Open Space / Espace vert
- [Yellow] Residential Low-rise / Résidentiel de faible hauteur
- [Brown] Residential Medium-rise / Résidentiel de moyenne hauteur

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Produced by Infrastructure Services and Community Sustainability /
Planning Department - Urban Services / Mapping and Graphics
Produit par Services infrastructurels et la durabilité communautaire /
Département de l'aménagement et de l'utilisation des ressources /
Urbanisme et Gestion de la croissance / Cartographie et Graphiques

Appendix 2:

Old Ottawa East Community Association

Letter Dated January 16, 2019

**Ottawa East
Community
Association**



Old Town Hall

January 16, 2019

Erin O'Connell MCIP, RPP
Planner III
Development Review (Urban Services)
Planning, Infrastructure and Economic Development Department
City of Ottawa
110 Laurier Ave West - 4th Floor
Ottawa, ON | K1P 1J1

Via e-mail: Erin.O'Connell@ottawa.ca

RE: 10 Oblats Avenue
D02-02-18-0023: Zoning By-law Amendment
D07-12-18-0040: Site Plan Control Review

Dear Ms. O'Connell,

This letter is provided in response to the resubmission of plans for 10 Oblats Avenue. Specifically it outlines the Old Ottawa East Community Association's concerns regarding the updated proposal, along with a response to Novatech's letter dated August 20, 2018 related to the conformity of the proposal to the Old Ottawa East Secondary Plan and the Community Design Plan. This letter also addresses the Community's concerns with the proposed roof-top projections and the planning rationale for proposing a non-conforming building.

With respect to the building height, the Old Ottawa East Community Association continues to strongly hold the view that a nine storey development does not conform to the OOE Secondary Plan and CDP.

Specifically, Novatech states in their letter dated August 20, 2018, that "Building 2B falls within the "Mixed Use Medium-rise" designation." We agree with Novatech that Building 2B is within the Mixed Use Medium-rise designation.

We also agree with Novtech that Policy 4 of Section 10.2.1 Land Use and Design Policies of the Secondary plan states (emphasis added):

"Building heights within the low-rise area will not exceed four storeys, and in the medium-rise area will not exceed nine storeys."

Policy 4 of Section 10.2.1 clearly references specifically to the "low-rise area" and the "medium-rise area". It is important to note that the term "medium-rise area" is a category, not a planning designation. The medium-rise area referred to in policy 4 includes both a designation which permits a maximum of nine storeys (the Residential Medium Rise designation), as well as a designation which permits a maximum of six storeys (the Mixed-use Medium Rise designation). It is incorrect to assume that, because one designation within the medium-rise area permits nine storeys, all designations within the medium-rise area permit nine storeys. Furthermore, it is clear that the reference to the 'medium-rise area' is in the singular, not plural. The statement references the medium-rise area in the singular, specifically because it is referring to only one of the two designated medium-rise land use areas, namely the Residential Medium-rise designation.

If the intention of Policy 4 of Section 10.2.1 was to apply to both the Residential Medium-rise and Mixed-Use Medium-rise designations, the wording would have referred to the medium-rise areas in the **plural** (and not the singular as it does). This is important, as there is only one low-rise designation, while there are two medium-rise designations. In other words, if the intention were to allow up to nine stories in both of the medium-rise areas, the statement would have read "*Building heights within the low-rise area will not exceed four storeys, and in the medium-rise areas will not exceed nine storeys.*"

It is therefore clear from Policy 4 of Section 10.2.1 of the Secondary Plan that a maximum building height of nine storeys is permitted only in the single medium-rise land use designation referenced, namely the "Residential Medium-rise" designation. It is therefore reasonable to conclude that building heights of greater than six storeys, or 20m, are not permitted in the Mixed-Use Medium-rise designation.

The letter from Novatech makes the claim that Policy 4f of Section 10.3.4 of the OOE Secondary Plan is "is of no relevance to the application for rezoning for 10 Oblats". The Old Ottawa East Community Association is of the view that this section is very much relevant to the 10 Oblats application as it very clearly outlines which specific medium-rise designation is intended to support building heights greater than six storeys, namely the Residential Medium-Rise designation. In Section 10.3.4, there is no statement referencing a range of building heights from six storeys to nine storeys in the Mixed-Use Medium-rise. If the intention were to allow greater than six storeys in the Mixed-Use Medium-rise designation, it would be specifically mentioned in Policy 4f of Section 10.3.4, just like the statement for Residential Medium-rise.

