



September 22, 2014

ACS2014-PAI-PGM-0181

NOTICE OF PLANNING COMMITTEE MEETING

Dear Sir/Madam:

Re: Official Plan and Zoning By-law Amendments – 3 and 4 Booth Street

This is to advise you that the above-noted matter will be considered by the City of Ottawa Planning Committee on **Thursday, October 2, 2014**.

The meeting will begin at 9:30 a.m. in the Champlain Room, City Hall, 110 Laurier Avenue West, Ottawa. You are welcome to attend the meeting and present your views.

Attached is a copy of the report outlining the Departmental recommendations, including a copy of the proposed Official Plan Amendment.

If you wish to speak to the Committee, please call the Committee Coordinator, [Christopher Zwierzchowski](mailto:Christopher.Zwierzchowski@ottawa.ca), at 613-580-2424, extension 21359 in advance of the meeting and preferably, by at least 4:30 p.m. on the day before the meeting.

If you wish to listen to this meeting via audiocast on Ottawa.ca, you may do so by accessing the URL below when the meeting is underway:

http://app05.ottawa.ca/sirepub/agendaminutes/index_en.aspx

If you wish to speak to the Committee or hear this item, please call Christopher Zwierzchowski at 613-580-2424, extension 21359 by 4:00 p.m. on the day before the meeting.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the City of Ottawa before the proposed official plan amendment is adopted or the zoning by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the City of Ottawa to the Ontario Municipal Board.

If a person or public body does not make oral submissions at the public meeting, or make written submissions to the City of Ottawa before the proposed official plan amendment is adopted or the zoning by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board.

unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the adoption of the proposed Official Plan Amendment, or of the refusal of the request to amend the official plan, you must make a written request to the City of Ottawa to the attention of Hieu Nguyen, Planning and Growth Management Department, 110 Laurier Avenue West, 4th floor, Ottawa, Ontario K1P 1J1 by facsimile at 613-580-2576, or e-mail at hieu.nguyen@ottawa.ca.

For information on the item itself, please contact the undersigned at 613-580-2424, extension 26936 or e-mail at hieu.nguyen@ottawa.ca

Yours truly,

Original signed by

Hieu Nguyen, Planner

Planning and Growth Management Department

Attach.



22 septembre 2014

ACS2013-PAI-PGM-0181

AVIS DE RÉUNION DU COMITÉ DE L'URBANISME

Objet : Plan officiel et règlement du zonage – 3 et 4, rue Booth

Madame, Monsieur,

La présente vise à vous informer que le Comité de l'urbanisme de la Ville d'Ottawa étudiera l'article cité sous rubrique le **jeudi 2 octobre 2014**.

La réunion commencera à 9 h 30 dans la salle Champlain, hôtel de ville, 110, avenue Laurier Ouest, Ottawa. Nous vous invitons à assister à la réunion et à présenter votre point de vue.

Veillez trouver ci-joint une copie du rapport comprenant la recommandation du Service et une copie de la modification proposée du Plan officiel.

Le Comité étudiera les rapports écrits traitant de la question qui sont présentés à la coordinatrice du Comité de l'urbanisme, 110, avenue Laurier Ouest, Ottawa, K1P 1J1, par télécopieur au 613-580-9609 ou par courrier électronique à Christopher.Zwierzchowski@ottawa.ca.

Si vous souhaitez prendre la parole devant le Comité, veuillez téléphoner au coordonnateur du Comité, [Christopher Zwierzchowski](mailto:Christopher.Zwierzchowski), au 613-580-2424, poste 21359, avant la réunion et préférablement avant 16 h 30 la journée précédant la réunion.

Si vous souhaitez écouter la réunion à l'aide de la diffusion audio sur ottawa.ca, vous n'avez qu'à accéder au lien URL ci-dessous lorsque la réunion aura commencé : http://app05.ottawa.ca/sirepub/agendamminutes/index_fr.aspx.

Si vous désirez être avisé(e) de l'adoption de la modification proposée au Plan officiel ou du rejet de la demande de modification, vous devez présenter une demande par écrit en ce sens à la Ville d'Ottawa, à l'attention de Melissa Jort-Conway, Service de l'Urbanisme et Gestion de la croissance, 110, avenue Laurier Ouest, 4^e étage, Ottawa (Ontario) K1P 1J1, par télécopieur au 613-580-2576, ou par courrier électronique à melissa.jort-conway@ottawa.ca.

Si une personne ou un organisme public ne présente pas d'exposé oral à la réunion publique ou ne présente pas d'exposé écrit à la Ville d'Ottawa avant l'adoption de la

modification au Plan officiel, la personne ou l'organisme public ne pourra pas interjeter appel de la décision du Conseil de la Ville d'Ottawa devant la Commission des affaires municipales de l'Ontario.

Si une personne ou un organisme public ne présente pas d'exposé oral à la réunion publique ou ne présente pas d'exposé écrit à la Ville d'Ottawa avant l'adoption de la modification au Plan officiel, la personne ou l'organisme public ne pourra être joint en tant que partie à l'audition de l'appel devant la Commission des affaires municipales de l'Ontario à moins que, de l'avis de la Commission, il existe des motifs raisonnables de le faire.

Pour obtenir des renseignements sur l'article même, veuillez communiquer avec la personne soussignée, au 613-580-2424, poste 16187 ou par courriel à melissa.jort-conway@ottawa.ca.

Veillez agréer, Madame, Monsieur, l'expression de mes sentiments les meilleurs.

Original signé par

Melissa Jort-Conway, Urbaniste

Service de l'Urbanisme et Gestion de la croissance

p.j.



**ITEM NO
NUMÉRO DE L'ARTICLE**

**Request to speak form
Fiche de demande d'intervention**

Please complete the Request to Speak form and give the Committee Coordinator at the beginning of the meeting or sent it to by Fax at 613-580-9609.

Veillez remplir la fiche de Demande d'intervention et la remettre à la coordinatrice/au coordonateur du Comité de la réunion ou l'envoyer par Facsimile au (613)580-9609.

**Committee and Meeting Date
Comité et date de la réunion**

Subject/objet

Please indicate your position with respect to the report recommendation:

I agree I oppose

Veillez donner votre opinion sur la recommandation du rapport :

Je suis d'accord Je suis en désaccord

Name/nom

**Company, Agency or Community Organization (if applicable)
Société, agence ou organisme communautaire (s'il y a lieu)**

Street and/or e-mail address, Postal Code and Telephone/Adresse municipal et/ou courriel, code postal et numéro de téléphone

Personal Information contained on this form is collected pursuant to s.75 (4) of By-Law No. 2002-247, and will be used as a record of, and possible follow up to, participation in this meeting. Questions about this collection should be directed to the Manager, Council and Committee Services, 110 Laurier Avenue, Ottawa, Ontario K1P 1J1. Telephone (613) 580-2424, ext. 26836. / Les renseignements personnels contenus dans le présent formulaire sont recueillis en vertu du p.75(4) du Règlement municipal 2001-20, et seront utilisés à des fins de référence et de suivi éventuel à la participation à cette réunion. Toute question concernant cette collecte de renseignements doit être adressée au Gestionnaire des services au Conseil et aux Comités, 110, avenue Laurier Ouest, Ottawa (Ontario) K1P 1J1. Téléphone (613) 580-2424, poste 26836

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme**

**and Council
et au Conseil**

**September 22, 2014
22 septembre 2014**

**Submitted by
Soumis par:**

**Nancy Schepers,
Deputy City Manager / Directrice municipale adjointe,
Planning and Infrastructure / Urbanisme et Infrastructure**

