

---

# CONFEDERATION HEIGHTS SECONDARY PLAN

---

Official Plan Amendment No. XXX to the Official Plan  
for the City of Ottawa



## **Table of Contents**

---

### **THE STATEMENT OF COMPONENTS**

#### **PART A – THE PREAMBLE**

- 1.0 Purpose
- 2.0 Location
- 3.0 Basis

#### **PART B – THE AMENDMENT**

- 1.0 Introduction
- 2.0 Details
- 3.0 Implementation and Interpretation

#### **PART C – APPENDICES**

- 1.0 Appendix 1: Schedule A: Amending Volume 1 Schedule B2 – Inner Urban Transect
- 2.0 Appendix 2: Schedule B: Amending Volume 1 Schedule C7-A – Design Priority Areas – Urban
- 3.0 Appendix 3: Schedule C: Amending Volume 1 Schedule C12 – Urban Greenspace
- 4.0 Appendix 4: Confederation Heights Secondary Plan

## THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE, introduces the actual Amendment but does not constitute part of Amendment No. **XXX** to the City of Ottawa Official Plan.

PART B – THE AMENDMENT, consisting of the following text and maps constitutes the actual Amendment No. **XXX** to the City of Ottawa Official Plan.

PART C – APPENDICES, includes four appendices that constitute part of the actual Amendment No. **XXX** to the City of Ottawa Official Plan, including the Confederation Heights Secondary Plan.

DRAFT

## **Part A – Preamble**

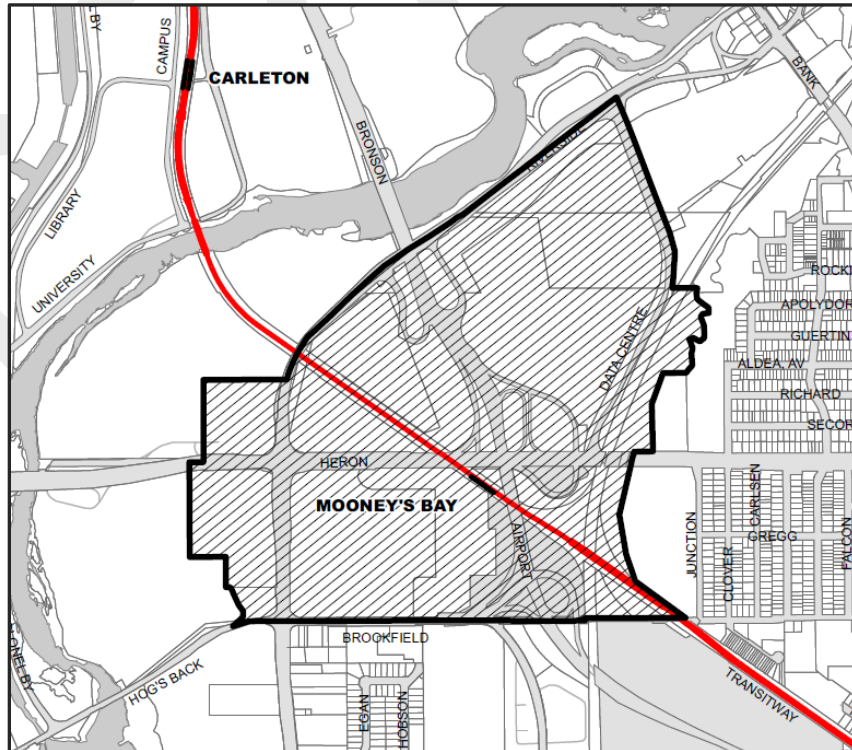
### **1.0 Purpose**

The purpose of this Official Plan Amendment is to implement the Confederation Heights Secondary Plan by adding a new Secondary Plan to Volume 2A of the Official Plan by:

- a. Amending Schedule B2 – Inner Urban Transect of the Official Plan Volume 1 to:
  - i. Redesignate lands designated “Neighbourhood” to “Hub”;
  - ii. Redesignate lands designated “Greenspace” to “Hub”;
  - iii. Designate Brookfield Road and Data Centre Road as a “Corridor – Minor”
- b. Amending Schedule C7-A – Design Priority Areas – Urban to add lands to be designated “Design Priority Area”, and to be designated “Corridor – Minor within Design Priority Area”
- c. Amending Schedule C12 – Urban Greenspace to add lands to be designated “Urban Natural Features”
- d. Repealing Policy 28 Confederation Heights, subsections 28.1 to 28.5, in Official Plan Volume 2C Area-Specific Policies; and,
- e. Introducing the Confederation Heights Secondary Plan to the Official Plan Volume 2A., as included in APPENDIX 4.