Section 3.1 of the OOE CDP clearly states the following (emphasis added):

"Notwithstanding the provision for greater building heights in the O.P., **no buildings will be allowed higher than six storeys and 20 metres** other than

the limits allowed **within the precincts referred to in Section 3.5 and 3.8** of this Plan.”

The Novatech letter claims, in reference to the above statement in Section 3.1 of the CDP, that “It is reasonable to conclude that the statement applies to lands designated Traditional Mainstreet in the Secondary Plan”. While this statement appears in the Traditional Mainstreet Corridor – Strategy section, it is not reasonable to conclude that it pertains only to lands designed Traditional Mainstreet in the Secondary Plan. In fact, the specific exceptions that the policy references (in Section 3.5) are for lands designed Residential Medium-rise, not Traditional Mainstreet. It is therefore reasonable to conclude that the policy in Section 3.1 is referencing the Traditional Mainstreet Corridor (one precinct being Section 3.5 – East side of Main Street Springhurst to Clegg) and not the Traditional Mainstreet land designation as Novatech claims.

Section 3.5 of the CDP, referencing the East side of Main Street Springhurst to Clegg precinct, goes on to state the following:

“This precinct has been planned in greater detail due to its potential for redevelopment and the extensive public consultation that ensued as the land owners engaged in the planning process. It extends along Main Street, south of Springhurst, including St. Paul University, the Convent of the Sisters of the Sacred Heart and the property of the Oblate Fathers”

It is clear from the above statement that Section 3.5 is referring to the entire precinct and not just the Traditional Mainstreet land designation.

In addition, Section 3.5 specifically mentions the land use designation where building heights of greater than six stories are permitted, namely the Residential Medium-Rise designation.

If the intention of the CDP was to allow for building heights of greater than six storeys (20m) in the Mixed-Use Medium-rise designation, it is reasonable to expect that would be clearly stated in Section 3.5.

Section 3.5 continues by referencing the demonstration plan and the implementing Zoning By-Law:

“A Demonstration Plan has been prepared for this precinct, which is attached as Appendix 1. The Plan illustrates how these lands could be developed over time in conformity with the community’s vision as set out in Section 1.5 of this CDP. While the land may not develop precisely as illustrated its purpose is to provide guidance for the redevelopment of these lands, establish the basis for the preparation of an implementing Zoning By-law, and ensure consistency with the policy framework that follows.”

The implementing Zoning By-Law enacted by Council in 2011 was 2011-308. According to By-Law 2011-308, the holding zones implemented for the areas referenced as ‘Mixed Use Medium Rise’ in the CDP and Secondary Plan were

zoned GM[1844] H(20)-h (Area F in the map shown in Appendix C, which encompasses the area of the proposed 10 Oblats development) and GM[1842] H(20)-h (Area D).

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
1844	GM[1844] H(20)-h		<ul style="list-style-type: none"> - all uses except existing uses until the holding symbol is removed - animal care establishment - animal hospital - drive through facility - funeral home - service and repair shop - small batch brewery - technology industry 	<ul style="list-style-type: none"> - maximum permitted number of storeys: 6 - all buildings must be mixed-use buildings - non-residential uses may only be located on the ground floor and 2nd storey - cumulative total of all non-residential uses may not exceed 30% of the gross floor area of a mixed-use building - Table 187(g) does not apply - the lands zoned TM7[1840], GM[1842] H(20), R5B[1843], GM[1844] H(20), O1[1845], R3P[1847], R5B[1849], R5B[1852], R5B[1853] / O1[1853], R5B[1854] / O1[1854] are considered one lot for zoning purposes - the holding symbol may not be removed until such time as an application for Site Plan Control has been approved

The implementation zoning for both of Area F and Area D clearly show a height limit of 20 m, which is in direct alignment with the CDP and Secondary Plan. If nine storey buildings were permitted by the CDP and Secondary Plan in the Mixed-Use Medium-rise designation as argued by Novatech, then one would reasonably expect the implementation zoning enacted at the same time as the CDP and Secondary Plan to reflect that.