Contact Person / Personne ressource:

**Michael Mizzi, Chief / Chef,
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(613) 580-2424, 15788, Michael.Mizzi@ottawa.ca**

Report Author / Auteur du rapport:

**Hieu Nguyen, Planner II / Urbaniste II, Development Review Urban Services Unit /
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(613) 580-2424, 26936, Hieu.Nguyen@ottawa.ca**

Ward: SOMERSET (14)

File Number: ACS2014-PAI-PGM-0181

**SUBJECT: Official Plan and Zoning By-law Amendments – 3 and 4 Booth Street
(Chaudière and Albert Island)**

**OBJET: Modifications au Plan officiel et au Règlement de zonage – 3 et 4,
rue Booth (île Chaudière et Albert)**

REPORT RECOMMENDATIONS

That Planning Committee recommend Council approve:

1. An amendment to the Lebreton Flats Central Area Secondary Plan to allow for a mixed-use community at 3 and 4 Booth Street (Chaudière and Albert Islands), as shown on Document 1 and detailed in Document 5; and
2. An amendment to Zoning By-law 2008-250 to change the zoning at 3 and 4 Booth Street from Parks and Open Space to a Downtown Mixed-Use zone to allow for a mixed-use development and Major Leisure Facility zone on new park lands, as shown in Document 1, detailed in Document 6, and set out in Documents 7 and 8.

RECOMMANDATIONS DU RAPPORT

Que le Comité de l'urbanisme recommande au Conseil d'approuver ce qui suit :

1. Une modification au Plan secondaire du secteur central – Plaines Lebreton, afin de permettre un aménagement polyvalent aux 3 et 4, rue Booth (îles Chaudière et Albert), tel qu'illustré dans le document 1 et exposé en détail dans le document 5;
2. Une modification au Règlement de zonage 2008-250 visant à faire passer le zonage des 3 et 4, rue Booth de Zone de parc et d'espace vert à Zone d'utilisations polyvalentes de centre-ville, afin de permettre un aménagement polyvalent et une zone de grande installation de loisirs sur les terrains nouvellement désignés à utilisation de parc, tel qu'illustré dans le document 1, exposé en détail dans le document 6 et expliqué dans les documents 7 et 8.

EXECUTIVE SUMMARY

Assumptions and Analysis

The site is comprised of Chaudière and Albert Islands along Booth Street north of the Canadian War Museum and is part of the former Domtar paper mill lands which are also partly located in the City of Gatineau. The entire former Domtar lands are to be transformed into a dynamic mixed-use community referred to as the Isles. The Chaudière and Albert Islands' portion of the larger site are located within the Ottawa River along the northern edge of the City's downtown core adjacent to the inter-provincial boundary of Quebec and Ontario. The site is next to Chaudière Falls, and near the National Capital Commission (NCC) multi-use pathway system that runs

along the Ottawa River. The site is approximately 650 metres from the Lebreton Flats community and Transitway station. A hydro-electric generation plant owned by Energy Ottawa is also located on Chaudière Island.

The transformation plan proposes a green mixed-use community with the goal of becoming a destination for both residents and visitors. Public access to the waterfront and opening up views to Chaudière Falls and Parliament Hill are key features for the transformation plan. Approximately 1200 residential units, 4,800 square metres for retail, 17,000 square metres for office, and a hotel are proposed to be located on the Chaudière and Albert Islands.

The Official Plan amendment is to amend the Lebreton Flats chapter of the Central Area Secondary Plan to define land use designations and provide policy directions for the development of the Chaudière and Albert Islands. Currently, there is no land use designation or specific policies for these lands within the Central Area Secondary Plan. The current Lebreton Flats chapter of the Central Area Secondary Plan only sets out land use designations and policies for that portion of Lebreton Flats located on the mainland and at the time that these policies were established, assumed that the NCC would be acquiring the islands and that they would be developed under NCC direction. However, Chaudière and Albert Islands have remained under private ownership or use and now have been acquired by a private sector development interest. The purpose of the amendment is to update the policies for the islands to today's context and realize the current owner's transformation plan that was developed through an extensive consultation process involving the Cities of Gatineau and Ottawa, the NCC and the general public.

The site is zoned Parks and Open Space, with an exception to permit additional uses, and also subject to a holding zone. The Zoning By-law amendment is to rezone the portion of the site which will be redeveloped into a mixed-use community to a Mixed Use Downtown zone to allow for residential, commercial, and office uses, with a maximum building height schedule. The amendment also retains the holding zone but introduces new provisions required to lift the holding zone.

The Department recommends approval of the proposed amendments to the Central Area Secondary Plan and Zoning By-law for the islands. The proposal conforms to the Provincial Policy Statement and the city building and overall Central Area policies of the Official Plan. The proposal promotes an environmentally sustainable development incorporating heritage preservation, public access to natural features/amenities, and new and improved pedestrian and cycling connections. The site will become a

destination for residents and visitors, creating a place for public enjoyment that will add significantly to the image and identity of the downtown and broader city.

Public Consultation/Input

Notification and public consultation was undertaken in accordance with the City's Public Notification and Public Consultation Policy. A public open house was held on June 24, 2014 at the Canadian War Museum. Approximately 200 residents were in attendance as well as the Ward Councillor and City staff. As part of the developer's pre-consultation, an earlier public open house event was held in December 2013 with more than 900 residents in attendance.

Thirty-seven comments were received on the proposal. The comments were generally positive and many residents expressed excitement for the transformation plan. There were some suggestions and concerns submitted on urban design, transportation, land use, housing, consultation, and the environment.

RÉSUMÉ

Hypothèses et analyse

L'emplacement visé est constitué de la partie des îles Chaudière et Albert longeant la rue Booth au nord du Musée canadien de la guerre. Il fait partie des terrains de l'ancienne papeterie Domtar, qui se trouvent également partiellement dans la Ville de Gatineau. La totalité des terrains de l'ancienne papeterie Domtar est destinée à devenir une collectivité polyvalente dynamique appelée les Îles. La partie de l'emplacement englobant les îles Chaudière et Albert est située sur la rivière des Outaouais, sur la bordure nord du centre-ville adjacente à la frontière interprovinciale Québec-Ontario. L'emplacement jouxte la chute Chaudière et est situé près du réseau de sentiers polyvalents de la Commission de la capitale nationale (CCN) qui longe la rivière des Outaouais. Il se trouve à environ 650 mètres des plaines LeBreton et de la station du Transitway desservant cette collectivité. La centrale hydroélectrique appartenant à Énergie Ottawa se trouve également sur l'île Chaudière.

Le plan de transformation propose la création d'une collectivité écologique et polyvalente destinée à devenir une destination tant pour les résidents que pour les visiteurs. L'accès public au bord de l'eau et les points de vue panoramiques sur la chute des Chaudières et la colline du Parlement sont des caractéristiques importantes de ce plan de transformation. Environ 1 200 unités d'habitation, 52 000 m² de commerces de détail, 184 000 m² d'espaces à bureaux et un hôtel seraient aménagés sur les îles Chaudière et Albert.

