

**Document 1 – Zoning Key Map**

**CITY TO PREPARE**

**Document 2 – Details of Recommended Official Plan Amendment**

**Official Plan Amendment XX 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. 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 A – THE PREAMBLE

Purpose

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Schedule A of Amendment XX – Official Plan for the City of Ottawa

## **PART A – THE PREAMBLE**

### Purpose

The purpose of this amendment to the Official Plan, Volume 2A, Richmond Road / Westboro Secondary Plan is to revise Schedule C to redesignate the property with an eight-storey height maximum, to permit a mid-rise built form and height on the subject lands.

### Location

The subject property is located at 424 Churchill Avenue, on the west side of Churchill Avenue, and between Danforth Avenue to the north and Byron Avenue to the south. The subject property is approximately 100 metres south of Westboro Village along Richmond Road.

### Basis

The amendment to the Official Plan has been requested by the applicant to develop and construct a new eight-storey, 58-unit, mid-rise residential apartment building.

### Rationale

The proposed Official Plan Amendment to the Richmond Road / Westboro Secondary Plan to permit a modest increase in height for the property is consistent with the Provincial Policy Statement, the City of Ottawa Official Plan, and relevant policies of the Secondary Plan, and the Richmond Road / Westboro Community Design Plan guidelines. In particular, the proposed development features a carefully sculpted building massing that is contextually sensitive and consistent with built form objectives of the Official Plan and Secondary Plan. The amendment is considered good land use planning.

## **PART B – THE AMENDMENT**

### Introduction

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

### Details

The following changes are hereby made to the Official Plan, Volume 2A, Richmond Road / Westboro Secondary Plan, for the City of Ottawa:

- 2.1 Amend Schedule C – Maximum Building Heights, by re-designating 424 Churchill Avenue from a “4-6-storey” designation to an “8-storey” designation as shown in Schedule A of this document, in Part C – The Appendix.

### 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**

Schedule A of **Amendment XX** – Official Plan for the City of Ottawa

**CITY TO PREPARE**

### **Document 3 – Details of Recommended Zoning By-law Amendment**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 424 Churchill Avenue:

1. Rezone the lands as shown in Document 1.
2. Add a new Urban Exception [xxxx] with provisions similar in effect to the following:
  - a. In Column II, “Applicable Zones”, add the text, “TM [xxxx]”
  - b. In Column V, “Exception Provisions – Provisions,” add the following:
    - i. Minimum front yard setback: For any part of the building above 4<sup>th</sup> floor 0.9m stepback
    - ii. Maximum front yard setback (Churchill Avenue North): 2.6m
    - iii. Minimum corner side yard setback: 0.2m along the north corner side yard (Danforth Avenue); 1m along the south corner side yard (Byron Avenue)
    - iv. Minimum rear yard setback: 0.76m
    - v. Maximum building height: 28m; 0.5m stepback on all sides at the 8<sup>th</sup> floor
    - vi. Not withstanding Section 64, Permitted projections: balconies are permitted within 0m from the western lot line along Byron Avenue.