Not only does the implementation zoning clearly indicate that buildings greater than six storeys are not permitted in the area designated as Mixed-use Medium-rise in the CDP and Secondary Plan, it specifically outlines the areas where up to nine storeys are permitted, namely the Residential Medium-rise area. The Residential Medium-rise area where the CDP and Secondary Plan permit up to nine storeys, had implementation zoning clearly reflecting that intention. These are Area E R5B[1843]-h, and Area Q R5B[1854]-h/O1[1854]-h as shown in the map included in Appendix C. Both of these areas clearly fall only within the Residential Medium-rise and use designation referenced in the Secondary Plan.

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
1843	R5B[1843] -h		<ul style="list-style-type: none"> - all uses except existing uses until the holding symbol is removed 	<ul style="list-style-type: none"> - required minimum separation distances between buildings are: <ul style="list-style-type: none"> (i) where the height of abutting buildings is less than or equal to 14.5 m: 1.2 m (ii) in all other cases: 3 m - maximum permitted height of an apartment dwelling mid-high rise: 28 m - the lands zoned TM7[1840], GM[1842] H(20), R5B[1843], GM[1844] H(20), O1[1845], R3P[1847], R5B[1849], R5B[1852], R5B[1853] / O1[1853], R5B[1854] / O1[1854] are considered one lot for zoning purposes - the holding symbol may not be removed until such time as an application for Site Plan Control has been approved

As stated in our letter dated May 2, 2019 (attached), the OOECA had no issues with the Applicant's 2015 ZBL Amendment request for the Block 2B area to be rezoned from GM[1844] H(20)-h provisions to TM[2301] H(20). That was a reasonable enough plan in our eyes, because the important provisions – specifically maximum heights, setbacks, step backs - were essentially maintained and non-residential uses would be permitted on the ground floor further to the east from Main Street.

Based on the above, the OOECA continues to strongly believe that the Applicant's request for relief above the six-storey 20 meter height limit should be denied. The Applicant's planning rationale, including the addendum, is clearly inconsistent with the Old Ottawa East Community Design Plan, the Old Ottawa East Secondary Plan and the Official Plan.

In order to avoid future misinterpretations of the Old Ottawa East Secondary Plan, the Old Ottawa East Community Association respectfully requests that the City of Ottawa Planning, Infrastructure and Economic Development Department amend Policy 4 of Section 10.2.1 Land Use and Design Policies of the Secondary plan to clearly indicate that greater than six storeys are permitted only in the Residential Medium-rise designation:

“Building heights within the **Residential** low-rise area will not exceed four storeys, and in the **Residential** Medium-Rise area will not exceed nine storeys.”

On review of the (13) ‘new’ documents dated 2018-03-26 on the city’s devapp website, the OOECA was not able to find a compelling argument as to why greater than 6 storeys is required or desirable for building 2B.

The undated Design Statement provided by Hobin Architecture states “The first main move was to create two buildings rather than one.” The single building illustration on page 1 depicts the as of right building envelope with a 20 m maximum height and two building illustrations depicting a similar massing with an assumed 27.5 m height for building 2B. The statement suggests the density is similar, but pedestrians are allowed to move through the site more fluidly with two buildings instead of the “one giant mass”. The OOECA finds this rationale to be misleading and contentious for reasons including the following:

- The OOE CDP and OOE SP policies require north- south connectivity through the new development;
- The March 10, 2011 Open House presentation and the August 2011 CDP Demonstration Plans indicate (3) separate 6 storey buildings in what is now referred to as blocks 2A & 2B c/w north-south connectivity;
- Regional provided several Concept Plans and Renderings to the OOECA between May 2014 and February 2017. All indicated (2) to (4) separate buildings with heights no greater than 6 storeys in what is now referred to as blocks 2A & 2B c/w north-south connectivity;
- Regionals' Oblats Land Redevelopment document dated January 8, 2015 indicates: on page 28 (3) six storey buildings in what is now referred to as Blocks A & B; on page 38 the expected connectivity between the (3) buildings is illustrated; page 53 indicates where nine storey Residential Medium-rise buildings are to be located; page 54 indicates where the nine storey Mixed Use Medium-rise buildings are to be located.