### **2.0 Location**

This Official Plan Amendment affects the lands in the area as shown in the figure below. The Confederation Heights Secondary Plan area is generally bounded by Riverside Drive, Data Centre Road, Brookfield Road, and it is bisected by Bronson Avenue and Heron Road.



### 3.0 Basis

The Confederation Heights Secondary Plan provides statutory policy to guide development and infrastructure in the Plan Area, and was undertaken for the following reasons:

1. The study area includes significant areas designated as Hub and Corridors. According to the Official Plan policies for growth management, such areas of the city will experience significant change through intensification over time.
2. The City has undertaken a landmark investment in LRT transit, including an expansion of the Trillium Line, resulting in the introduction of Mooney's Bay Station. This will increase desirability of the study area as a place to live and work and put increasing development pressure in the area.
3. Canada Lands Company undertook a multi-year Master Plan study for the Confederation Heights area, with collaboration from the City of Ottawa. This Master Plan has resulted in a comprehensive planning and design framework that will allow for the area to redevelop in an orderly and effective manner, including a revisioning of the land uses and built form, street and active transportation network, and greenspaces. The Confederation Heights Secondary Plan is required to implement the vision and key components of the Master Plan as City policy.

The planning study undertaken for the Confederation Heights area identifies a vision for a new mixed-use residential community. Goals and policies have been developed for the area that will guide how growth, intensification and public investments will occur with future redevelopment on private and public properties, as well as the required infrastructure investments on public lands. The attached Confederation Heights Secondary Plan contains the planning and design policies required to achieve this new vision under the *Planning Act* and City of Ottawa Official Plan.

## **Part B – The Amendment**

### **1.0 Introductory Statement**

All of this part of this document entitled Part B – The Amendment consisting of the following text, the amending Schedules A, B and C, and the Secondary Plan shown as APPENDIX 4 constitute Amendment No. X to the City of Ottawa Official Plan.

### **2.0 Details of the Amendment**

The Official Plan, Volume 1 is proposed to be amended by:

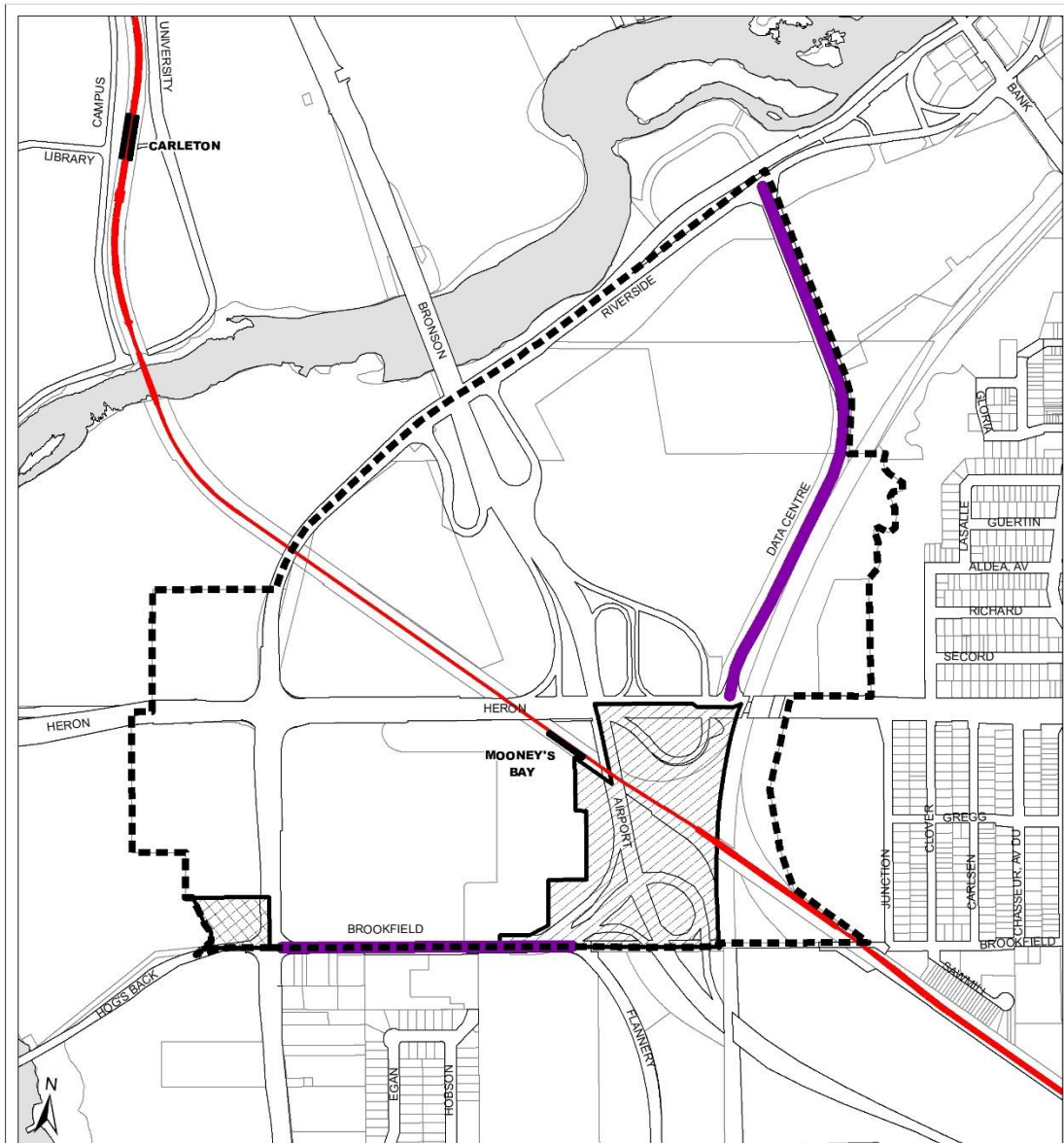
- a. Amending Official Plan Volume 1 as follows, and as located as Part C – Appendices to this amendment:
  - a. On Schedule B2 – Inner Urban Transect
    - i. redesignate lands designated “Neighbourhood” to “Hub”;
    - ii. redesignate lands designated “Greenspace” to “Hub”;
    - iii. designate Brookfield Road and Data Centre Road as a “Corridor – Minor”
  - b. On Schedule C7-A redesignate lands designated “Greenspace” to “Hub”;
  - c. On Schedule C12 redesignate Brookfield Road and Data Centre Road as a “Corridor – Minor”
- b. Amending City of Ottawa Official Plan, Volume 2A Secondary Plans, as follows:
  - a. Adding the Confederation Heights Secondary Plan by adding to the Table of Contents of the Secondary Plans, the heading “Confederation Heights Secondary Plan”; and,
  - b. Adding as a new chapter, following the last approved Secondary Plan in Volume 2A, the “Confederation Heights Secondary Plan” attached as “APPENDIX 4” of this Amendment.
- c. Amending City of Ottawa Official Plan, Volume 2C Area-Specific Policies as follows:
  - a. Repealing Policy 28 Confederation Heights, subsections 28.1 to 28.5, in Official Plan Volume 2C. Area-Specific Policies;

### **3.0 Implementation and Interpretation**

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan.

**PART C – APPENDICES**

**Appendix 1: Schedule A**



Prepared by: Planning, Development and Building Services  
Geospatial Analytics, Technology and Solutions



Préparé par: Direction générale des services de planification, de l'aménagement et du bâtiment, Analyse géospatiale, technologie et solutions

D01-01-25-0006

M:\Master\2022\01\AsIO\PA\_Confederation\_Heights\_S1\SchedA\_B2






Revision:

© All rights reserved. May not be reproduced without permission.  
Tous droits réservés. Ne peut être reproduit sans autorisation.

