

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

REPORT
RAPPORT

Our File/N/Réf. (23) 14-97-0006
Your File/V/Réf.

DATE 24 March 1998
TO/DEST. Co-ordinator, Planning and Environment Committee
FROM/EXP. Commissioner, Planning and Development Approvals Department
SUBJECT/OBJET **CITY OF OTTAWA COMPREHENSIVE OFFICIAL PLAN
LIFTING OF DEFERRED SECTIONS PERTAINING TO
LEBRETON FLATS**

DEPARTMENTAL RECOMMENDATION

That the Planning and Environment Committee recommend that Council lift Deferral Nos. 4, 16, 21 and 24 to the comprehensive Official Plan of the City of Ottawa and approve the corresponding parts of the Official Plan according to the Approval Page attached as Annex 1.

INTRODUCTION

When Regional Council gave approval to the comprehensive Official Plan for the City of Ottawa on 13 April 1994, it deferred from approval certain parts of the text and schedules that referred to LeBreton Flats as being within the Central Area. The reason for the deferrals was that at the time LeBreton Flats was not part of the Central Area as designated in the Regional Official Plan and as such the references to LeBreton Flats being in the Central Area could not be approved.

Since this time Regional Official Plan Amendment No. 66 has been approved by the Minister of Municipal Affairs and Housing, which extends the boundary of the Central Area west to the CPR railway tracks. (There has been one OMB appeal relating to the location of a proposed connection between the Ottawa River Parkway and the proposed LeBreton Boulevard but the rest of Amendment No. 66 is now in force). Council can now lift the deferrals and approve the relevant parts of the City of Ottawa's comprehensive Official Plan.

DISCUSSION

The four deferrals in question discussed below, are a separate matter from the City of Ottawa's site specific official plan amendment for LeBreton Flats (OPA 27) adopted on 6 August 1997. Amendment No. 27 will be dealt with once the deferrals have been lifted. In staff's processing of this amendment, two concerns have been raised by a member of the public but in staff's opinion one of these can be addressed by modification. The other issue is not in fact part of LOPA 27 but will be dealt with through the appeal of ROPA 66 noted above. This means that the Amendment can proceed to approval according to Council's delegated authority to staff.

The deferrals are as follows (the numbering system accords to the original sequence assigned to all the deferrals to the Ottawa Comprehensive Official Plan). The relevant extracts from the text and schedules are appended as Annex II.

Deferral No. 4

This deferred the following paragraph which occurred in Chapter 5 dealing with the Central Area:

“LeBreton Flats will emerge as an attractive mixed use area which functions as a meeting place for all Canadians, provides significant residential, employment and open space components, and creates continuous pedestrian access and protection of the natural environment along the aqueduct and Ottawa River.”

Comment

This statement can be approved. It is consistent with the goals of the site specific official plan amendment.

Deferral No. 16

This deferred the section numbers “1.11” and “1.11.1” which appeared in the section dealing with secondary policy plans for the Central Area. By giving LeBreton Flats a “1” numbering it meant it was included as part of the Central Area. The text itself which stated that a planning study for LeBreton Flats was underway and which set goals/objectives was not deferred.

Comment

This numbering system can now be approved but it will have a short life in that the local official plan amendment for LeBreton Flats will replace the whole of this section.

Deferral No. 21

This deferred on Schedule A - Land Use the whole of the LeBreton Flats area as it was designated as part of the Central Area.

Comment

This designation can now be approved but it will have a short life since the local official plan amendment introduces several more specific designations within the Central Area designation for LeBreton Flats.

Deferral No. 24

This deferred on Schedule B - Central Area Character Area and Theme Streets, the LeBreton Flats area as shown within the Central Area Boundary.

Comment

This deferred area can now be approved. It is not altered by the local official plan amendment.

FINANCIAL IMPACT

None

CONSULTATION

Public consultation is not required when lifting a deferral and approving a text or schedule in an official plan which was itself subject to public notification.