The OOECA’s understanding was and is as expressed at the time of the 2015 Plan of Subdivision Approval, Rezoning and Holding Symbol removal i.e. “...we see *the location of the taller buildings in that space* (i.e. behind St. Paul University) as appropriate and an acceptable trade-off for the lower profile buildings on the balance of the site...”. The OPA 92 policy dictates that the block 2A and 2B buildings must have a maximum height of 20 m / six storeys. Furthermore, the OOECA does not expect or accept any permission which would substantially increase the intensification targets expected for the Oblate Lands & Sacre Coeur lands.

In summary, the OOECA does not believe that changes from conforming buildings to non-conforming buildings initiated by design changes alone is sufficient to justify a change in the permitted zoning, particularly a change in height which is clearly not in conformance with the OOE CDP and OOE Secondary Plan.

With regards the proposed rooftop projections for both building 2A and 2B, we reiterate the concerns indicated in our May 2, 2018 letter, and also note that neither of the requested roof-top projections is formally required through the building code nor are they necessary for the functional operation, use and maintenance of the building.

We do not agree with the addendum rationale presented in Novatech's letter dated August 20 2018. Indeed 'Things change. Technologies evolve.' However, elevator technicians and mechanical equipment maintenance specialists have been servicing roof top equipment for decades. They have long ago replaced the on-site building superintendents' duties. Washroom facilities need not be located at the roof top level. Gardening supplies need not be stored at the roof top level. These rooms can be provided at the basement level or ground floor level, near where the basement equipment and exterior landscaping maintenance is also a necessity. Including these rooms in a roof top projection detrimentally increases the massing above the permitted height limit.

With respect to the rooftop projections for building 2B, we have noted based on the supplied elevation drawings, that the projections for building 2B are ~5.1 meters above the roof slab. Notwithstanding the concerns raised above regarding the washrooms and service/storage rooms, we have concerns with what we feel to be the excessive height of the projections for building 2B. With the rooftop projections, the total height of building 2B will be 33.4 metres (28.3 + 5.1). As a comparison, the rooftop projections on building 2A are a more reasonable ~3.8m in height, yielding a total building height of close to 24 meters (20m + 3.8m). In reviewing the materials provided in the submission, we were unable to find any justification for the excessive height of the rooftop projections on building 2B.

As stated in our letter dated May 2, 2018, the Old Ottawa East Community Association's Planning Committee has not reviewed the application for Site Plan Control Approval (**D07-12-18-0040**), as we continue to believe this request is premature. We suggest an Official Plan Amendment application is necessary prior to ZBLA and SPCA applications. Clearly 'good planning' requires a thorough vetting of possibilities for 'increased height creep' on Regional property, as well as on the adjacent St. Paul University and Sisters of the Sacred Heart properties.

The Old Ottawa East Community Association respectfully requests that the above comments be considered as you review the requested applications.