La modification au Plan officiel vise à modifier le chapitre du Plan secondaire du secteur central consacré aux plaines Lebreton, afin de définir les désignations d'utilisation du sol et de fournir des orientations stratégiques pour l'aménagement des îles Chaudière et Albert. Actuellement, on ne retrouve dans le Plan secondaire du secteur central ni désignation d'utilisation du sol ni politiques particulières s'appliquant à ces terrains. Le chapitre consacré aux plaines LeBreton ne présente que des désignations d'utilisation du sol et des politiques visant la partie non insulaire des plaines Lebreton. Ce chapitre tient compte du fait que, à l'époque où ces politiques ont été rédigées, la CCN devait faire l'acquisition des îles et diriger leur aménagement; toutefois, les îles Chaudière et Albert sont restées de propriété ou d'utilisation privée, et ont été achetées par un promoteur du secteur privé. La modification a donc pour objet de mettre à jour les politiques s'appliquant aux îles au regard du contexte actuel, et de permettre la mise en œuvre du plan de transformation du propriétaire actuel, élaboré par suite d'un processus détaillé de consultation impliquant la Ville de Gatineau, la Ville d'Ottawa, la CCN et les membres du public.

Le zonage de l'emplacement est Zone de parc et d'espace vert, assorti d'une exception permettant d'autres utilisations et d'une disposition d'aménagement différé. La modification au Règlement de zonage vise à attribuer à la partie de l'emplacement qui sera réaménagée en collectivité polyvalente la désignation de Zone d'utilisations polyvalentes de centre-ville, afin de permettre des utilisations résidentielles, commerciales et de bureau, une désignation qui serait assortie d'une annexe relative à la hauteur de bâtiment maximale. La modification conserve la disposition d'aménagement différé mais met en place les dispositions nécessaires pour la supprimer.

Le Service recommande d'approuver les modifications proposées au Plan secondaire du secteur central et au Règlement de zonage s'appliquant aux îles. Elles sont conformes à la Déclaration de politiques provinciale ainsi qu'aux politiques du Plan officiel s'appliquant aux bâtiments et, plus globalement, au secteur central. Les modifications proposées favorisent les aménagements durables sur le plan de l'environnement, qui tiennent compte de la conservation du patrimoine, de l'accès du public aux éléments naturels et de la mise en valeur ou de l'aménagement de liens piétonniers et cyclables. L'emplacement deviendra une destination pour les résidents et les visiteurs, un lieu d'agrément public qui contribuera grandement à améliorer l'image et l'identité du centre-ville et de l'ensemble du territoire municipal.

Consultation publique / commentaires

Les membres du public ont été avisés et consultés conformément à la politique de la Ville sur les notifications et les consultations publiques. Une réunion portes ouvertes a été organisée le 24 juin 2014 au Musée canadien de la guerre. Environ 200 résidents étaient présents en compagnie du conseiller municipal du quartier et de quelques employés de la Ville. Dans le cadre du processus préalable à la consultation menée par le promoteur, une réunion portes ouvertes avait également eu lieu en décembre 2013 et avait attiré plus de 900 résidents.

Trente-sept commentaires ont été reçus au sujet de ce projet. La plupart étaient globalement positifs et de nombreux résidents ont fait part de leur enthousiasme au sujet du plan de transformation. Quelques suggestions et préoccupations ont été émises à propos du design urbain, du transport, de l'utilisation du sol, du logement, du processus de consultation et de l'environnement.

BACKGROUND

Learn more about [Zoning By-law amendments](#)

For all the supporting documents related to this application visit the [Development Application Search Tool](#).

Site location

The site comprises the Chaudière and Albert Islands located on the Ottawa River as shown on Document 1 and are addressed 3 and 4 Booth Street.

Description of site and surroundings

The Chaudière and Albert Islands are part of the lands formerly occupied by the Domtar paper mill. Other lands formerly occupied by Domtar are located in Gatineau. The former Domtar holdings have been acquired by Windmill Developments who are proposing a transformation of the Domtar lands into an integrated mixed-use development, referenced as the Isles that will span across the cities of Ottawa and Gatineau.

The site area located within Ottawa is approximately 7.3 hectares with street frontage along both sides of Booth Street, north of the Canadian War Museum. On-site are the historic un-occupied industrial buildings and abutting the subject area is the Energy Ottawa hydroelectric generation plant.

The site is within the City's central core along the Ontario-Quebec boundary with the Chaudière (Union) Bridge connecting both cities. Booth Street becomes Eddy Street, when crossing the bridge to Gatineau. The islands are surrounded by the Ottawa River, Chaudière Falls, and the Ottawa River pathway network. Nearby, is the Aboriginal Centre, located on Victoria Island, with the Lebreton Flats area located further to the south. The site is approximately 650 metres from the Lebreton Flats Transitway station and the future Pimisi LRT station.

The overall development will have eight districts, three of which are located in Ottawa, namely Chaudière West, Chaudière East and Albert Island, as shown in Document 2. Approximately 1,200 residential units, 4,800 square metres of retail use, 17,000 square metres of office space, and a hotel are proposed. The concept plans for these three districts are shown in Document 3.

Summary of proposed Official Plan amendment

The site is within the Central Area as shown on Schedule B of the Official Plan and is part of the Lebreton Flats character area of the Central Area Secondary Plan. There are no specific land use designations or policies regarding Chaudière and Albert Islands in the Secondary Plan. The City has initiated an Official Plan amendment to up-date the Secondary Plan. This includes putting in place a 'Mixed Use' and 'Greenway' land use designations and policies that will serve to provide direction for the future development being proposed for the Chaudière and Albert Islands as part of the larger transformation of the former Domtar lands.

The Official Plan Amendment details are provided in Document 5.

Summary of proposed Zoning By-law amendment

The site is zoned Parks and Open Space (O1L[329]-h), with an exception to permit additional uses and is under a holding zone, which requires that a secondary planning process be completed.

The proposed zoning will put in place a Mixed Use Downtown (MD) Subzone to allow for a mix of residential, commercial, and office uses, with a maximum building height schedule and provisions that limit the number of high rise buildings (considered buildings over nine storeys) and the floor plate size of the building tower (portion above the ninth storey). This reflects the overall intensity of development contemplated by the overall master concept plan that has been developed for the site.

The new parks, labelled as West End Park and East End Park on Image C in Document 4 will be rezoned to Leisure (L2) Zone to permit recreational and fairground uses.

The amendment also updates the provisions required to lift the holding zone. The Zoning By-law amendment details are provided in Document 6 and related zoning schedules are shown in Documents 7 and 8.

Site Plan Control Application

There is a concurrent Stage 1 Site Plan Control application, which will review the concept plan for the whole site as well as servicing, transportation, and environmental conditions and requirements. A number of detailed site plan (Stage 2) applications will be submitted over the course of the development.

Part of the site plan control approval will be ensuring public access to the new public parks as the street network on the islands will be under private ownership. The City will be in negotiations with the proponent regarding public access arrangements.

DISCUSSION

Public consultation

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Official Plan and Zoning By-law amendments.

A public open house was held on June 24, 2014 at the Canadian War Museum during the formal comment period for the proposed Official Plan and zoning amendments. Approximately 200 residents were in attendance as well as the Ward Councillor and City staff. The developer had also hosted a public open house event in December 2013 as part of their pre-application consultation. More than 900 residents were in attendance for the introduction of the project.

The City has engaged the Algonquins of Ontario on the development applications. The City will look for opportunities to recognize and acknowledge the First Nations history through commemorative place making and pathways, the heritage interpretive plan, and naming of streets and parks. In addition, Windmill Development has had consultations with the Algonquins of Ontario throughout the application process as well as before the applications were submitted to the City. They have also invited other First Nations groups to the public open houses and events that have been held to date.

Thirty-seven comments were received on the proposal. The comments were generally positive with regards to the overall project and many residents expressed excitement for the development. There were some suggestions and concerns submitted, which are summarized in Document 9.

For this proposal's consultation details, see Document 9 of this report.

