

Proposed Amendments to the Central and East Downtown Core Secondary Plan

Secondary Plan Amendment	Comments
Unless otherwise indicated, <b>bold and underline</b> indicates new text, <del>strikethrough</del> indicates removed text	
2.2 Local Mixed Use	The Local Mixed-Use designation in the secondary plan does not permit uses that would be consistent with the 15-minute neighbourhood policies in Volume 1 of the Official Plan, and therefore requires an amendment to permit those uses.
2) Non-residential uses will be restricted to small-scale commercial uses <b><u>that integrate with a dense, urban environment, with a strong emphasis on uses that serve the local community and contribute to 15-minute neighbourhoods.</u></b> <del>Uses such as restaurants, retail stores and retail food stores, more appropriately located on Corridors, as designated on Schedule B1 — Downtown Core Transect of the Official Plan, will not be permitted, except within landmark buildings, as described in Subsection 4.4.9, of this secondary plan.</del>	
4.4.9 Land Use and Site Development	There are also amendments necessary to some policies regarding building heights. Given the strategic growth areas identified in Volume 1 of Ottawa’s Official Plan, consistent with direction in the PPS 2024, amendments are required to ensure the secondary plan is consistent with those documents. This includes ensuring greater heights are permitted in Hubs than on adjacent Corridors, with those Corridors permitting greater heights than adjacent Neighbourhoods. These amendments also aim to preserve the intent of the secondary plan and the general distribution of density.
Centretown Neighbourhood Character Areas	
37) In Minor Corridors identified in Volume 1 of the Official Plan, denser <del>low-rise</del> <b><u>built</u></b> forms are permitted. Small-scale, neighbourhood-oriented commercial uses are also permitted on properties fronting these streets.	
38) New development in the Local Neighbourhood designation of the Neighbourhood Character Area shall be compatible with the prevailing pattern of development along the street in the immediate vicinity, in terms of front and side yard setbacks and massing. <del>The maximum height shall be the lesser of 14.5 metres or four storeys, except for the interior low-rise neighbourhood areas in the Golden Triangle east of Elgin Street where the maximum height shall be 11 metres, as identified on Schedule C — Maximum Building Heights.</del>	
Centretown North Character Area	Additionally, amendments are required to the policies for the Uptown Rideau Character Area pertaining to floor space index (FSI) and density redistribution. These policies as they are currently written are difficult to interpret, which results in a lack of transparency as to the permitted built form in that area. The policies are amended to be more comprehensible by identifying the permitted heights as-of-right, while specifying the heights that may be permitted through an amendment to the Zoning By-law if certain conditions are met. This includes the removal of FSI minimums, which are a metric the City is largely eliminating from the Zoning By-law.
39) The predominant land use designation in the North Character Area is Local Neighbourhood, as identified on Schedule B - Designation Plan. <b><u>In the Local Mixed-Use designation,</u></b> <del>Non-residential uses are restricted to the first two floors of a building and cannot occupy more than 50 per cent of its gross floor area in R4 and R5-zoned areas.</del>	
Centretown Central Character Area	
44) Consistent with the eclectic nature of the Central Character Area, it comprises several land use designations, as identified on Schedule B - Designation Plan, including the following mixed-use designations: c) Local Mixed-Use – This applies to portions of the Centretown Central Character Area historically occupied by houses and other low-rise housing forms that have been partially converted to commercial uses and to adjacent neighbouring properties where such conversions are appropriate. Non-residential uses shall be restricted to small-scale commercial uses <b><u>that integrate with a dense, urban environment, with a strong emphasis on uses that serve the local community and contribute to 15-minute neighbourhoods.</u></b> <del>such as personal services, medical</del>	Lastly, the Downtown Mixed-Use designation is amended to include the areas designated Hub in Volume 1 of the Official Plan.

