

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

DRAFT

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THE STATEMENT OF COMPONENTS

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

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

PART C – THE LOCATION MAP constitutes the area subject to Amendment XX to the Official Plan for the City of Ottawa.

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PART A – THE PREAMBLE

1. Purpose

The purpose of Amendment No. XX is to redesignate a 5-hectare parcel of land located at part of 930 Carling Avenue within the Central Experimental Farm (CEF) from 'Agricultural Research Area' to 'General Urban Area' and to exclude the proposed new Civic Hospital site from the CEF boundary shown on Schedule B of the Official Plan.

2. Location

The lands affected by the amendment are shown on the Location Map in Part C – The Appendix.

3. Basis

Background

Following the National Capital Commission's 2016 site selection review process of federal lands within the urban area of the City of Ottawa, on December 2, 2016, the Minister of Canadian Heritage requested that the federal government undertake the necessary preparations to make the Carling Avenue (East) site, commonly referred to as the Sir John Carling site, available as the future location of the new Civic Campus of the Ottawa Hospital.

The site is comprised of approximately 21 hectares of land within the ownership and management of 3 federal parties, including Public Services and Procurement Canada (PSPC), Agriculture and Agri-Food Canada (AAFC) and the National Capital Commission (NCC).

This amendment proposes to redesignate an area of the site that is approximately 5-hectares in size that is identified on Schedule B as 'Agricultural Research Area'. Since this land is not used for agriculture research and will no longer form part of the CEF the land is to be designated as 'General Urban Area'. The CEF Boundary will also be adjusted to exclude the boundary of the new Civic Hospital site.

Existing Official Plan Policies

The General Urban Area designation is intended to encourage the development of complete communities by permitting a broad range of land uses and building forms. This designation allows a wide range of housing, retail, service, cultural, leisure, entertainment, and institutional uses, including a hospital use.

The Central Experimental Farm (CEF) is a National Historic Site and cultural landscape of national historic significance, and additionally has significant local heritage value that contributes to Ottawa's distinct identity. It is owned and operated by the federal government as an active and operating agricultural research station, containing a complex of laboratories, research fields, offices, greenhouses and farm buildings, an arboretum, public gardens and museums. Many of these buildings and sites also have local heritage value.

The boundaries of the CEF are identified on Schedule B of the City's Official Plan and the lands contained within the CEF boundary are subject to a number of land-use designations. The subject site (the Hospital lands) within the CEF boundary contains lands that are designated as both General Urban Area and Agricultural Research Area. The lands designated General Urban Area within the Central Experimental Farm are subject to the policies of that designation, and not the Agriculture Research Area.

The Agricultural Research Area Designation of the CEF is intended to permit farming and associated research uses, public gardens, agricultural museums, and other related uses. In addition, uses such as leisure, recreation and cultural activities and ancillary commercial uses may be permitted where they conserve the historic structures, historic landscape and open space character of the farm.

Rationale

The federal government process and decision (between 2009-2016), initiated by The Ottawa Hospital (TOH) to master plan a new campus and associated land requirements, identified the 21 hectare 'Sir John Carling' site as the new site for the Ottawa Hospital. The intention is to transfer these lands from federal ownership to TOH and as such they would no longer be subject to the mandate of the Central Experimental Farm. Therefore, removal from this policy area in the Official Plan is appropriate.

A hospital is considered as a Major Urban Facility and is within the General Urban Area, Mixed-Use Centre and Arterial Mainstreet designations in the Official Plan. The re-designation of the land, currently designated Agricultural Research Area, to a General Urban Area will allow for the hospital and its associated uses on this portion of the site. Further, this has the planning objective of aligning this designation into one uniform land-use designation for the purpose of implementing an Institutional Zone that all major hospitals in Ottawa (Civic Campus, Ottawa General Campus, Ottawa Riverside Campus, Montfort, Queensway Carleton, Children's Hospital of Eastern Ontario, Elizabeth Bruyere and Saint Vincent) are zoned.

The review and consideration of a new hospital site falls under Section 3.6.7 (Major Urban Facilities). Major Urban Facility, which includes a Hospital use, share characteristics that require special land-use considerations due to their unique position to service the entire city or large parts of the City and draw from beyond the boundaries of Ottawa. Due to the City wide draw for these facilities, citing the hospital requires adjacency to major transportation systems such as Transit Priority Corridors, Arterial Roads and/or Rapid Transit Stations, which the subject site meets.

To meet the Official Plan objectives and requirements of Section 3.6.7 the implementing zoning will use a Holding Provision (denoted by a lower case 'h') to require appropriate plans and studies to support and provide guidance on the proposed overall design, prior to site plan approval.

PART B – THE AMENDMENT

1. Introduction

All of this part of this document entitled Details of the Amendment consisting of the following text and the attached Schedule constitutes Amendment No. XX to the Official Plan for the City of Ottawa.

2. Details of the Amendment

Schedule B-Urban Policy Plan to the Official Plan of the City of Ottawa is hereby amended to

- a) Redesignate part of the land at 930 Carling Avenue (as shown by bold line and shading on Schedule A to this amendment from 'Agricultural Research Area' to 'General Urban Area'; and
- b) Adjust the Boundary of the Central Experimental Farm as shown on Schedule A 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 A – LAND USE PLAN



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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07 / 27 / 2017	

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

LOCATION MAP / PLAN DE LOCALISATION
OFFICIAL PLAN AMENDMENT / MODIFICATION DU PLAN OFFICIEL

PROPOSED HOSPITAL SITE / EMPLACEMENT PROPOSÉ DE L'HÔPITAL

-  LANDS REDESIGNATED FROM "AGRICULTURAL RESEARCH AREA" TO "GENERAL URBAN AREA"
TERRAINS DONT LA DÉSIGNATION PASSERA DE «ZONE DE RESSOURCES AGRICOLES» À «ZONE URBAINE GÉNÉRALE»
-  LANDS REMOVED FROM "CENTRAL EXPERIMENTAL FARM" DESIGNATION
TERRIS À EXCLURE DE LA DÉSIGNATION DE « FERME EXPÉRIMENTALE CENTRALE »
-  EXISTING CENTRAL EXPERIMENTAL FARM BOUNDARY /
LIMITÉ DU FERME EXPÉRIMENTALE CENTRALE EXISANTE
-  PROPOSED CENTRAL EXPERIMENTAL FARM BOUNDARY /
LIMITÉ DU FERME EXPÉRIMENTALE CENTRALE PROPOSÉ

PART C – THE APPENDIX

Document 1 - Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE OFFICIAL PLAN AMENDMENT / MODIFICATION DU PLAN OFFICIEL	
D01-01-17-0016 D02-02-17-0075	17-1095-Y		
I:\CO\2017\Zoning\CivicHosp			
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REVISION / RÉVISION - 2017 / 07 / 27			
		 520 rue Preston Street & part of / partie de 930, av. Carling Ave.	
		 Mature Neighbourhoods Overlay (section 139) Zone sous-jacente de quartiers établis (article 139)	 <small>NOT TO SCALE</small>