Provincial Policy Statement

The *Planning Act* requires that all City planning decisions be consistent with the Provincial Policy Statement (PPS), a document that provides policies on matters of Provincial interest related to land use development. The PPS contains policies which direct development within urban areas to efficiently use land, infrastructure and public services, and to support strong and healthy communities.

The proposed development promotes intensification by adding new residential units, employment, commercial activity and entertainment to the City's central area. As the site is a brownfield, the land will be remediated and improved access to the Ottawa River shoreline for public enjoyment will be provided as part of the development. The site is approximately 650 metres from rapid transit and transit ridership will be promoted through transportation demand management (TDM) measures along with the provision of pedestrian and cycling facilities to ensure local connections and links to the greater network.

The recommended Official Plan and Zoning By-law amendments are considered consistent with the matters of Provincial interest as outlined in the *Planning Act*. The development is considered in keeping with the PPS by promoting intensification on an underdeveloped brownfields site, which is near public transit and community amenities, and the proposal contains a mix of uses to encourage living, working, and visiting in the City's urban core. Collectively, these attributes support the long term prosperity of a liveable sustainable community.

Canada's Capital Core Area Sector Plan

The National Capital Commission (NCC) Core Area Sector Plan (2005) is a plan for the heart of the National Capital Region, covering the downtown core areas of the cities of Ottawa and Gatineau. The downtown area of Ottawa includes Confederation Boulevard, the Parliamentary and Judicial Precincts, and Lebreton Flats. The Plan sets out how federal government lands will be developed until 2025.

Chaudière and Albert Islands are referenced under 'The Islands and Lebreton North' in Section 4.4 of the Plan. The intent for this area is to celebrate the industrial, aboriginal, and natural heritage and to establish a link between the downtowns of Ottawa and Gatineau. A mix of uses with programmed open space is envisioned to create a unique public experience.

Official Plan

The Official Plan was updated last year through an Official Plan Amendment (OPA) as part of the City's regular five-year review process. City Council approved OPA 150 in December 2013, which was appealed and is now before the Ontario Municipal Board (OMB). The amendments adopted under OPA 150 are to be considered for this proposal as the development applications were received in April 2014 after OPA 150 was approved; however, some policies may be amended pending the OMB decision on the appeals.

The site is designated Central Area in the Official Plan. The Central Area is the economic and cultural heart of the city and the location of many visitor destinations. The OP has a minimum density requirement of 500 people and jobs per gross hectare for the Central Area. Lebreton Flats, which contains this site, is envisioned as a vibrant urban community. The Central Area designation promotes a range of land uses as well as day and night year-round activities. It is acknowledged in the Official Plan that to realize the vision for the Central Area, walking, cycling, and transit must be priority modes of travel.

Secondary Plan

The site is within the Lebreton Flats character area of the Central Area Secondary Plan, as shown in Document 4. It is recognized that the Lebreton Flats area is a unique site and is to be developed as a people place, consisting of compact neighbourhoods, connected together by an open space network. A mix of uses is to be provided to achieve a balance of housing and jobs. Lebreton Flats is the last downtown waterfront area that can be redeveloped to provide for public access to the Ottawa River. This is a key policy thrust of the Central Area Secondary Plan for Lebreton Flats.

Schedule Q of the Secondary Plan comprises the Lebreton Flats Land Use Plan. There is no land use designation for the islands nor are there any specific policies currently in the secondary plan that applies specifically to the islands. Rather, the current land use designations and policies for Lebreton Flats are focused on providing direction for development of the Flats on mainland Ottawa and are framed around the NCC being

the landowner and approval authority through the NCC planning approvals process. Chaudière and Albert Islands; however, have remained under private ownership, management, and/or use. Only Victoria Island with the mainland portion of Lebreton Flats is NCC-owned or has been under their jurisdiction.

The purpose of this OPA is to amend Schedule Q to establish a mixed use land use designation for the Chaudière and Albert Islands and to put in place a directional policy framework for the redevelopment of the site under today's context and existing conditions. Document 5 outlines the OPA details.

Heritage Considerations

The subject property has cultural heritage value derived from its associations with First Nations, the early settlement of Ottawa, and the role that the former Domtar lands played in the industrial history of the city as the site of various industries, including the wood Industry, the pulp and paper Industry, and the hydro-electric power industry.

A Memorandum of Understanding (MOU) describing the cultural values of the site has been signed by the City and Windmill Development. The MOU includes a list of heritage attributes for the site and its buildings, including: the Main Mill, the Booth Board Mill, the Administration Building, the Stables and Carriage House, and the Central Stores Building. The MOU states that the designation of the site's heritage resources under the *Ontario Heritage Act* will be initiated as part of the multi-year plans for the site.

A Cultural Heritage Impact Statement (CHIS) was submitted by Windmill Developments and meets the City's requirements. The CHIS demonstrates how the development will respect the site's cultural heritage values and outlines the retention and reuse of existing physical features and buildings.

Transportation Considerations

The existing levels of vehicular traffic are either near or at capacity and it is recognized that the projected traffic is anticipated to increase, both from the site development and commuter travel between Ottawa and Gatineau. The City's Official Plan promotes intensification in this area and focuses on public transit and improving the overall pedestrian and cycling network to respond to transportation and mobility needs.

Chaudière Bridge is one of five inter-provincial bridges between Ottawa and Gatineau and one of two designated truck routes in the downtown. A new bridge is currently not planned at this time but with the build out of this development, it may raise the need for a new bridge or bridge improvements in the future. The City's Transportation Master

Plan (TMP) identifies a future multi-use pathway from Bayview Station, one station east of Lebreton Flats, to Gatineau across the Prince of Wales Bridge as a Phase 1 (2014-2019) project. The O-train extension along this route is also identified on the TMP Rapid Transit and Transit Priority Network - 2031 Network Concept Plan.

The Multi-modal Transportation Study was undertaken for the whole Isles development project and was submitted to both cities as the study areas in Ottawa and Gatineau overlap and includes the traffic impacts to the shared Booth-Eddy streets and bridge corridor.

In association with the implementation of development, a Transportation Demand Management (TDM) program will be developed and implemented to support achieving targets for non-automotive modes of travel and that will provide for infrastructure, including new and improved pedestrian and cycling infrastructure and links to support use of non auto travel modes. As the site is within 800 metres of rapid transit, facilitating access to the Transitway and future LRT line will also be a high priority to reducing automotive trips. Additional transit stops will be provided along Booth Street.

The site plan control process will review in more detail the internal street and pathway configuration and layout. The Booth-Eddy Street corridor will require an updated cross-section to accommodate cycling lanes, bus stops, and modifications to Chaudière Bridge with approval from the cities of Gatineau and Ottawa and Public Works Government Services of Canada (PWGSC), owner of Chaudière Bridge. The City has been and will continue to assist in the multi-stakeholder discussion on the Booth-Eddy Street corridor.

Infrastructure Considerations

A serviceability report was undertaken to determine the stormwater, water, and sanitary servicing requirements for the proposed development. The infrastructure review found that stormwater management can be readily accommodated on-site. For water supply services, there is an existing connection along Booth Street and a second connection will be required as a redundancy feed, which is planned along the Portage Bridge connecting to Wellington Street. For the sanitary servicing, the existing sanitary sewer may require replacement to increase capacity. As part of the holding zone provisions, an updated servicing report will be required confirming the final water and sanitary servicing solutions.

Urban Design Review Panel

As part of the pre-application consultation, the proposed development concept was reviewed by a joint design review panel (JDRP), consisting of representatives from the NCC Design Review Panel, the City of Gatineau, and the City of Ottawa Urban Design Review Panel to provide urban design comments and guidance in the context of the site's capital significance with common and shared interest for public amenity.