<p><del>facilities, offices and small-scale institutional uses, such as licensed childcare centres. Uses such as restaurants, retail stores and retail food stores, more appropriately located on a Corridor, will not be permitted, except within landmark buildings.</del> Permitted non-residential uses shall be restricted to the first two floors and the basement <del>and shall not occupy more than 50 per cent of the gross floor area of the building,</del> with the exception of those existing buildings containing legally established non-residential uses existing at the date of adoption of the Official Plan. The expansion of legally established non-residential uses shall be subject to appropriate limits. The Local Mixed-Use designation also permits <del>low-rise</del> residential buildings and apartment buildings that do not contain non-residential uses.</p> <p>45) The Centretown Central Character Area also includes properties designated Local Neighbourhood, where the permitted uses <del>shall</del> <b><u>should</u></b> <del>be restricted to</del> <b><u>contribute to 15-minute neighbourhoods</u></b> <del>low-rise forms.</del></p> <p>46) A variety of mid-rise and low-rise buildings shall be encouraged in the Centretown Central Character Area. Schedule C - Maximum Building Heights identifies maximum heights <del>of up to nine storeys as permitted.</del> Where a building greater than six storeys is proposed adjacent to a property where the maximum height is four storeys or adjacent to built heritage resources, a stepping of heights or increased setbacks should be provided to achieve an appropriate transition. Buildings shall be restricted to <del>five</del> <b><u>six</u></b> storeys along Elgin Street.</p> <p>4.5.5 Land Use and Built Form</p> <p>Uptown Rideau is designated as Mainstreet in the Official Plan and this designation supports a wide range of uses. This subsection provides detailed delineation of land-use designations and clear directions on built form design within the planning area. This subsection appreciates the dynamics of this Mainstreet and recognizes the considerably varied physical and contextual conditions of different properties. The built form approach of this subsection is to establish consistent mid-rise building heights <del>and density</del> while allowing for the exploration of alternative built form under specific conditions <del>without increasing the density.</del> Design principles are also provided as general guidance for different built forms.</p> <p><b><u>Baseline</u></b> Heights <del>and Density</del></p> <p>This subsection envisions Uptown Rideau as a street of generally mid-rise buildings and establishes baseline heights. <del>This subsection also recognizes implications of the development density for built form design and establishes maximum Floor Space Indexes (FSI) as an indicator of the development density. The baseline building heights and maximum FSI established in this subsection are generally greater than the heights and FSI allowances under the current Zoning By-law. Council may grant such baseline building heights and density provisions through amendment to the Zoning By-law sought after by individual proponents.</del></p> <p>63) Baseline building heights are shown on Schedule C - Maximum Building Heights. Council may approve additional heights as exceptions through <b><u>an amendment to the Zoning By-law and in accordance with</u></b> <del>the mechanism of density redistribution as detailed in</del> the policies of <del>this</del> <b><u>the Height Exceptions</u></b> subsection <del>for Density Redistribution.</del></p> <p>64) <del>The maximum FSI is shown on Schedule C – Maximum Building Heights.</del> <b><u>Maximum density shall be determined by the Zoning By-law in accordance with the provisions for the applicable zones.</u></b></p> <p>65) This subsection supports <del>a maximum FSI of 6.0</del> <b><u>greater densities</u></b> on two sites, <b><u>those being 359 Rideau Street and 151-155 Chapel Street.</u></b> <del>identified on Schedule C – Maximum Building Heights.</del> These sites are a minimum 4,000 square metres in size, are of regular shape and abut at least two</p>	
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public streets. The size, shape and location of these two sites allow these properties to absorb more density while meeting the built form and public realm design objectives of this subsection. Development on these two sites must accommodate all required parking, loading, and service areas within the building envelope. Vehicular circulation for the development should be internal to the site and must be managed to minimize the impacts on the adjacent properties and municipal right of way.