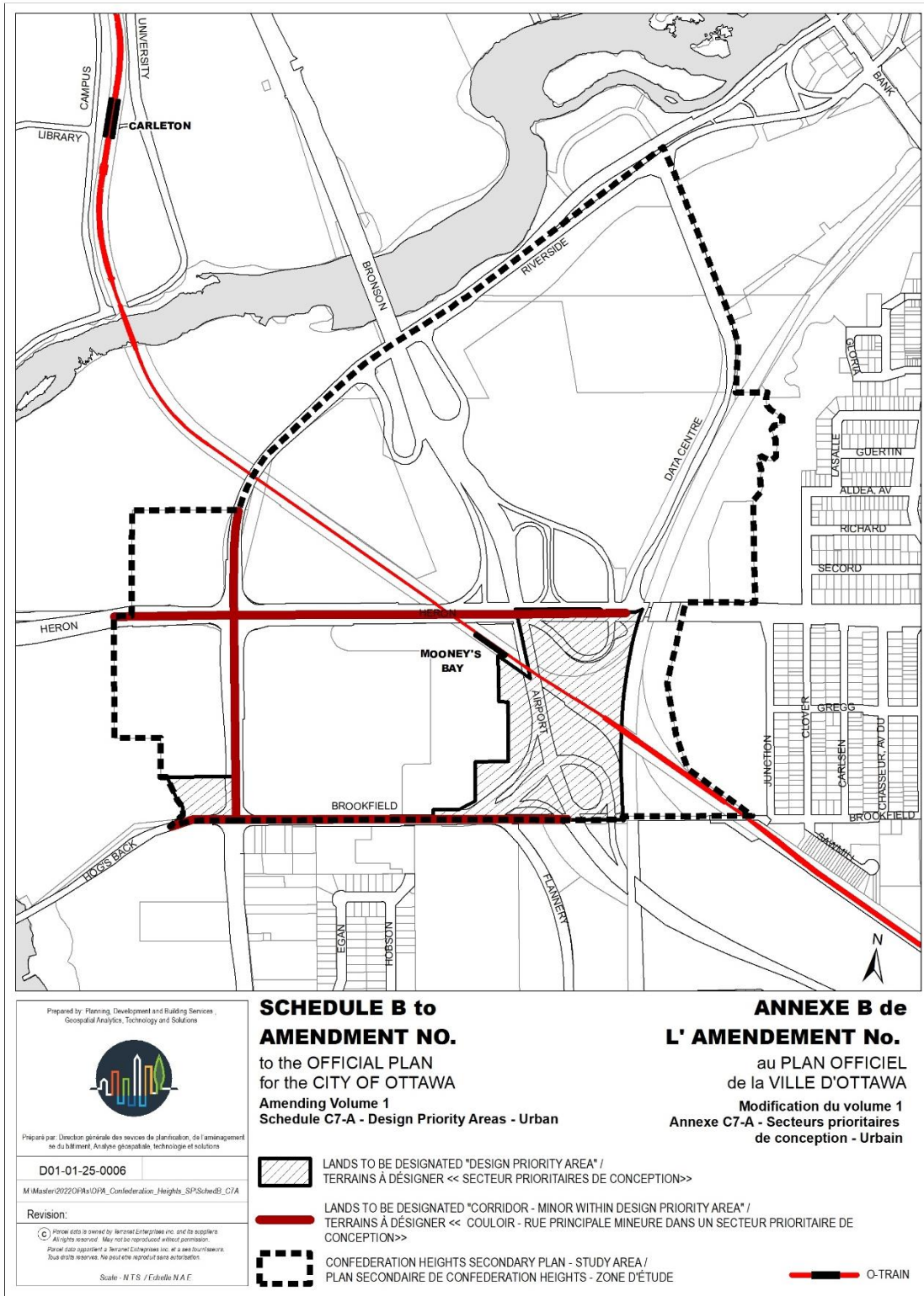
Scale: N.T.S. / Echelle N.A.F.

**SCHEDULE A to AMENDMENT NO.**  
to the OFFICIAL PLAN for the CITY OF OTTAWA  
Amending Volume 1  
Schedule B2 - Inner Urban Transect