The Panel provided comments on the Isles' concepts plans, which included feedback on land use mix, massing and height of buildings, view corridors of national symbols, public realm strategy, and compatibility with the area's heritage context. Mid-rise building typology was encouraged with high rises limited to 12 to 15 storeys. The Panel advised that a tall focal point between Lebreton and Gatineau should be avoided so there is no competing with the national symbols in the area. The development concept illustrated the pedestrian and cycling circulation in which the Panel was supportive of, but noted that transportation, traffic and parking strategies would need to be undertaken. The Panel emphasized the importance of setting design guidelines to ensure consistency and continuity in the whole development. The JDRP recommendations provided to the applicant were incorporated into the Master Plan document for the Isles.

The site is within a Design Priority Area and future Site Plan Control applications will be subject to the City's Urban Design Review Panel (UDRP) process. The applicant will be submitting a number of site plan applications over the course of the development and each application will be presented to the UDRP at a formal review, public meeting.

Planning Rationale

The proposal is in conformance of the Provincial Policy Statement and the city building and central area policies of the Official Plan. Although the lands are not being developed by the federal government, the development is in keeping with the NCC Core Area Sector Plan of heritage preservation, providing connections between the cities of Ottawa and Gatineau, and creating a place for public enjoyment.

The amendment to the Central Area Secondary Plan will update the Plan and provide policy direction for the redevelopment of Chaudière and Albert Islands as the development context for this site has changed significantly. The policies for Lebreton Flats were created under the context of development being undertaken by the federal government; however, the site will be developed by a private-sector developer. As the development spans many jurisdictions, there has been collaboration and consultation

among the NCC, City of Gatineau, City of Ottawa, and the developer. It is, therefore, considered timely to amend the Central Area Secondary Plan.

The Zoning By-law amendment is consistent with the proposed policy direction for the site. The area is designated Central Area in the Official Plan and recommended to be designated Mixed-use Area in the Secondary Plan. The existing zoning is an 'Open Space' zone and amending to 'Mixed-Use Downtown' and 'Leisure' zones would be appropriate and is in keeping with the proposed policy framework. As further study is undertaken on the development, an additional amendment to the Zoning By-law may be required to detail the performance standards. The zoning will also retain the holding provisions and provides for updated provisions detailing items to be addressed prior to the holding provisions being lifted. The holding provisions may be lifted in whole or in part to allow for phased development.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Holmes is aware and supports the transformation plan for the islands and the Zoning By-law and Official Plan amendments required to allow for the transformation plan to be implemented.

LEGAL IMPLICATIONS

There are no legal impediments to adopting the recommendations outlined in this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

Design considerations with respect to accessibility are generally addressed through the Site Plan Control review process and are not a key consideration related to an Official Plan amendment or rezoning.

ENVIRONMENTAL IMPLICATIONS

The proponent is seeking a designation from One Planet Communities, an international sustainability program for building green communities. Principles include reducing carbon and waste and promoting sustainable transport, materials, and food. The development includes dedicated green spaces as well new public parks.

As part of the application submission, an Environmental Impact Statement and Phase I and II Environmental Site Assessment reports have been submitted as well as a Hydrotechnical Flood Study to determine the water surface elevation of the Ottawa River and to update the floodplain map of the islands.

The recommended Official Plan and Zoning By-law amendments will have positive environmental implications, including promoting the use of walking, cycling, and transit as well as lowering the dependency in automotive use and reduction in greenhouse gases. The development will result in a brownfield site being remediated in which the proponent will be applying to the Brownfields Redevelopment Program, the City's incentive program for brownfield redevelopment.

TECHNOLOGY IMPLICATIONS

Information Technology and Planning and Growth Management have agreed that for Land Use reports from Development Review Services and Policy Development and Urban Design Branches, there is no technology component.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- C3 – Provide a compelling, vibrant destination.
- EP1 - Promote Ottawa Globally.
- EP3 - Support growth of local economy.
- TM1 - Ensure sustainable transit services.
- TM3 - Provide infrastructure to support mobility choices.
- TM4 - Promote alternative mobility choices.
- ES3 - Reduce environmental impact.

- HC2 - Improve parks and recreation.
- HC4 - Improve arts and heritage.

APPLICATION PROCESS TIMELINE STATUS

This application was not processed by the "On Time Decision Date" established for the processing of Official Plan and Zoning By-law amendment applications due to the scale and complexity of the project.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Proposal Development Districts

Document 3 Development Concept Plans

Document 4 Central Area Secondary Plan Character Areas

Document 5 Proposed Official Plan Amendment (attached separately - on file with the City Clerk)

Document 6 Details of Recommended Zoning

Document 7 Zoning By-law Amendment Key Map

Document 8 Zoning By-law Amendment Height Schedule

Document 9 Consultation Details

Document 10 Overview Data Sheet (attached separately - on file with the City Clerk)

CONCLUSION

Staff supports the proposed amendment to the Central Area Secondary Plan applicable to Lebreton Flats and the proposed zoning to establish a downtown mixed-use zone for the Chaudière and Albert Islands. These amendments will provide for the overall development concept to be further developed and implemented over time to see the islands transformed into a unique and dynamic mixed use community that will for the first time in the history of Ottawa provide for opening up the opportunity for increased public access and connectivity to the shorelines of the Ottawa River and improved views of Chaudière Falls. The islands will be developed as a showcase of sustainable development that combined with its unique location and dynamic mix of uses and

buildings, including repurposed industrial heritage buildings, will become a destination and must visit place for residents and visitors. Furthermore, it will become a complete community and dynamic downtown neighborhood, accommodating employment and residents.