*Approved by
N. Tunnacliffe, MCIP, RPP*

ANNEX 1

REVISION NO. 5

APPROVAL PAGES
CITY OF OTTAWA OFFICIAL PLAN

I hereby certify that the Official Plan for the City of Ottawa, which was dealt with in part by the Council of the Regional Municipality of Ottawa-Carleton on 13 April 1994, 22 November 1995, 12 June 1996, 11 September 1996, and 23 April 1997, under Sections 17 and 21 of the Planning Act was further dealt with by Regional Council on _____ as follows:

Under the provisions of Section 17(10) of the Planning Act, Deferral Nos. 4, 16, 21 and 24 were lifted and the affected text or parts of Schedules, as the case may be, were approved.

Dated this _____ day of _____ .

Clerk, Regional Municipality of Ottawa-Carleton

PARLIAMENTARY
PRECINCT
MODIFICATION

72

DER SECTION 17 (9) OF
THE PLANNING ACT.

RESIDENTIAL
NEIGHBOURHOODS

The Parliamentary Precinct will continue to emerge as the "area of federal presence", with Parliament Hill as its symbolic focus. The completion of Confederation Boulevard will increase its importance as a focus of major cultural and political institutions, and as a significant pedestrian route which attracts visitors from across the nation to enjoy its significant views of Parliament Hill.

RIDEAU/CONGRESS
CENTRE

The livability of Upper Town, the Lowertown (~~By Ward Village~~) and Sandy Hill West will be significantly improved, and their heritage resources will be protected and enhanced. These residential neighbourhoods will continue to contribute significantly to the City's supply of inner-city housing and will support 18-hour activity in the Central Area.

THEME STREETS

Rideau Street, Bank Street, and Sparks Street will flourish as vibrant shopping streets with enhanced pedestrian environments and vibrant office, residential and other uses above the street, which serve as important components of the Central Business District.

LIFT
DEFERRAL

4

LEBRETON FLATS

LeBreton Flats will emerge as an attractive mixed use area which functions as a meeting place for all Canadians, provides significant residential, employment and open space components, and creates continuous pedestrian access and protection of the natural environment along the aqueduct and Ottawa River.

SURROUNDING
NEIGHBOURHOODS

The residential character of neighbourhoods surrounding, and adjacent to the Central Area will be maintained and protected. Centretown's residential contribution to the Central Area's vitality will be optimized, while its livability is enhanced through improvements to its open space and pedestrian environment.

MULTIPLE FUNCTIONS

Gradually, the multiple functions of the Central Area and its unique neighbourhoods will evolve and reinforce its distinct identity as the centre of economic activity in the region, as a people-place, and as the symbolic focus of the nation's capital.

DEFERRAL No. 16
UNDER SECTION 17 (10)
OF THE PLANNING ACT.

