

REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf. (23) 14-02.169
Your File/V/Réf.

DATE 17 March 1997

TO/DEST. Coordinator, Planning and Environment Committee

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJET **CITY OF OTTAWA COMPREHENSIVE
OFFICIAL PLAN - DEFERRALS NOS. 15 AND 23**

DEPARTMENTAL RECOMMENDATION

That the Planning and Environment Committee recommend that Council lift Deferrals Nos. 15 and 23 to the City of Ottawa Official Plan and refer the same sections of the text and schedule to the Ontario Municipal Board in accordance with the revisions to the original Approval Pages attached as Annex I.

DISCUSSION

When Regional Council approved the majority of the City of Ottawa's comprehensive Official Plan on 13 April 1994, it deferred from approval the policies and land use designation relating to Upper Town which is that part of the central area bounded generally by Bronson Avenue, Wellington Street, Lyon Street and Gloucester Street. (See Annexes II and III).

A solicitor acting for a number of landowners in this area who had concerns with proposed changes to the zoning in this area had asked that corresponding parts of the Official Plan be referred to the Ontario Municipal Board. However, because the letter of objection arrived on the same day that Council was dealing with the Official Plan, this gave no time to consider the request; as a result, rather than making a referral to the OMB, Council decided to defer approval of the pertinent sections of the Plan.

Since this time, the zoning by-law (144-95) has been adopted by City Council and been appealed to the OMB by two objectors. One of the objectors has written asking that the deferred parts of the Official Plan be referred to the OMB so that they may be dealt with at the same time as the zoning.

CONSULTATION

The City of Ottawa held extensive public consultation prior to the adoption of its Official Plan and certain parties identified an interest in the matter at hand. The party that originally objected to the Official Plan and City of Ottawa staff agree that the two deferrals should be referred to the OMB. The act of lifting a deferral and referring the same matter to the OMB is an administrative action that does not require public notification.

FINANCIAL IMPACTS

None.

*Approved by
N. Tunnacliffe, MCIP, RPP*

NTB/kc

Attach.

REVISION NO. 4
TO THE APPROVAL PAGES OF THE
CITY OF OTTAWA OFFICIAL PLAN

I hereby certify that the Official Plan for the City of Ottawa, which was approved in part by the Council of the Regional Municipality of Ottawa-Carleton on 13 April 1994, 22 November 1995, 12 June 1996, and 11 September 1996, under Sections 17 and 21 of the Planning Act was further dealt with by Regional Council on 1997 as follows:

Under the provisions of Section 17(10) of the Planning Act, Deferral Nos. 15 and 23 were lifted and the following referred to the Ontario Municipal Board under Section 17(11) of the Planning Act:

Referral No. 65

In Volume II in Secondary Policy Plans:

Section 1.10.3 in its entirety, together with the proposed modifications:

In Section 1.10.3a) to delete “USES”, in the subtitle in the margin and replace with ‘NEIGHBOURHOOD’.

In Section 1.10.3c) “Profile of Development”, to delete ii) in its entirety and replace with:

“achieve a transition from the historic limestone cliff and the predominantly low-to-medium profile forms in the Cathedral Hill heritage area to the predominantly medium and high profile forms in the remainder of Upper Town. This transition shall create a unique transitional entrance to the Central Area which respects the heritage character of the Cathedral Hill area and the prominence of the historic limestone cliff;”

and in paragraph iii) to delete the words “creates a” and replace with:

“contributes to a sense of”

In Section 1.10.3e)iv “Ottawa Technical High School Future Use”, to add at the end between “...policies of this Plan”; and “and” the following:

“in particular the policies on leisure resources as outlined in the Central Area chapter, the role of non-municipal Leisure facilities as outlined in the Leisure Resources chapter, and the reuse of minor institutional sites as outlined in the Institutional Areas chapter;”

Referral No. 66

The area on Schedule A - Land Use as it relates to “Upper Town” as described in Section 1.10, Secondary Policy Plans in Volume II.

Dated this _____ day of _____ 1997

Clerk, Regional Municipality of Ottawa-Carleton

PEDESTRIAN MOVEMENT An identifiable pedestrian pathway system in the area will link the Garden of the Provinces, the Cathedral Hill district, Sparks Street, LeBreton Flats, the Core, and open spaces in Upper Town. Attractive streetscape elements with abundant landscaping will be sensitive to the architectural character of the area, and will create opportunities for socializing. The block containing the Ottawa Technical High School will contain public and residential uses, as well as enhanced open space which will serve as the focus of the southern part of Upper Town, and will be used for a variety of shared-use leisure activities.

TRANSPORTATION Transitway improvements will contribute to improved residential livability in Upper Town, providing an enhanced street environment, reduced noise and improved air quality, while continuing to provide a high level of transit service.

Through a combination of public and private measures, the Upper Town of the future will be an attractive livable urban neighbourhood whose convenient location next to the Core will attract not only residents, but visitors who will enjoy its special historic ambience and its enjoyable pedestrian environment.

1.10.2 Objectives

PREDOMINANTLY RESIDENTIAL USES a) To strengthen and protect Upper Town as designated on Schedule B - Character Areas and Theme Streets as a predominantly residential neighbourhood which contributes to the vitality of the Central Area.

ENHANCE LIVABILITY PROTECT HERITAGE b) To improve the residential livability of Upper Town, and preserve and enhance its heritage resources.