DISPOSITION

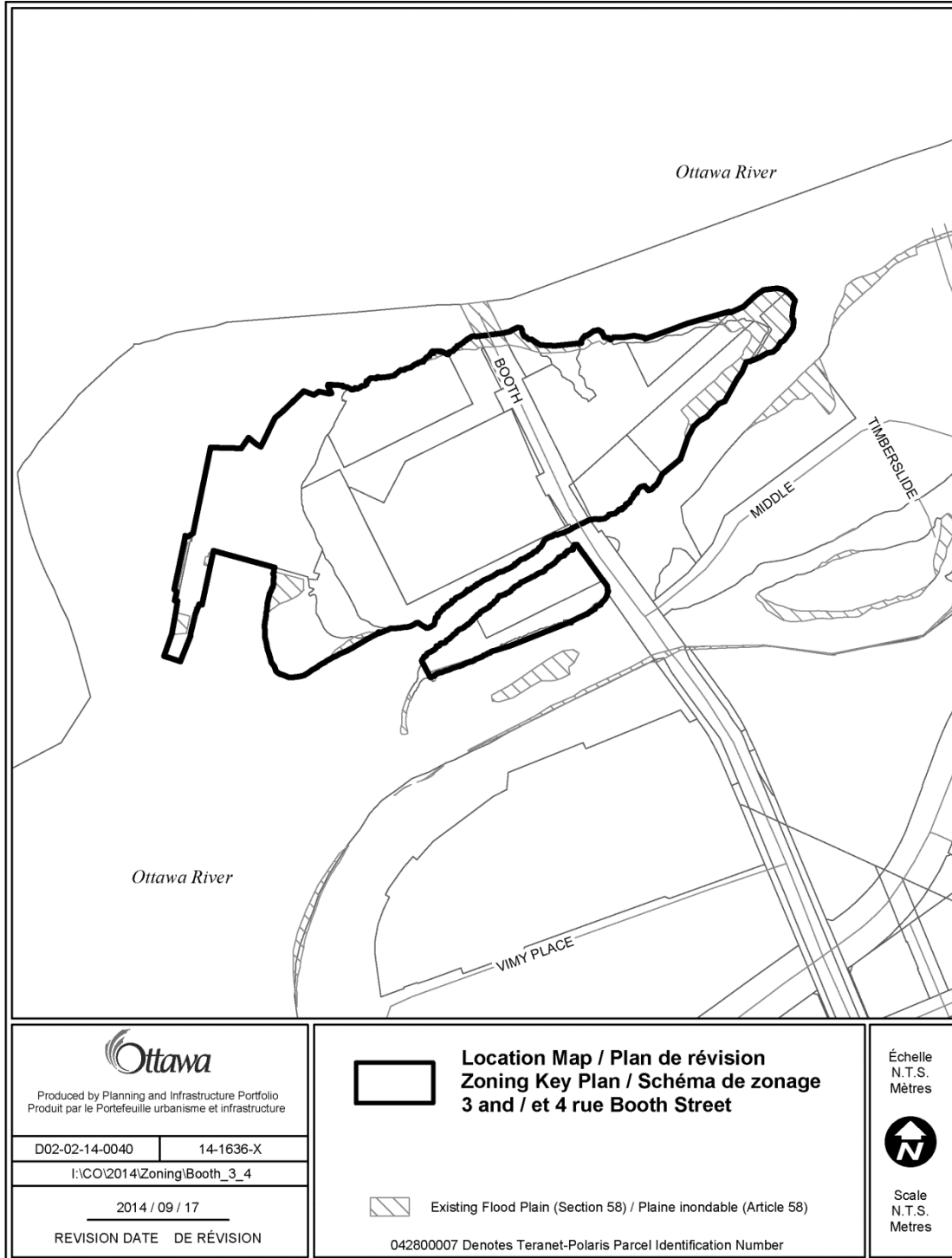
City Clerk and Solicitor Department, Legislative Services, to notify the owner, applicant, Ghislain Lamarche, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

Planning and Growth Management Department to prepare the implementing by-laws, forward to Legal Services and undertake the statutory notification.

Legal Services to forward the implementing by-laws to City Council.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa.



Document 2 – Proposal Development Districts



Document 3 – Concept Plans

A) Site Plan Rendering



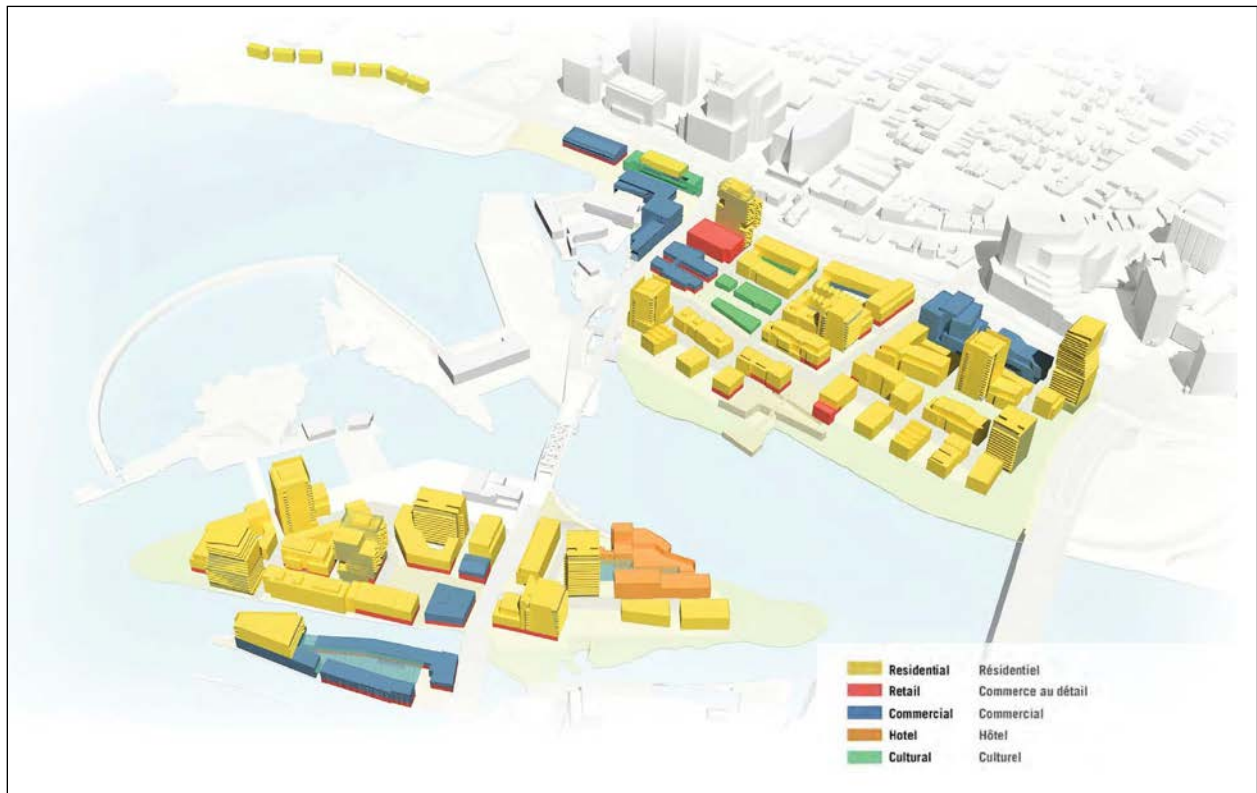
B) Proposed Building Locations and Number of Floors per Building