66) Proponents who seek to achieve higher baseline building heights ~~and greater maximum density~~ shall demonstrate that the objectives of this subsection and other relevant plans, including the policies found in this subsection for Built Form Principles, are achieved and relevant policies and guidelines are followed, including the execution of ~~an~~ **a Community Benefits** agreement pursuant to ~~Policy 15)~~, Section 11 of Volume 1 of the Official Plan ~~for community benefits~~.

~~Density Redistribution~~ **Height Exceptions**

This subsection appreciates the varied physical and historical conditions of the properties within the Uptown Rideau area, including the presence and allowance of high-rise buildings on certain properties, and recognizes the potential opportunities offered by buildings taller than the baseline building heights described in ~~this~~ **the** subsection for **Baseline** Heights ~~and Density~~.

67) Council may approve a built form design that deviates from the maximum building height provision described in the **Baseline** Heights ~~and Density~~ ~~section of this~~ subsection and as shown on Schedule C - Maximum Building Heights, provided all of the following conditions are met as prerequisite requirements:

- a) The lot is a minimum of 2000 square metres in size; and
- b) The lot must abut at least two public realms (with the exception of a privately-owned public space as per Subection 4.5, Policy 65) e); and
- ~~c) The proposed development does not exceed the maximum FSI established by this subsection as detailed on Schedule C—Maximum Building Heights; and~~
- ~~d) c)~~ **c)** The proposed development does not exceed the maximum height allowance established by this subsection, as detailed on Schedule D - Uptown Rideau ~~On-Site Density Redistribution~~ **Height Exceptions**; and
- ~~e) d)~~ **d)** The proposed development provides a minimum 200 square metres of privately-owned publicly accessible space that meets the design guidelines found in Subsection 4.5.6. for Privately-Owned Public Spaces, of this secondary plan; and
- ~~f) e)~~ **e)** The proposed development achieves the principles found in this subsection for Built Form Principles.

68) To protect the established characteristics and pattern of existing residential areas within and adjacent to the planning area, this subsection identifies properties that are not appropriate for ~~density redistribution~~ **greater heights** based on circumstances and context of the lots, as shown on Schedule D - Uptown Rideau ~~On-Site Density Redistribution~~ **Height Exceptions**.

4.5.6 Public Realm

Privately-Owned Public Space (POPS)

This subsection requires the provision of Privately-Owned Public Spaces (POPS) by any developments that seek opportunities for ~~density redistribution~~ **greater heights** as provided for in Subsection 4.5.5 for ~~Density Redistribution~~ **Height Exceptions** as a prerequisite condition.

4.7.8 Building Heights

129) Within the Sandy Hill Character Area, any maximum building heights permitted in the Zoning By-law that exceed the heights indicated on Schedule **B** **C – Maximum Building Heights** as of the date of adoption of this Secondary Plan will continue to apply. ~~Any increases beyond these maximum heights will require an Official Plan Amendment.~~ **Despite this, heights up to nine storeys may be considered on Laurier Avenue East through an amendment to the Zoning By-law.**

*Schedule B – Designation Plan is amended as shown on Schedule 1 below.*

*Schedule C – Maximum Building Heights is amended as shown on Schedule 2 below by permitting:*