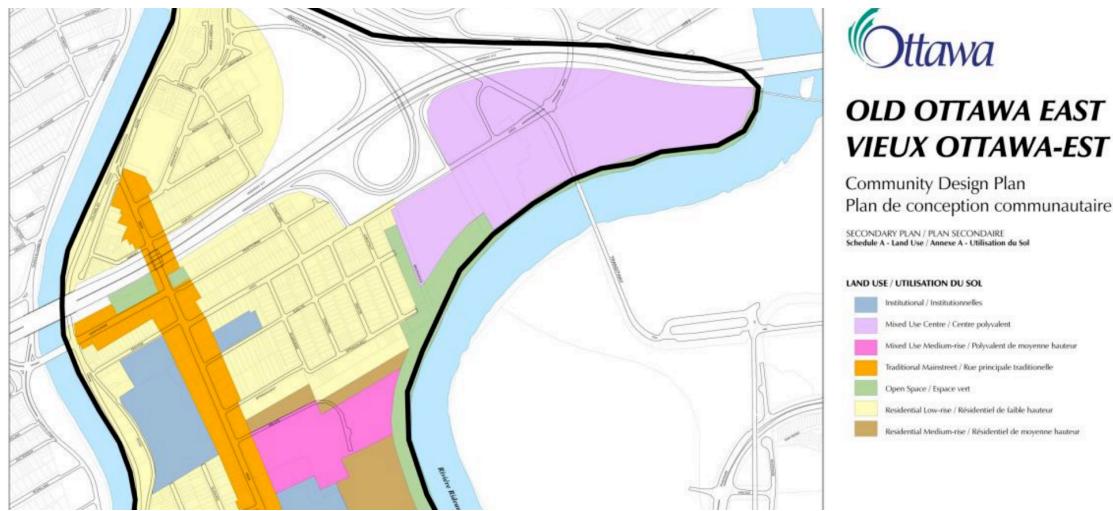
Regards

Ron Rose
Vice-President, and Chair
Planning Committee
Old Ottawa East Community Association
61 Main Street