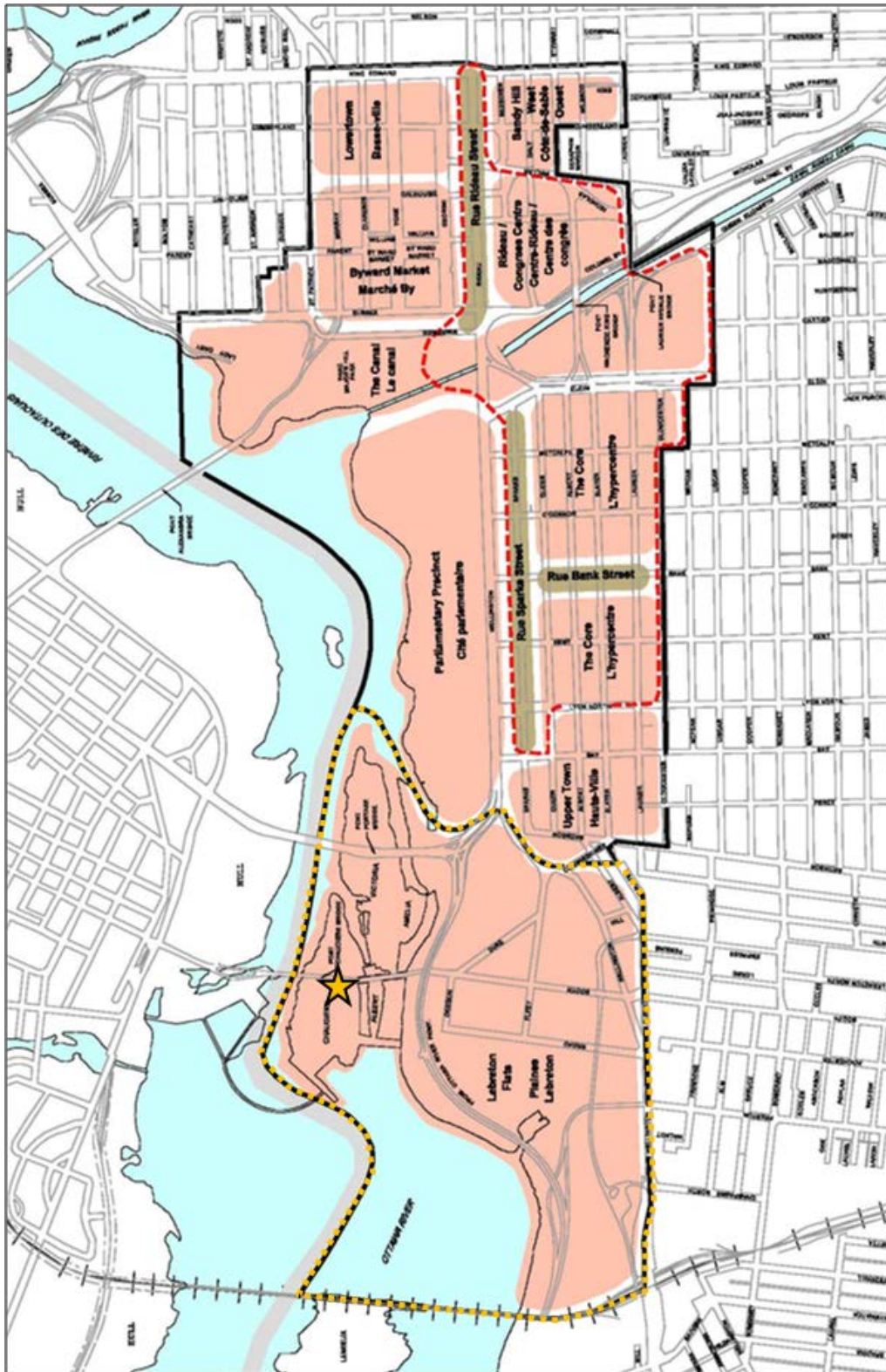
C) Proposal Open Space Network



D) Proposed Land Use for the Isles Development



Document 4 – Central Area Secondary Plan, Schedule B-2A: Character Areas



Document 6 – Details of Recommended Zoning

Proposed changes to the Comprehensive Zoning By-law for 3 and 4 Booth Street:

1. The Zoning Map of By-law 2008-250 is amended as follows:
 - a) Area A, as shown on Document 7, to be rezoned from O1L[329]-h to MDX[XXXX] SXXX-h; and
 - b) Area B, as shown on Document 7, to be rezoned from O1L[329]-h to L2.
2. Add a new subzone, MDX to Section 194, Mixed-Use Downtown Subzones, with provisions similar in effect to the following:
 - a) Area A on Chaudière West district, as shown on Document 8 is one lot for zoning purposes;
 - b) Area B on Chaudière East district, as shown on Document 8 is one lot for zoning purposes;
 - c) Area C on Albert Island district, as shown on Document 8, is one lot for zoning purposes;
 - d) Despite a, b, and c above, required parking may be located on any lot within the MDX subzone;
 - e) Where two or more buildings or parts of buildings on the same lot are greater than nine storeys in height, those parts of the buildings higher than nine storeys tall must be a minimum of 15 metres away from each other;
 - f) Maximum building heights as per Schedule XXX shown in Document 8;
 - g) The maximum number of buildings over nine storeys for Area A as shown on Document 8 is four;
 - h) The maximum number of buildings over nine storeys, for Area B as shown on Document 8 is two; and
 - i) The maximum total floor area, with no exclusions, for each portion of the building over the ninth-storey is 700 square metres.
3. Add a new exception, [xxxx], to section 239, Urban Exceptions, with provisions similar in effect to the following:

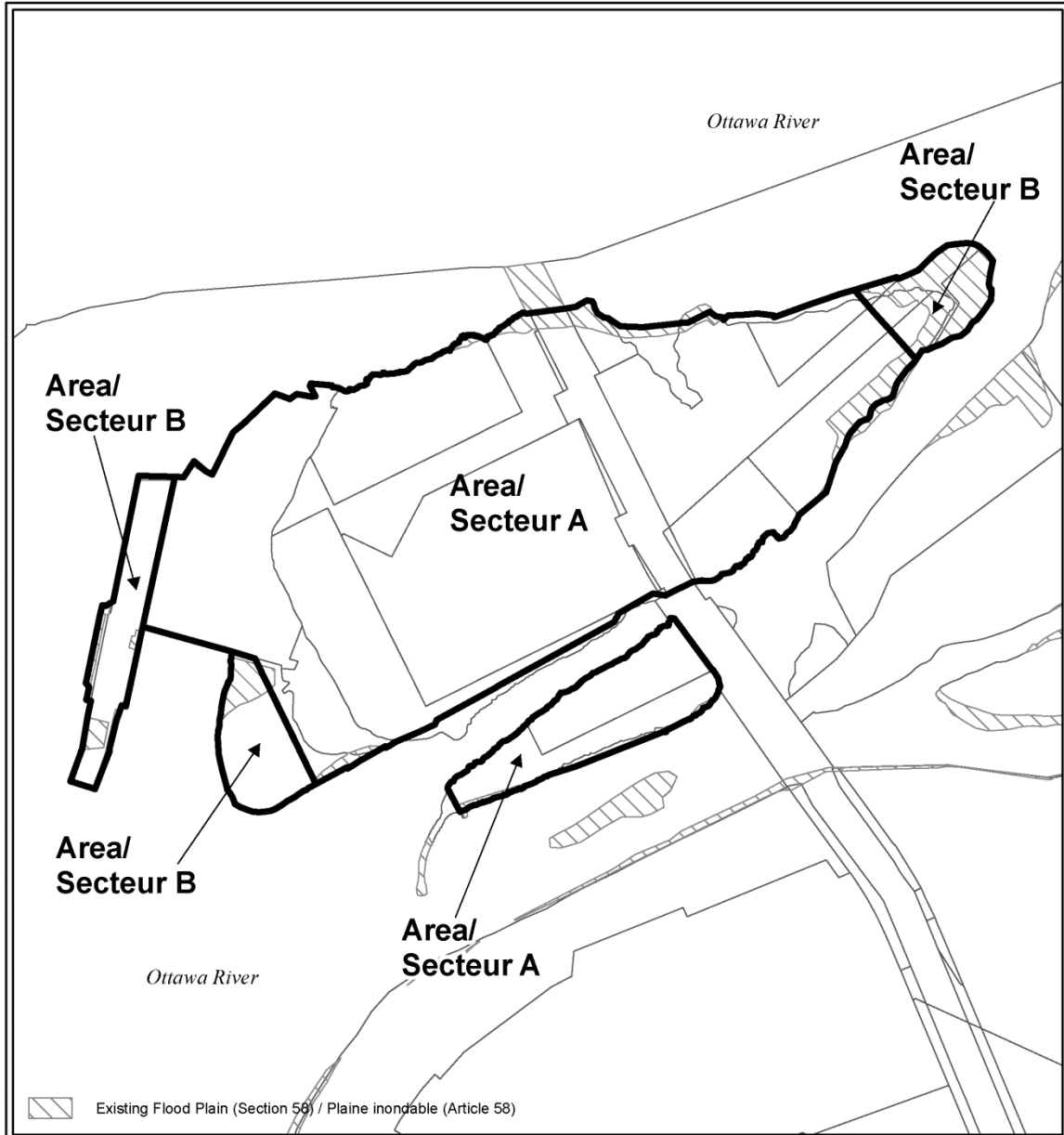
- a) In Column II, add the text, “MDX[XXXX]SXXX-h”;
- b) In Column IV, add the text, “all uses, except existing uses, until such time as the hold symbol is removed”; and,
- c) In Column V, add the text,
 - The holding symbol may be removed in whole or in part for phased development only when the following conditions have been met to the satisfaction of the General Manager of Planning and Growth Management:
 1. Completion of a Phase 2 ESA in accordance with the O. Reg. 153/04 and acknowledged by the Ministry of Environment;
 2. Completion of the necessary studies, reports and designs to the satisfaction of the General Manager of Planning and Growth Management, to determine environmental remediation required, adequate sanitary and potable water capacity and satisfactory fire protection requirements;
 3. Submission of a Stage 2 Archaeological Assessment approved by the Ministry of Tourism and Culture;
 4. Submission of an approved transportation strategy and Transportation Demand Management (TDM) Plan including an implementation plan identifying pedestrian, cycling, transit and road capacity requirements and improvements to accommodate the development and any improvements required to be completed by the developer to provide for this development. The approved strategy and TDM Plan may include phasing conditions tied to Stage 2 site plan applications setting out modal share performance measures to be achieved and means and methods for attaining the performance measures including a monitoring program;
 5. Update to the flood plain mapping in the Zoning By-law;
 6. Submission of a One Planet Communities endorsement, or by a similar sustainability program, to the overall project;