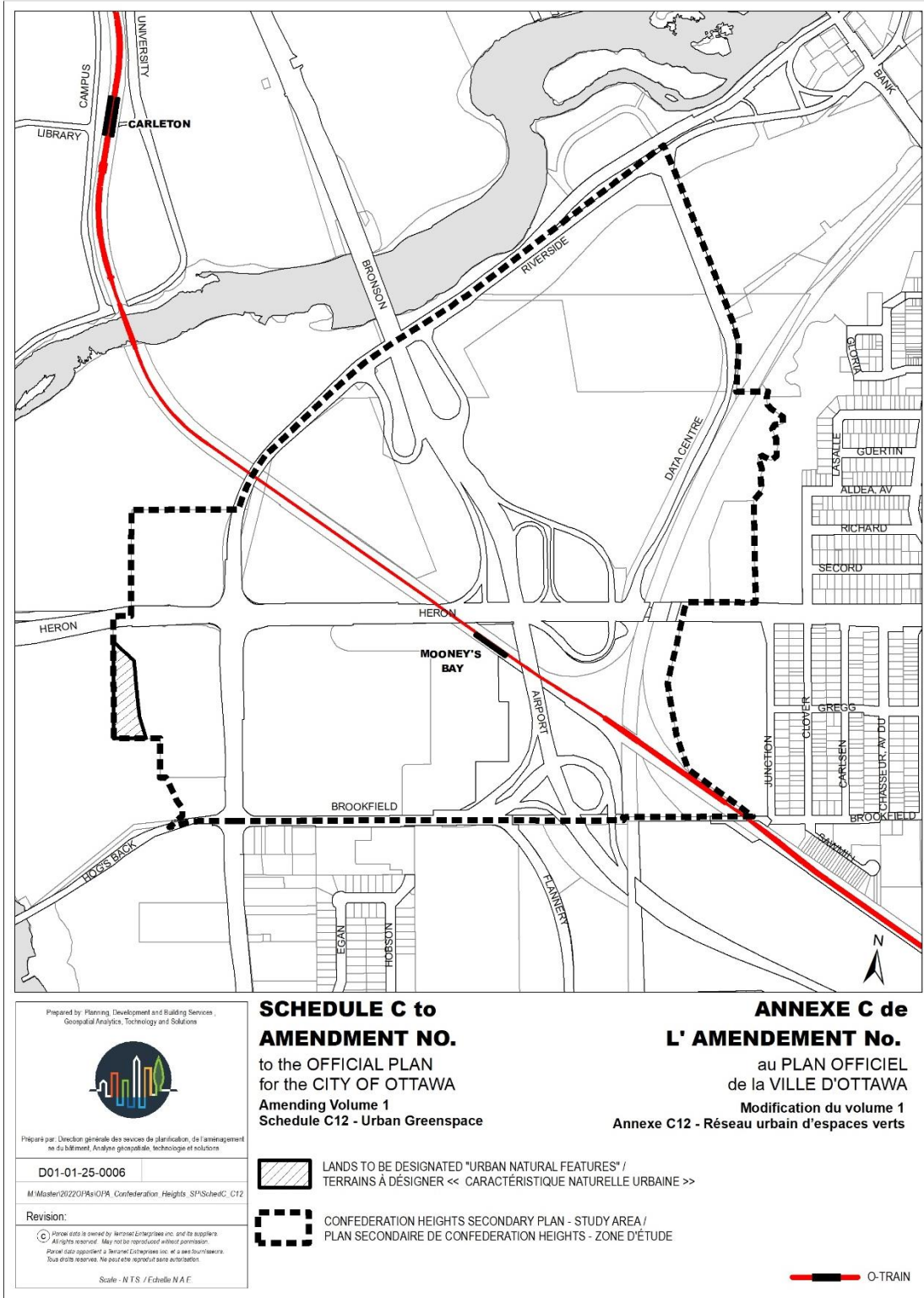
**ANNEXE A de L' AMENDEMENT No.**  
au PLAN OFFICIEL de la VILLE D'OTTAWA  
Modification du volume 1  
Annexe B2 - Transect secteur urbaine intérieur

-  LANDS REDESIGNATED FROM "NEIGHBOURHOOD" TO "HUB"  
TERRAINS DONT LA DÉSIGNATION EST PASSÉE DE « QUARTIER » À « CARREFOUR»
  -  LANDS REDESIGNATED FROM "GREENSPACE" TO "HUB"  
TERRAINS DONT LA DÉSIGNATION EST PASSÉE DE « ESPACE VERT » À « CARREFOUR»
  -  LANDS TO BE DESIGNATED "CORRIDOR - MINOR"  
TERRAINS À DÉSIGNER « QUARTIER » À « RUE PRINCIPALE MINEURE»
  -  CONFEDERATION HEIGHTS SECONDARY PLAN - STUDY AREA /  
PLAN SECONDAIRE DE CONFEDERATION HEIGHTS - ZONE D'ÉTUDE
-  O-TRAIN

## Appendix 2: Schedule B



# Appendix 3: Schedule C



DRAFT