

## Official Plan and Zoning By-law Amendment Proposal Summary

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**File Number** D01-01-16-0020 and D01-01-17-0024 and D02-02-17-0119

**Date:** February 12, 2018

**Owner/Applicant:** City Initiated

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### Site Location:

The proposed amendments will affect lands around the upcoming Cleary and New Orchard Light Rail Transit Stations. The area is bounded by the Ottawa River to the north, the properties adjacent to Byron Avenue to the south; Cleary Avenue to the west and the Sir John A MacDonald Parkway to the west.

### Details of Proposed Official Plan & Zoning Bylaw Amendments:

The proposed amendments provide policy and implementing provisions to guide future development around the upcoming Cleary and New Orchard Light Rail Transit (LRT) Stations. In anticipation of the LRT stations, this area has been experiencing redevelopment. The proposed policy and implementing provisions will provide direction for new development applications with regards to appropriate land use, maximum heights and built form.

### Official Plan Amendment Summary:

There are two separate Official Plan Amendments.

1. The proposed Official Plan amendment to the Westboro Secondary Plan is to remove the Cleary and New Orchard lands. This will allow a new policy document for Cleary and New Orchard to be created to guide future development for the area.
2. The proposed Official Plan amendment to create a new Site Specific Policy document for Cleary and New Orchard will detail the appropriate land uses, maximum heights and built form for the policy area. This new policy document will provide guidance to future development in the area. Highlights of the proposed policy direction are included below by proposed land use policy area:

#### **Station Area** (mixed properties on Richmond Road from Ambleside to Cleary)

- Allow mid-rise development, up to nine storeys, on sites around the Cleary Station
- Set policy direction for future height increases beyond nine storeys to conform to certain criteria and be a complete maximum of twelve storeys
- Allow heights beyond twelve storeys around the New Orchard Station through density redistribution of existing permitted as-of-right density in today's zoning

#### **Traditional Mainstreet** (mixed properties on Richmond Road from Ambleside to Cleary)

- Allow mid-rise development, up to six storeys

- Set policy direction for future height increases beyond six storeys to conform to certain criteria and be a complete maximum of nine storeys
- Allow heights beyond nine storeys around the New Orchard Station through density redistribution of existing permitted as-of-right density in today's zoning

**Low and Mid-Rise Park Frame** (Byron properties from Edgeworth to Rowanwood)

- Provide policy direction to allow small scale commercial within the existing residential buildings and allow a greater variety of residential uses on properties.

**Apartment Neighbourhood** (Ambleside Area)

- Provide policy direction for the type of desired future infill development on large lots, including low-rise residential flanking public streets and integration with existing towers.

**Institutional Mixed Use** (Unitarian campus)

- Provide policy direction for future development to include: low rise residential along the homes on Alyen, primarily nine storey buildings on the remainder of the site with permissions for sixteen storey towers provided they are located internal to the site and along the National Capital Commission corridor.
- Require a master plan exercise, to plan the site in its entirety, at the time of future development application.

**Institutional** (church and school sites located on Byron)

- Recognize these sites as core community functions that service the greater area and contributing to a high degree of usage of the Byron Linear Corridor.

**Zoning By-law Amendment Summary:**

The proposed Zoning By-law amendments provide new performance standards for lands within the study area to implement the policy direction provided for in the proposed Cleary and New Orchard Site Specific Policy. The Zoning By-law amendments also include two additional details: extend the Mature Neighbourhoods Overlay to the study area and the existing flanking low-rise residential communities; and extend "Area Z" of the minimum parking standards in order to minimize the amount of required parking for future developments that occur around the LRT stations.

**Station Area** (mixed properties on Richmond Road from Ambleside to Cleary)

- Require development to include a setback between the second and fourth storey to create a "human scale" built form that puts emphasis on pedestrians at the ground level.

**Traditional Mainstreet** (mixed properties on Richmond Road from Ambleside to Cleary)

- Require development to include a setback between the second and fourth storey to create a "human scale" built form that puts emphasis on pedestrians at the ground level.
- Permit residential on the ground floor, provided the building is designed to be able to transition to non-residential uses in the future, for example having direct pedestrian accesses, larger front façade windows and a greater floor to ceiling height.
- Apply Traditional Mainstreet zoning to those properties which currently have residential zoning.

**Low and Mid-Rise Park Frame** (Byron properties from Edgeworth to Rowanwood)

- Provide permissions to allow small scale commercial within the existing residential buildings
- Provide permissions to allow a greater variety of residential uses on properties, including townhouse, stacked townhouse and apartment.
- Require development to include active frontage elements, including direct pedestrian accesses, larger front façade windows and a minimal front yard setback.

#### **Apartment Neighbourhood (Ambleside Area)**

- Re-introduce a zoning tool called, Floor Space Index (FSI) which places a maximum amount of density for future infill. FSI was in place prior to amalgamation at a rate of 2.0 across Ambleside. The reintroduction of FSI proposes a variety of rates between 3.0 and 6.0 depending on the site.
- Provide permissions for small scale non-residential uses, up to a maximum of 300 square metres per use, in order to allow community servicing uses within the Ambleside community.

#### **Institutional Mixed Use (Unitarian campus)**

- No zoning changes proposed.

#### **Institutional (church and school sites located on Byron)**

- No zoning changes proposed.

#### **Other**

- Reduce the parking requirements for development surrounding the upcoming Cleary and New Orchard Light Rail Transit Stations.
- Apply the Mature Neighbourhoods Overlay to the study area and surrounding stable low-rise residential areas.

#### **Approval Timelines & Authority:**

The target date the proposed amendments will be considered by the Planning Committee is:

- Planning Committee – June 12, 2018.

#### **Further Information:**

Please contact the undersigned planner or go to [www.ottawa.ca/clearyneworcahrd](http://www.ottawa.ca/clearyneworcahrd) or go to the City's Development application Search Tool online at: [www.ottawa.ca](http://www.ottawa.ca)

#### **Notification and Submission Requirements:**

If you wish to be notified of the adoption of the proposed Official Plan and Zoning By-law amendments, or of the refusal of a request to amend the official plan, you must make a written request (i.e., return the attached comment sheet) to the City of Ottawa.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Ottawa before the proposed Official Plan amendment is adopted, the person or public body is not entitled to appeal the decision of the Council of the City of Ottawa to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Ottawa before the proposed Official Plan and/or Zoning By-law amendments are adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

**Please provide any comments to the undersigned planner by March 11, 2018.**

**Emily Davies, Planner**  
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