

Our File/N/Réf. (23) 14-96-0010  
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Your File/V/Réf.

DATE June 10, 1996

TO/DEST. Co-ordinator  
Planning and Environment Committee

FROM/EXP. Planning and Property Commissioner

SUBJECT/OBJET **AMENDMENT NO. 20 TO CITY OF OTTAWA OFFICIAL  
PLAN AND DEFERRAL NO. 14 TO CITY OF OTTAWA  
COMPREHENSIVE OFFICIAL PLAN**

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#### **DEPARTMENTAL RECOMMENDATIONS**

**That the Planning and Environment Committee:**

- 1. Authorize that notification be given in accordance with Section 17(22) of the Planning Act of the intent to approve Official Plan Amendment No. 20 as per the Approval Page attached as Annex A;**
- 2. Authorize that once the period for submitting a request for referral has expired (which period will be specified through action taken under Recommendation 1) that, unless a referral request is received, a recommendation to approve with modifications Official Plan Amendment No. 20 be forwarded to Council;**
- 3. Recommend that Council at the same time as it deals with Recommendation 2, lift Deferral No. 14 to the City of Ottawa Official Plan, 1991 and approve the pertinent text as per the Approval Page attached as Annex B.**

#### **BACKGROUND**

The English Oblates of Eastern Canada had objected to a policy in the City of Ottawa Comprehensive Official Plan which promoted joint-use with the French Language School Board for active recreation on the southern portion of the St. Joseph's Elementary School site and the St. Joseph's Church site in Sandy Hill. They said that such a policy unduly restricted the development potential of the land, given policies elsewhere in the Official Plan which encouraged an increase in residential development in Sandy Hill. Originally, they asked that the matter be referred to the OMB but at the Planning Committee meeting agreed to the policies being deferred.

However, a subsequent referral request was received (for the same reasons) from the French Language School Board, and Council decided to refer this request to the OMB (this affected part of the policy covered by the deferral flowing from the Oblates objection). Subsequently, in May 1994, the French Language School Board sold their property to the English Oblates of Eastern Canada, and later withdrew their OMB appeal. Subsequently, the OMB approved this policy. This left just the Oblates deferral in place.

## DISCUSSION

In April 1995, the Oblates submitted a site plan application for a six storey 69 unit residential apartment building with ground floor commercial. They also applied for a necessary zoning amendment. They advised the City of Ottawa, that should their applications be approved, they would not object to lifting the deferral (Deferral No. 14).

In reviewing the application, City staff identified that the deferred policies were not, in fact, an obstacle to the development proposal, but that amendments were needed elsewhere to the Sandy Hill West section of the Secondary Policy Plan for the Central Area. This required an official plan amendment to address policies that limited the extent of commercial uses. The reasons behind the Amendment, as stated in the Amendment itself, is:

“This Amendment recognizes the social services available to the community that have historically operated out of the Oblate’s offices on the property. It also allows for a limited expansion for related commercial uses, such as a coffee shop, convenience store, a retail shop and new offices for the Oblate Mission.

Such limited, neighbourhood serving uses are considered to be compatible given the property’s location between the University of Ottawa on the south and the heritage residential neighbourhood on the north. They are in keeping with the policy direction of Section 3.6.2 d) which sets out criteria for neighbourhood serving uses in residential areas.

Approval of this Amendment will facilitate redevelopment of the subject site in a mixed use, predominantly residential format. This is consistent with the provisions of Section 5.5 of the Primary Plan for the Central Area, which recognized the value of and seeks to enhance the residential neighbourhoods of the Central Area, while providing for a mix of uses to ensure the area’s continued diversity and its role as a people place”.

The Amendment itself is very brief, and adds the site in question to three other locations in Sandy Hill West where limited commercial uses are permitted. The Amendment adds the following paragraph so as to permit:

- “iv) in the heritage commercial area at the northeast-corner of Laurier Avenue and Cumberland Street, limited commercial uses which serve the surrounding neighbourhood”.

### COMMENTS ON THE AMENDMENT

Owing to the extremely limited impact of the Amendment, no circulation to technical agencies was deemed necessary.

The Amendment does not involve any issues of Regional Official Plan conformity.

As described on the Approval Page (Annex A), two minor modifications are needed for housekeeping purposes.

### CONSULTATION

The City of Ottawa Planning and Economic Development Committee held a public meeting on February 27, 1996 into both Official Plan Amendment No. 20 and the lifting of Deferral No. 14. No written submissions were presented and only one party appeared - the solicitor for the English Oblates of Eastern Canada who are the applicant.

### FINANCIAL IMPACT

None.

### CONCLUSION

Provided no objections are received, the recommendation to approve the Amendment and lift the deferral (Recommendation 2) can be forwarded to Council, without having to come back to the Planning and Environment Committee.

*Approved by N. Tunnacliffe, MCIP, RPP*

Attach.

NTB/km

## ANNEX A

### APPROVAL PAGE

#### OFFICIAL PLAN AMENDMENT NO. 20 CITY OF OTTAWA

I hereby certify that Amendment No. 20 to the Official Plan for the City of Ottawa which has been adopted by the Council of the City of Ottawa was approved by the Council of the Regional Municipality of Ottawa-Carleton under Sections 17 and 21 of the Planning Act on 1996, except the following which were modified under Section 17 of the Planning Act:

##### Modification No. 1

PART B - THE AMENDMENT Details of the Amendment, third paragraph beginning with the words “Subsection iii)..” is modified by deleting the phrase ‘adding , “and”’ and replacing it as follows:

‘deleting the period at the end of the sentence and replacing it with “; and”’

##### Modification No. 2

PART B - THE AMENDMENT, Details of the Amendment, last line ending “.. public uses, and” is modified to delete the comma after “public uses” and replace it with a semi-colon.

Clerk, Regional Municipality of Ottawa-Carleton

## PART B - THE AMENDMENT

### The Introductory Statement

All of this part of the document entitled Part B - The Amendment, consisting of the following text constitutes Amendment No. 20 to the City of Ottawa Official Plan, 1991.

### Details of the Amendment

Chapter 1.0 - Central Area Secondary Policy Plan contained in Volume II of the City of Ottawa Official Plan, 1991, is hereby amended as follows:

Policy 1.9.3 b) of the Sandy Hill West Character Area, entitled "Limited Commercial", is amended by adding a new "Transition Area" as subsection iv) as follows:

" iv) in the heritage commercial area at the northeast corner of Laurier Avenue and Cumberland Street, limited commercial uses which serve the surrounding neighbourhood."

Subsection iii) of Policy 1.9.3 b) is amended by adding ", and" to maintain its grammatical integrity, as follows:

"iii) in the heritage commercial area at Daly and Waller Streets, limited commercial, and optional residential and public uses 3 and"

MODIFICATION  
NO. 2  
UNDER SECTION 17 OF  
THE PLANNING ACT.

MODIFICATION  
NO. 1  
UNDER SECTION 17 OF  
THE PLANNING ACT