

Proposed Amendments to the Old Ottawa East Secondary Plan

Secondary Plan Amendment	Comments
Unless otherwise indicated, <b>bold and underline</b> indicates new text, <del>strikethrough</del> indicates removed text	
2.1 Land Designation and Design Policies	Implements the policies of the strategic growth areas of the Mainstreet and Minor Corridor designations to be consistent with the PPS while incorporating elements of compatibility in the secondary plan.
2) Notwithstanding the provision for greater building heights set out in the Official Plan, no buildings will be allowed higher than <del>six</del> <b><u>nine</u></b> storeys <del>and 20 metres</del> within the area of this secondary plan, other than the height limits allowed within the policy areas referred to in Section 3.3 of this secondary plan.	The “Traditional Mainstreet zoning” label is out-of-date with the new Zoning By-law that may use an alternate label, there a more generic label is appropriate.
7) The <del>Traditional Mainstreet zoning</del> <b><u>Zoning By-law</u></b> will permit for the minimum density requirements of the Official Plan while ensuring compatibility with the adjacent neighbourhoods through setbacks of the building mass at grade and above the fourth floor.	The intensification targets are out-dated in relation to permissions for additional residential units granted under the Planning Act and the implication that there is a maximum threshold for growth within strategic growth areas.
<i>Section 2.4 Intensification Target is deleted in its entirety.</i>	
3.1 Policy Area 1 – Hawthorne Avenue – Colonel By to Main Street	
4) Develop the south side of this corridor in accordance with the <del>Traditional Mainstreet zoning</del> <b><u>Zoning By-law and the applicable design guidelines</u></b> . <del>With lot depths ranging from 26 to 30 metres, the</del> <b><u>In this area, the</u></b> stepped building envelope massing <del>is important to achieve</del> <b><u>will assist in achieving</u></b> compatibility with the low-rise neighbourhood on Graham Avenue to the south.	Rewording strengthens the relationship of stepped building envelope massing for compatibility.
3.2 Policy Area 2 - Main Street south of Highway 417 to Springhurst Avenue (east side) and Clegg Street (west side)	
9) The De Mazenod School / St. Nicholas Adult High School (88 Main Street / 20 Graham Avenue), Church of Holy Canadian Martyrs (100 Main Street) and Immaculata High School (140 Main Street) properties have deep lots with the potential to develop both adjacent to the street and to the rear of the property. For these properties the Mainstreet designation, shown on Schedule A - Designation Plan, will only apply to the portion of the properties abutting Main Street to a depth that is consistent with the abutting properties, <del>currently zoned Traditional Mainstreet</del> .	The zone is irrelevant to the objective of aligning the designation to the abutting lot depths.
10) <del>Achieve the intensification target while maintaining</del> <b><u>Intensification should maintain</u></b> compatibility with the flanking lots within the adjacent residential neighbourhoods <del>by adhering to the Traditional Mainstreet zone building envelope</del> .	Reference to the intensification targets is out-dated in relation to permissions for additional residential units granted under the Planning Act and the implication that there is a maximum threshold for growth within strategic growth areas.
3.3 Policy Area 3 - East side of Main Street, Springhurst Avenue to Clegg Street	
19) Promote a Vibrant and Thriving Mainstreet	
c) <del>Maintain</del> <b><u>Permit</u></b> a maximum height of <del>six</del> <b><u>nine</u></b> storeys and mix of uses in the built form of the properties designated Mainstreet <del>with a general lot depth of 40 metres</del> .	Revised to permit full mid-rise on a Mainstreet consistent with the strategic growth area.
3.4 Policy Area 4 – Old Ottawa East Residential Neighbourhoods – including Archville, Spenceville and Rideau Gardens	Establishes the intensification within the neighbourhoods should be limited to a low-rise built-form.

<p>23) <del>Maintain the general character of</del> <b><u>Permit intensification through low-rise</u></b> built forms <del>of</del> <b><u>in</u></b> these neighbourhoods <del>as expressed by the existing zoning.</del></p> <p>25) <del>Intensify</del> <b><u>Additional levels of intensification in</u></b> these neighbourhoods <del>primarily at their edge</del> <b><u>will occur along Lees with heights up to six storeys permitted in the Neighbourhood Mid-Rise designation as shown on Schedule A – Designation Plan,</u></b> <del>as a transition to denser development sites and where they abut an arterial or collector road. Notwithstanding this, building heights will be maintained at low-rise levels overall.</del></p> <p>3.5 Policy Area 5 – North of Highway 417</p> <p>29) <b><u>The</u></b> Neighbourhood Mid-Rise <del>area is permitted</del> <b><u>designation permits</u></b> a maximum height of six storeys <del>and a target density of 150 units per hectare.</del></p> <p><i>Schedule A – Designation Plan is amended by redesignating Main Street south of Clegg Street, and Lees Avenue east of Main Street to Neighbourhood Mid-rise, as shown on Schedule 1 below.</i></p>	<p>Permits the heights of Lees commensurate to its role as a strategic growth area.</p> <p>Permits the heights of Main Street commensurate to its role as a strategic growth area.</p>
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Schedule 1