OTTAWA ON, K1S 1B3

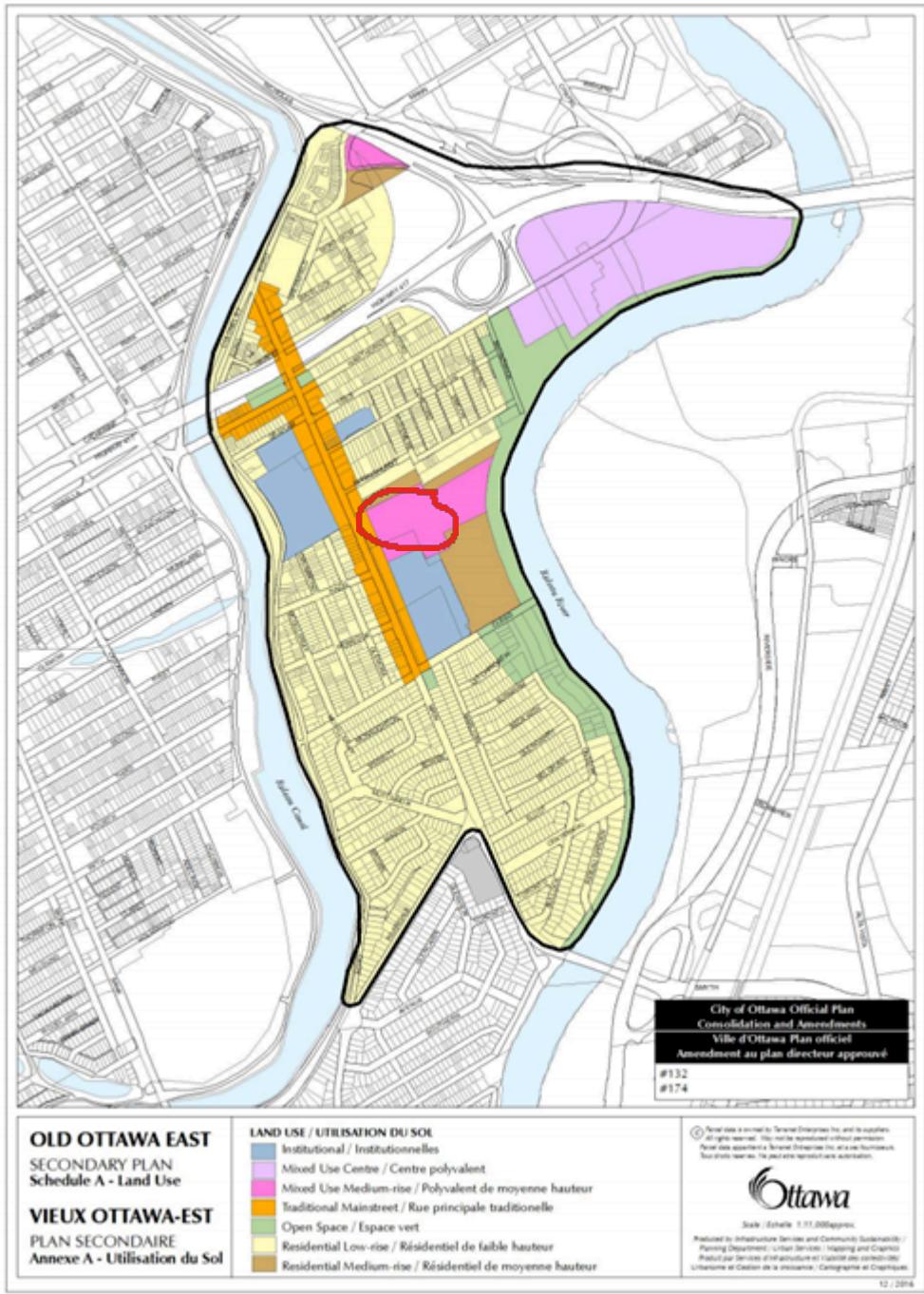
Cc Councillor Shawn Menard

APPENDIX A: Land Use Map from the [Old Ottawa East Community Design Plan](#)



APPENDIX B: Old Ottawa East Secondary Plan – Schedule A Land Use

As highlighted in the land use map below, the subject property is contained within the Traditional Mainstreet and Mixed Use Medium Rise land use areas. As per 10.3.4 f) in the Old Ottawa East Secondary Plan, only the Residential Medium Rise land use is intended to provide for building heights up to 9 storeys.



APPENDIX C: BY-LAW NO. 2011-308

BY-LAW NO. 2011-308 implemented the holding zoning aligned with the Old Ottawa East Community Design Plan and the Old Ottawa East Secondary Plan (Added to the Official Plan as BY-LAW NO 2011.309).

Excerpts from the 2011-308 are referenced below:

BY-LAW NO. 2011 - 308

A by-law of the City of Ottawa to amend By-law No. 2008-250 of the City of Ottawa to change the zoning of lands within the Old Ottawa East Community Design Plan area.

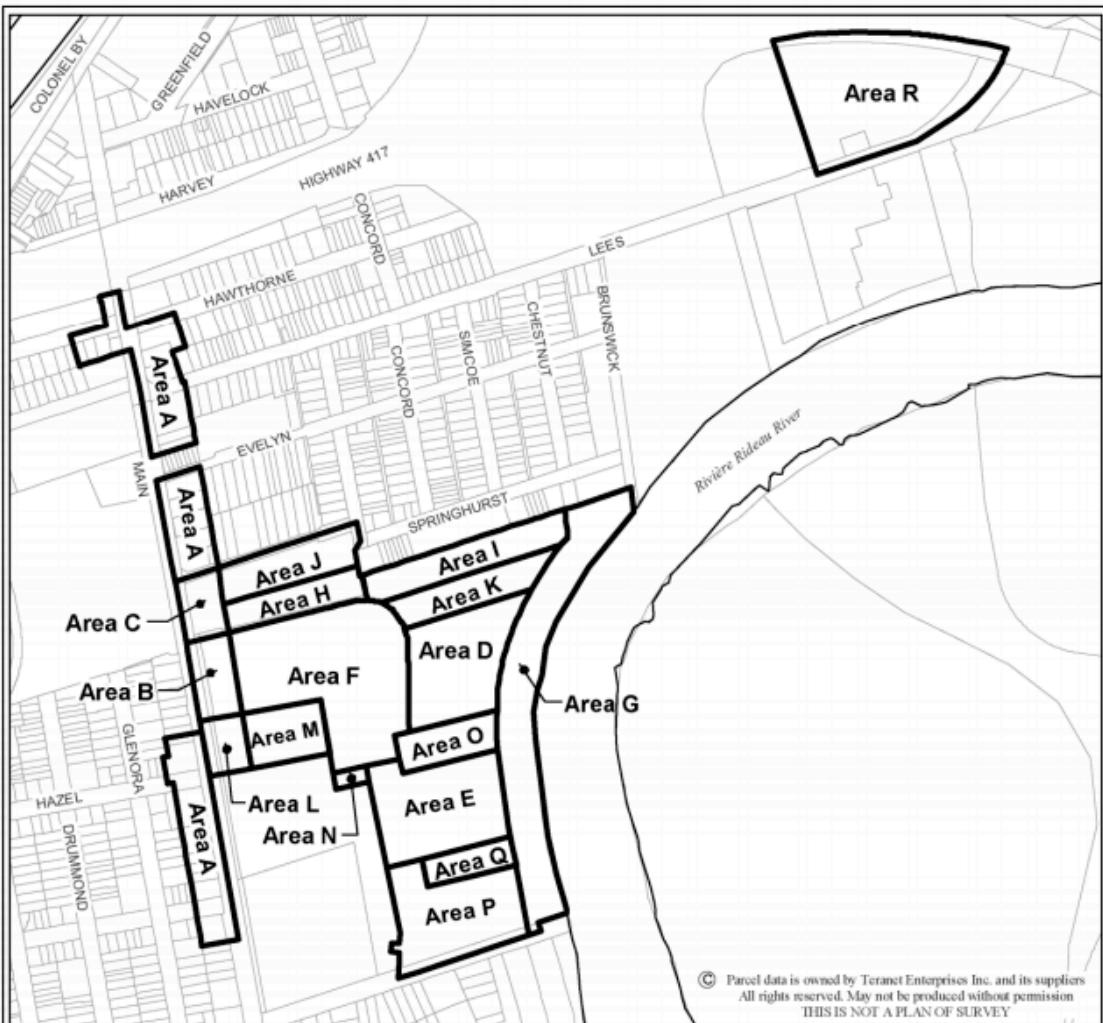
The Council of the City of Ottawa, pursuant to Section 34 of the *Planning Act*, R.S.O.1990, enacts as follows:

1. The Zoning Map of By-law No. 2008-250, entitled the “City of Ottawa Zoning By-law” is amended by rezoning the lands shown on Attachment 1 to this by-law as follows:

- (a) Area A is rezoned from TM7 to TM7[1839]
- (b) Area B is rezoned from I1A F(1.5) to TM7[1840]-h
- (c) Area C is rezoned from R4M to TM7[1841]-h
- (d) Area D is rezoned from I1A[F(1.5) to GM[1842] H(20)-h
- (e) Area E is rezoned from I1A F(1.5) to R5B[1843]-h
- (f) **Area F is rezoned from I1A F(1.5) to GM[1844] H(20)-h**
- (g) Area G is rezoned from I1A F(1.5) to O1[1845]-h
- (h) Area H is rezoned from I1A F(1.5) to R5B[1846]-h
- (i) Area I is rezoned from I1A F(1.5) R3P[1847]-h
- (j) Area J is rezoned from R4M and I1A F(1.5) to R4M[1848]-h
- (k) Area K is rezoned from I1A F(1.5) to R5B[1849]-h
- (l) Area L is rezoned from I2A[1416] F(1.5) to TM7[1850]-h
- (m) Area M is rezoned from I2A[1416] F(1.5) to GM[1851] H(20)-h
- (n) Area N is rezoned from I1A F(1.5) to I2A[1416] F(1.5)
- (o) Area O is rezoned from I1A F(1.5) to R5B[1852]-h
- (p) Area P is rezoned from I1A F(1.5) to R5B[1853]-h/O1[1853]-h
- (q) Area Q is rezoned from I1A F(1.5) to R5B[1854]-h/O1[1854]-h
- (r) Area R is rezoned from GM[63] F(1.0) to GM[63] F(2.1)

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
1844	GM[1844] H(20)-h		<ul style="list-style-type: none"> - all uses except existing uses until the holding symbol is removed - animal care establishment - animal hospital - drive through facility - funeral home - service and repair shop - small batch brewery - technology industry 	<ul style="list-style-type: none"> - maximum permitted number of storeys: 6 - all buildings must be mixed-use buildings - non-residential uses may only be located on the ground floor and 2nd storey - cumulative total of all non-residential uses may not exceed 30% of the gross floor area of a mixed-use building - Table 187(g) does not apply - the lands zoned TM7[1840], GM[1842] H(20), R5B[1843], GM[1844] H(20), O1[1845], R3P[1847], R5B[1849], R5B[1852], R5B[1853] / O1[1853], R5B[1854] / O1[1854] are considered one lot for zoning purposes - the holding symbol may not be removed until such time as an application for Site Plan Control has been approved

As highlighted in the Zoning Map below, the subject property is contained within Area F. The zoning applied to this Area at the time the Old Ottawa East Secondary Plan was officially amended to the Official Plan, clearly sets the 20m / 6 storey height limit.