**LIFT
DEFERRAL
16**

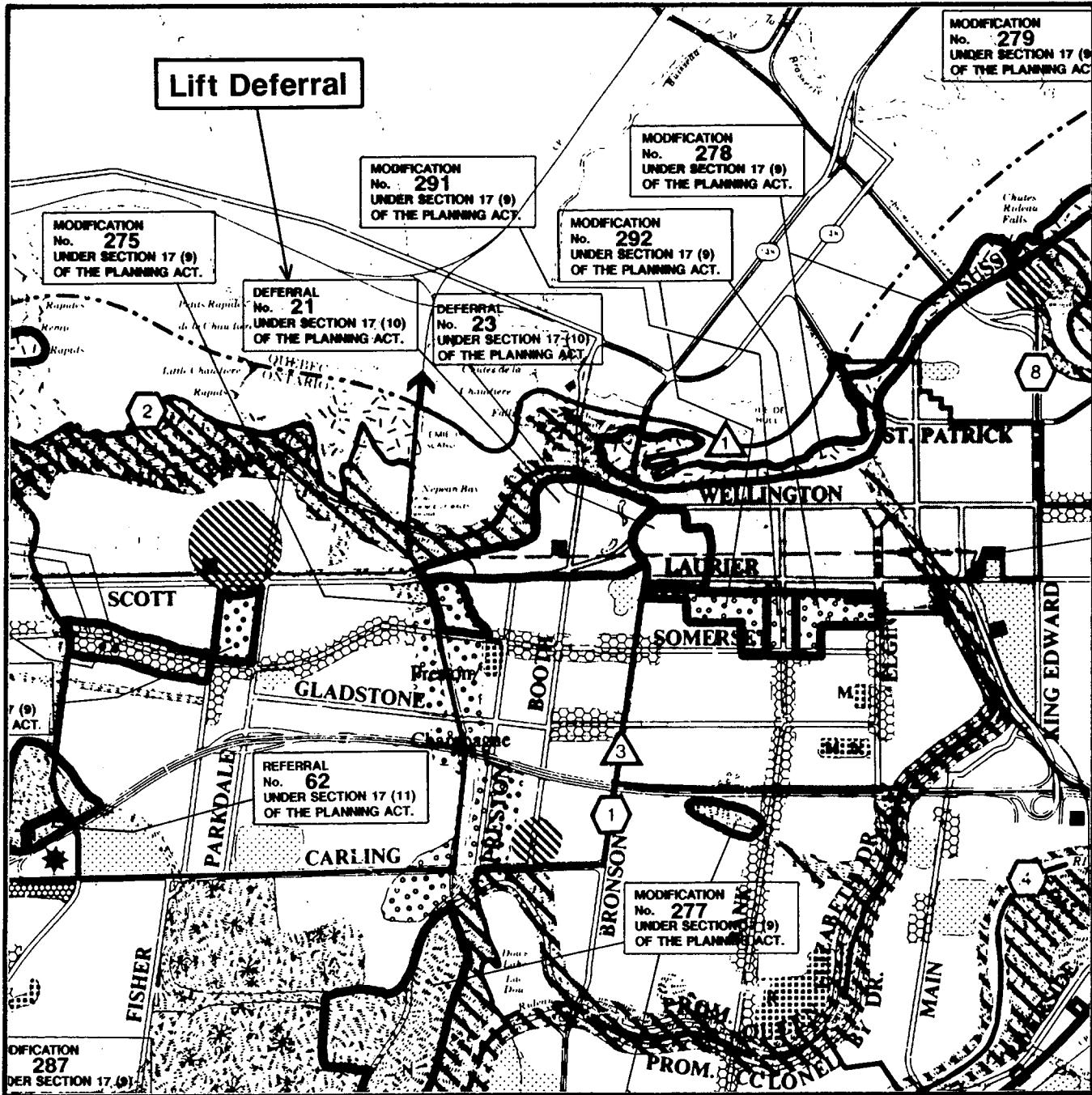
1.11 LeBreton Flats

1.11.1 A Secondary Policy Plan for the LeBreton Flats Character Area, as designated on Schedule B - Character Areas and Theme Streets, is the subject of a joint governmental planning study involving the National Capital Commission, the City of Ottawa, and the Regional Municipality of Ottawa-Carleton. Upon its completion and approval by these governmental agencies, it is intended that such Secondary Policy Plan will be incorporated in this chapter through an Official Plan amendment.

GOALS/OBJECTIVES City Council has endorsed a number of goals/objectives for LeBreton Flats which are reflected in the Central Area Vision. These objectives include the following:

- ensure innovative multi-functional spaces including cultural, institutional, residential, commercial and open space uses,
- create Canadian themes and expand the range of tourist attractions,
- ensure visual, symbolic and physical linkages with surrounding communities,
- minimize vehicular traffic impacts on adjacent areas and within this new community,
- ensure that development provides an integrated character at a human scale, which facilitates year-round, day/night activity,
- create a network of public walkways and parks that focus on the river and the aqueduct areas,
- ensure a consultative planning process, and
- ensure that the residential development provides a wide range of housing forms which are affordable and accessible to all incomes, ages, and household types.

EXTRACT FROM "SCHEDULE A - LAND USE" CITY OF OTTAWA COMPREHENSIVE OFFICIAL PLAN



**EXTRACT FROM "SCHEDULE B - CENTRAL AREA
CHARACTER AREA AND THEME STREETS"
CITY OF OTTAWA COMPREHENSIVE OFFICIAL PLAN**

