Cleary-New Orchard

Proposed Official Plan Amendment to Remove the Cleary New Orchard Lands from the Westboro Secondary Plan

Details of the amendment:

i) Schedules in the City of Ottawa Official Plan, Volume 2a are hereby amended as described by the following explanatory text and shown in Part C – Appendix.

A. Schedule A: Remove the Cleary and New Orchard Study Area from the Planning Area Sectors, as shown on Schedule 1 of this Amendment.

B. Schedule B: Remove the Cleary and New Orchard Study Area from the Components of the Greenspace Network, as shown on Schedule 2 of this Amendment.

ii) The Official Plan of the City of Ottawa, Volume 2a Secondary Plans is hereby amended by adding and deleting the following:

A. To Section 1.1 – The Planning Area:

Richmond Road/Westboro is bounded on the north by the Ottawa River, on the east by Island Park Drive, on the south by Byron Avenue and on the west by **Cleary Avenue** ~~the southerly extension of the Ottawa River Parkway~~ as shown on Schedule "A". The planning area is part of, or is bounded by, several neighbourhoods that are influenced by their proximity to Richmond Road, including Westboro, Westboro Beach, Champlain Park, Hampton-Iona, Highland Park~~,~~ **and** McKellar Park~~, Woodroffe North, Woodpark and Carlingwood~~.

B. To Objective Two: Greenspace Network, Principle 1:

Provide pedestrian/cycle gateways to the Ottawa River Parkway open space network at Rochester Field/Maplelawn, ~~Cleary Avenue,~~ the pathway adjacent to the Jules Leger Centre and other potential locations identified in the Community Design Plan.

C. To Section 1.3.2 Greenspace Network Strategy:

Transforming of key local streets, including ~~Ambleside Drive, New Orchard, Woodroffe, Lockhart, Cleary,~~ Berkley, Kirchoffer and Lanark Avenues into green streets through tree planting, landscaping, provision of two-metre sidewalks and dedicated on-road cycle lanes or signed cycle route designations, as appropriate.

D. To 1.3.4 Land Use Strategy and Maximum Building Height Ranges

~~Sector 1 – Ambleside Area~~

1. ~~City Council shall encourage the redevelopment of the automobile-oriented land uses along Richmond Road, and will support residential development, generally in the seven- to nine-storey range, with some ground floor neighbourhood-oriented commercial uses along Richmond Road to serve the 3000+ residents in this sector. Given the existing high-rise nature of this sector, high-rise residential development of ten or more storeys may be permitted internal to this sector provided that it can be integrated with the existing built form scale and that no adverse impacts for any adjacent low-rise areas will result.~~

~~Sector 2 – Woodroffe North~~

1. ~~City Council shall:~~

- ~~Encourage the redevelopment of the automobile-oriented and strip mall land uses along Richmond Road to residential buildings of no more than four storeys or in the general range of four to six storeys, with ground floor neighbourhood-oriented commercial uses to serve the residents in this sector. The designation of properties with a four storey maximum or in the general range of four to six storeys relates to the nature and scale of the land uses to the north. In Sector 2, a height limit maximum of four storeys is generally appropriate for Richmond Road potential redevelopment sites that are adjacent to, or in the influence area of, the low-rise residential neighbourhood north of Richmond Road. Where this is not the case, residential development in the general range of four to six storeys, with ground floor commercial, will be permitted when such development will not cause undue adverse impacts for adjacent lands;~~

- ~~Recognize that for property at 747 Richmond Road, the Ontario Municipal Board has approved heights of eight to twelve storeys on the basis of measurements specifically outlined in the Ontario Municipal Board's decision and reflected in the approved zoning by-law.~~

E. To 1.3.4 Land Use Strategy and Maximum Building Height Ranges, renumber Section 3-9 accordingly.