1.10.3 Policies

PREDOMINANTLY RESIDENTIAL USES a) City Council shall permit predominantly residential uses, including bed and breakfast establishments, within Upper Town in order to contribute to the vitality of the Central Area, and especially the adjacent Core. City Council may also permit:

i) limited commercial uses at grade within the area, such as confectioneries, restaurants, personal services, provided that such uses primarily serve the needs of local residents and that they do not:

- attract large volumes of automobile traffic,
- generate excessive noise and/or fumes,
- require large areas for on-site outdoor storage of goods or vehicles;

ii) a limited number of other uses within the area which are complementary to, and compatible with the residential character of the area consistent with the criteria in i) above, such as leisure and public uses, and limited offices, provided that residential uses remain dominant in the area.

CATHEDRAL HILL
HERITAGE
CONSERVATION

b) City Council shall ensure the protection, conservation and enhancement of the heritage resources and features of Upper Town, and shall designate the Cathedral Hill heritage area as a heritage conservation district, including the historic limestone cliff adjacent to LeBreton Flats, in accordance with Policies 5.6.2 b) and d) of the Primary Plan for the Central Area. In realizing this aim, City Council shall adopt design criteria in accordance with Policies 5.6.2 d) of the Primary Plan for the Central Area to ensure that new infill development, alterations to existing heritage buildings, and/or public improvements within this area are sensitive to, and complement its special heritage character.

PROFILE OF
DEVELOPMENT

c) City Council shall permit predominantly medium and high profile development within Upper Town provided that development:

- i) within the Cathedral Hill heritage area is predominantly low-to-medium profile, retains the prominence of the historic limestone cliff as provided below and is sensitive to the heritage character of the district in accordance with Policy 5.6.2 c) of the Primary Plan for the Central Area;
- ii) achieves a transition from the lower profile forms in the Cathedral Hill heritage area to the higher profile forms in the remainder of Upper Town, creating a transitional entrance to the Central Area which respects the heritage character of the Cathedral Hill heritage area and the prominence of the historic limestone cliff;
- iii) regardless of profile, creates a human scale in accordance with Policy 5.6.2 j) of the Primary Plan for the Central Area;
- iv) where appropriate, creates an effective transition between lower and higher profile forms; and

RESIDENTIAL
LIVABILITY

d) City Council shall undertake to ensure and improve the livability of Upper Town and shall accordingly take into account the design criteria in Policy 5.6.2 o) of the Primary Plan for the Central Area when reviewing proposals for residential development within the area, in particular:

- i) treatment of the lower floors of high-to-medium profile buildings to create visual interest;



- ii) setting back the upper storeys of high to medium profile buildings to create a human scale and minimize overpowering and overshadowing effects;
- iii) where appropriate, providing a transition from lower profile to higher profile buildings, and vice versa;
- iv) the creation of an identifiable entrance and a strong transition from the public right-of-way;
- v) minimizing sun shadowing and undesirable wind conditions at-grade;
- vi) the provision of usable private and common outdoor landscaped amenity areas;
- vii) the provision of adequate privacy and sunlight for residential units; and
- viii) the provision of a tree planting corridor/area.

PEDESTRIAN
ENVIRONMENT AND
OPEN SPACE

e) City Council shall ensure the improvement and enhancement of the pedestrian and open space environment in Upper Town through such measures as:

i) the designation and enhancement of pedestrian corridors in accordance with Policies 5.7.2 a) and b) of the Primary Plan for the Central Area, and in particular, the provision of an identifiable, enjoyable pedestrian network within the area which provides abundant landscape elements and links with local and nearby open spaces, Theme Streets and Character Areas, in particular, the Cathedral Hill heritage area, Sparks Street, the Core, LeBreton Flats, the Parliamentary Precinct and the Ottawa River, and Centretown;

EXISTING OPEN SPACE

ii) promotion of the protection of existing open space areas such as the Garden of the Provinces;

LONG-TERM OPEN
SPACE NEEDS

iii) the investigation of the long-term open space needs of Upper Town, together with the Ottawa Board of Education and other levels of government, and in the interim, the shared use of the Ottawa Technical High School open space and adjoining Regional Municipality of Ottawa-Carleton lands, in accordance with the Leisure Resources Section of the Primary Plan for the Central Area;

OTTAWA TECHNICAL
HIGH SCHOOL FUTURE
USE

iv) the investigation and negotiation of the future use of potential surplus Ottawa Technical High School lands and/or adjoining Regional lands, together with the Ottawa Board of Education and other levels of government

while taking into account the policies of this Plan; and

OPEN SPACE
ENHANCEMENT

- v) the investigation of the potential enhancement of the open space overlooking LeBreton Flats, atop the historic limestone cliff at the western end of Sparks Street, through such measures as the provision of suitable soft and hard landscape elements which are sensitive to the character of the Cathedral Hill heritage area, the preservation of panoramic views from this site, and the provision of suitable interpretive elements relating to Ottawa's geologic and architectural history, together with other levels of government.

VIEWS

- f) City Council shall ensure the protection and enhancement of significant views from public open spaces and along public rights-of-way in Upper Town in accordance with Policy 5.6.2 p) of the Primary Plan for the Central Area. In particular, the panoramic views of LeBreton Flats, the Ottawa River and the Islands from the Sparks Street right-of-way in accordance with Policy e) above, as well as significant views to adjacent Character Areas, such as Sparks Street, the Core, and the Parliamentary Precinct, shall be protected and enhanced.

TRANSPORTATION
ELEMENTS

- g) City Council shall promote and cooperate with other levels of government, in the mitigation, and avoidance of undesirable impacts of through traffic movements or transportation improvements within the area.

↑
DEFERRAL No. 15
UNDER SECTION 17 (10)
OF THE PLANNING ACT.

EXTRACT FROM SCHEDULE "A" (LAND USE) CITY OF OTTAWA OFFICIAL PLAN