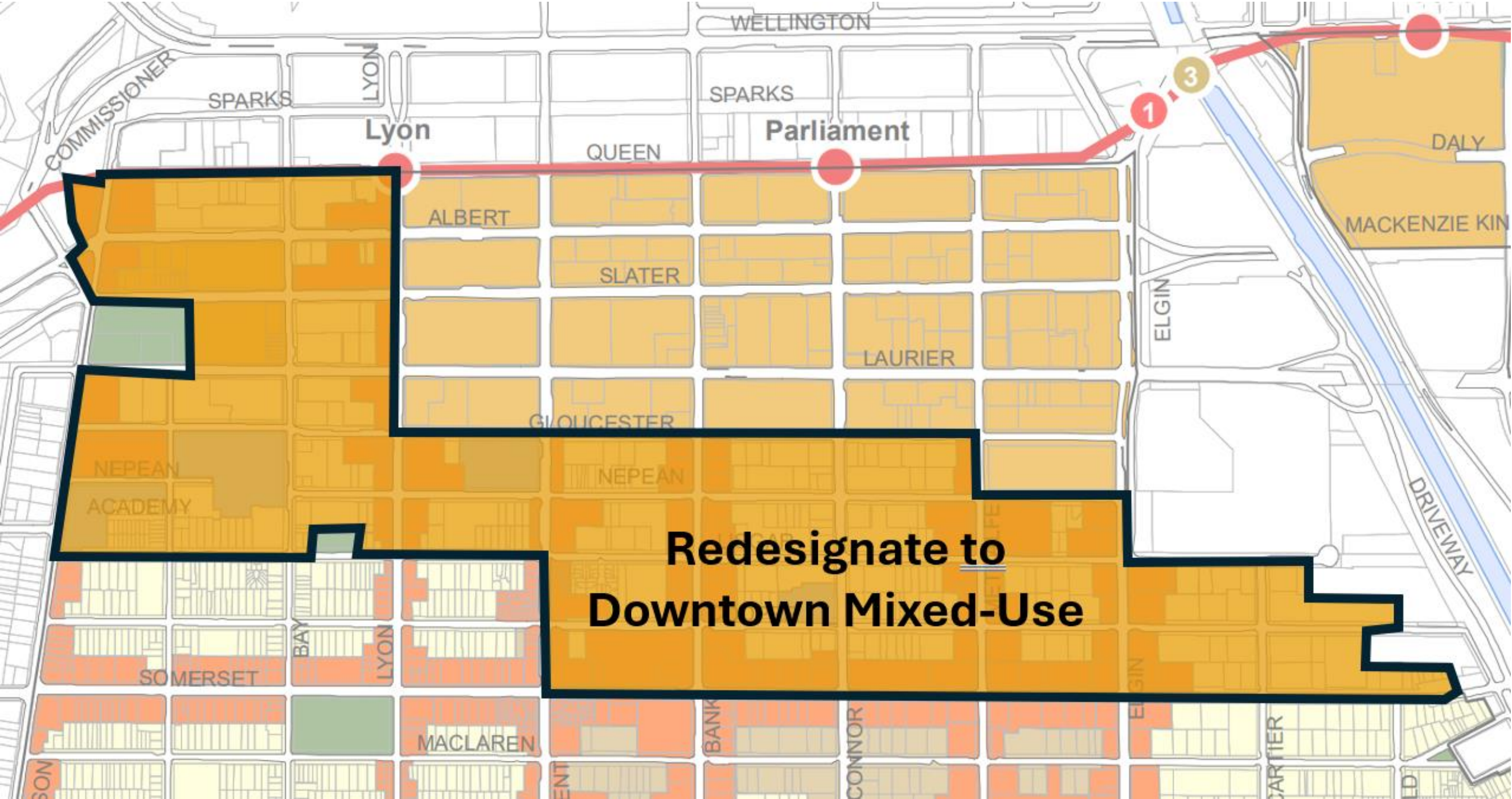
- *27 storeys north of Lisgar Street, south of Gloucester Street, east of Bronson Avenue, and west of Kent Street*
- *27 storeys on the east side of Kent Street north of Somerset Street and south of Lisgar Street*
- *9 storeys on the west side of Kent Street south of Lisgar Street and north of Catherine Street*
- *9 storeys on the east side of Kent Street south of Somerset Street and north of Catherine Street*
- *9 storeys on Somerset Street east of Elgin Street and west of the Rideau Canal*
- *9 storeys on Somerset Street east of Bank Street and west of O’Connor Street*
- *6 storeys on Somerset Street east of the Rideau Canal*
- *6 storeys on Gladstone Avenue west of Elgin Street*
- *6 storeys on Laurier Avenue East*