<p>Produced by Infrastructure Services and Community Sustainability Produit par Services d'infrastructure et Vabilité des collectivités</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"></td><td style="width: 50%;">11-0638</td></tr> <tr> <td colspan="2">M:\\ZONING_BYLAW\\BYLAWS\\</td></tr> </table> <p>Lands Affected Part of The Zoning Map of By-law No. 2008-250</p>		11-0638	M:\\ZONING_BYLAW\\BYLAWS\\		<p>This is Attachment 1 to By-law Number 2011-308, passed August 25, 2011</p> <p>Lands Affected by By-law</p> <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;">Area A</td><td>rezoned from TM7 to TM7[1839]</td></tr> <tr> <td>Area B</td><td>rezoned from I1A F(1.5) to TM7[1840]-h</td></tr> <tr> <td>Area C</td><td>rezoned from R4M and I1A F(1.5) to TM7[1841]-h</td></tr> <tr> <td>Area D</td><td>rezoned from I1A F(1.5) to GM[1842] H(20)-h</td></tr> <tr> <td>Area E</td><td>rezoned from I1A F(1.5) to R5B[1843]-h</td></tr> <tr> <td>Area F</td><td>rezoned from I1A F(1.5) to GM[1844] H(20)-h</td></tr> <tr> <td>Area G</td><td>rezoned from I1A F(1.5) to O1[1845]-h</td></tr> <tr> <td>Area H</td><td>rezoned from I1A F(1.5) to R5B[1846]-h</td></tr> <tr> <td>Area I</td><td>rezoned from I1A F(1.5) R3P[1847]-h</td></tr> <tr> <td>Area J</td><td>rezoned from R4M and I1A F(1.5) to R4M[1848]-h</td></tr> <tr> <td>Area K</td><td>rezoned from I1A F(1.5) to R5B[1849]-h</td></tr> <tr> <td>Area L</td><td>rezoned from I2A[1416] F(1.5) to TM7[1850]-h</td></tr> <tr> <td>Area M</td><td>rezoned from I2A[1416] F(1.5) to GM[1851] H(20)-h</td></tr> <tr> <td>Area N</td><td>rezoned from I1A F(1.5) to I2A[1416] F(1.5)</td></tr> <tr> <td>Area O</td><td>rezoned from I1A F(1.5) to R5B[1852]-h</td></tr> <tr> <td>Area P</td><td>rezoned from I1A F(1.5) to R5B[1853]-h/O1[1853]-h</td></tr> <tr> <td>Area Q</td><td>rezoned from I1A F(1.5) to R5B[1854]-h/O1[1854]-h</td></tr> <tr> <td>Area R</td><td>rezoned from GM[63] F(1.0) to GM[63] F(2.1)</td></tr> </table>	Area A	rezoned from TM7 to TM7[1839]	Area B	rezoned from I1A F(1.5) to TM7[1840]-h	Area C	rezoned from R4M and I1A F(1.5) to TM7[1841]-h	Area D	rezoned from I1A F(1.5) to GM[1842] H(20)-h	Area E	rezoned from I1A F(1.5) to R5B[1843]-h	Area F	rezoned from I1A F(1.5) to GM[1844] H(20)-h	Area G	rezoned from I1A F(1.5) to O1[1845]-h	Area H	rezoned from I1A F(1.5) to R5B[1846]-h	Area I	rezoned from I1A F(1.5) R3P[1847]-h	Area J	rezoned from R4M and I1A F(1.5) to R4M[1848]-h	Area K	rezoned from I1A F(1.5) to R5B[1849]-h	Area L	rezoned from I2A[1416] F(1.5) to TM7[1850]-h	Area M	rezoned from I2A[1416] F(1.5) to GM[1851] H(20)-h	Area N	rezoned from I1A F(1.5) to I2A[1416] F(1.5)	Area O	rezoned from I1A F(1.5) to R5B[1852]-h	Area P	rezoned from I1A F(1.5) to R5B[1853]-h/O1[1853]-h	Area Q	rezoned from I1A F(1.5) to R5B[1854]-h/O1[1854]-h	Area R	rezoned from GM[63] F(1.0) to GM[63] F(2.1)	<p>Échelle N.T.S. Mètres</p> <p>Scale N.T.S. Mètres</p>
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