*Schedule C – Maximum Building Heights is amended by removing the floor space index (FSI) numbers along Rideau Street as shown in Schedule 3 below.*

*Schedule D – Uptown Rideau On-Site Density Redistribution is renamed to Schedule D – Uptown Rideau Height Exceptions, and the legend is amended as shown below on Schedule 4.*

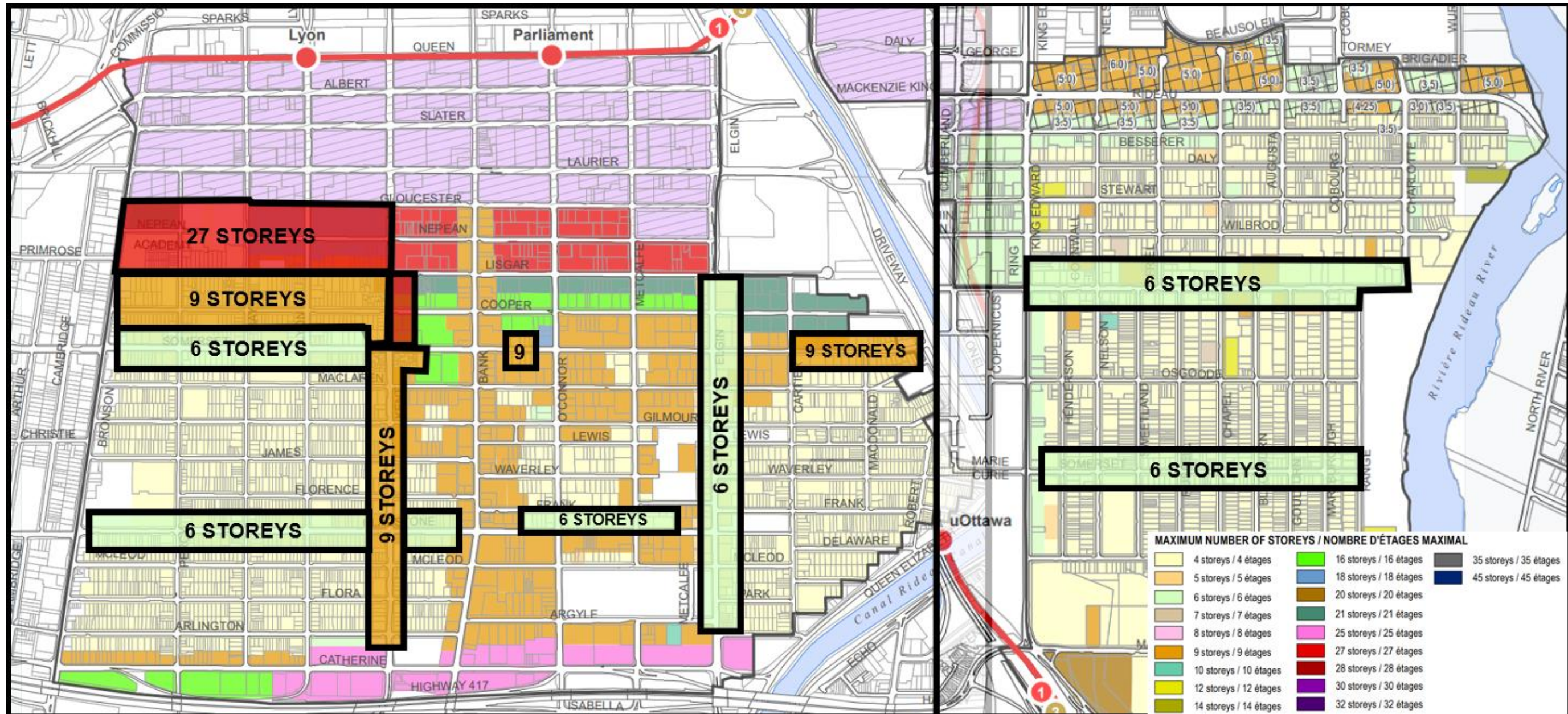


Schedule 1



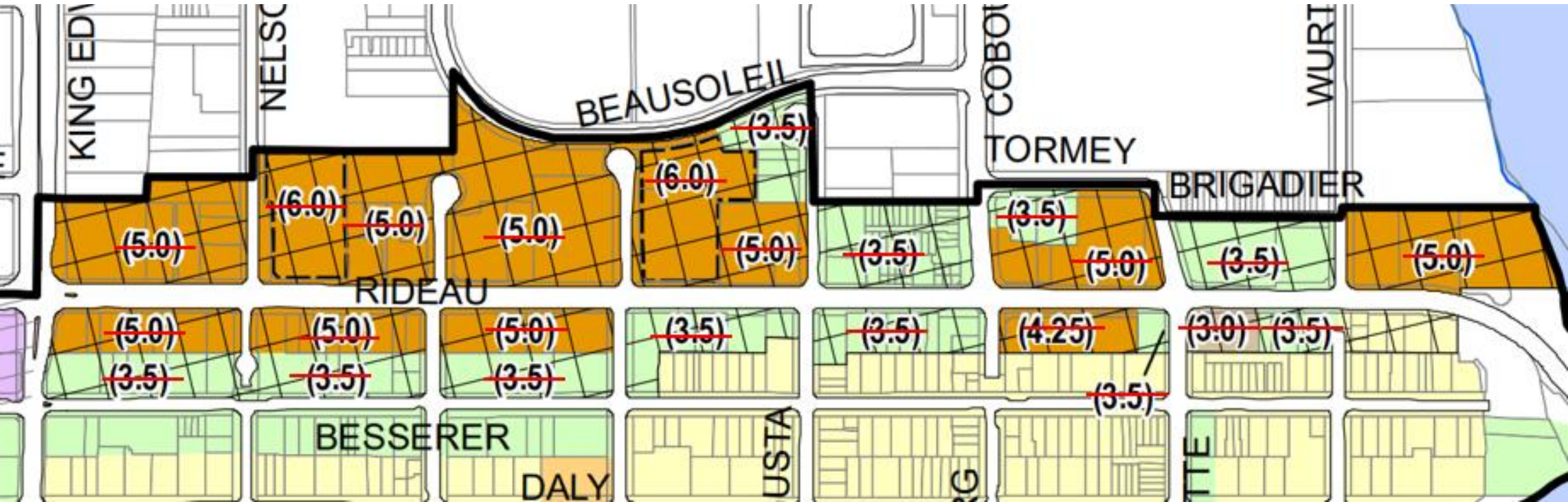


## Schedule 2






Schedule 3




Schedule 4


**Central and East  
Downtown Core /  
Centre-ville Est et Centre**





**SECONDARY PLAN - Volume 2**  
**Schedule D – Uptown Rideau  
Height Exceptions**


PLAN SECONDAIRE - Volume 2  
Annexe D - Secteur est de la rue Rideau -  
Répartition de la densité sur les lieux

 Uptown Rideau Character Area Boundary/  
Zone de caractère du secteur est de la rue Rideau

 **Areas not appropriate for greater heights**  
Les zones non appropriées pour la répartition de la densité sur les lieux

 **Maximum building heights, subject to the policies in Section 4.5.5**  
Hauteur de bâtiment maximale après la répartition de la densité

  
Planning, Infrastructure and Economic Development Department,  
Geospatial Analytics, Technology and Solutions  
Services de la planification, de l'infrastructure et du développement économique,  
Analyse géospatiale, technologie et solutions



**Note: the heights shown on this schedule are NOT the as-of-right permitted heights. These heights may only be permitted through an amendment to the Zoning By-law, provided the application meets the criteria specified in Section 4.5.5 of this secondary plan.**