7. Submission of an approved Stage 1 Site Plan Control application, which reflects the OPA directions for the overall development concept and building heights including:

- Off-site improvements /modifications to required transportation and infrastructure to accommodate development;
- Approval from federal, NCC and other agencies with respect to servicing crossing their lands or connecting to their infrastructure;
- Fire protection requirements which meet the Fire Underwriters Survey requirements;
- Watermain design for redundancy that is acceptable to the City of Ottawa; and
- Approval of detailed Design Guidelines to guide development on Chaudière and Albert Islands.

8. Partial removal of the “h” may be considered to provide for phased development. The submission and approval of an application to lift the holding provisions on a phased basis may be considered provided the requirements for that development phase satisfy the requirements for the lifting of the holding zone specified above and that demonstrates how the phased development is consistent with and will advance achieving the overall development concept as set out in the Secondary Plan and as detailed within the Stage 1 Site Plan Control approval.

Document 7 – Zoning By-law Amendment Key Map



Ottawa
 Produced by Planning and Infrastructure Portfolio
 Produit par le Portefeuille urbanisme et infrastructure

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|------------------------------------|-------------|
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| I:\CO\2014\Zoning\Booth_3_4_rezone | |
| 2014 / 09 / 17 | |
| REVISION DATE | DE RÉVISION |

**Location Map / Plan de révision
 Zoning Key Plan / Schéma de zonage
 3 and / et 4 rue Booth Street**

Area A to be rezoned from O1L[329]-h to MD[xxxx] Sxxx-h
 Secteur A devant être rezoné de O1L[329]-h à MD[xxxx] Sxxx-h

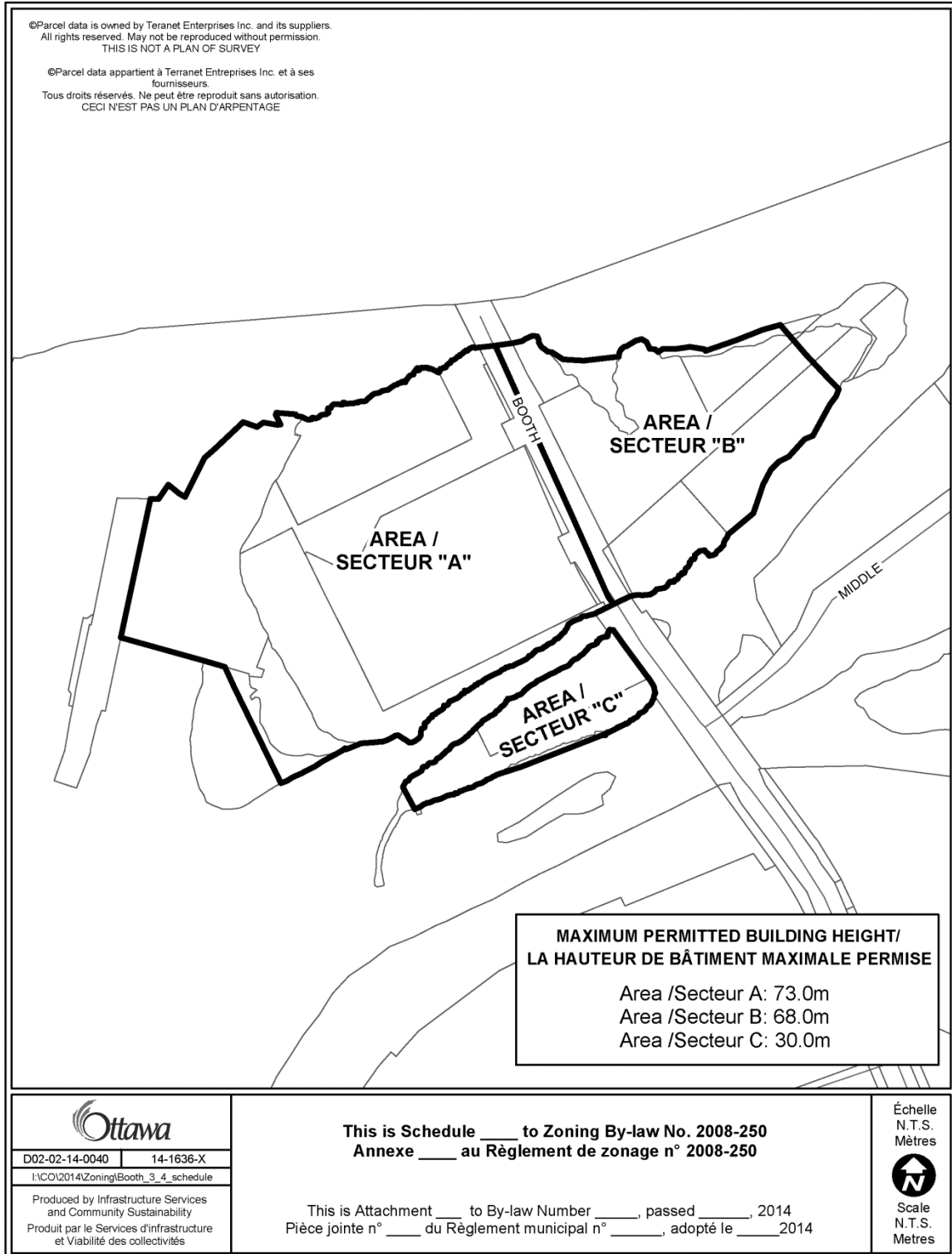
Area B to be rezoned from O1L[329]-h to L2
 Secteur B devant être rezoné de O1L[329]-h à L2

042800007 Denotes Teranet-Polaris Parcel Identification Number

Échelle
 N.T.S.
 Mètres

Scale
 N.T.S.
 Metres

Document 8 – Zoning By-law Amendment Height Schedule



Document 9 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Official Plan and Zoning By-law amendments.

One public meeting was held on June 24, 2014 at the Canadian War Museum during the comment period.

Public Comments and Responses

Summary of Public Input

Thirty-seven residents submitted comments on the proposal. The comments were generally positive with regards to the overall project and many residents expressed excitement for the development. There were some suggestions for improvement as well as some concerns expressed. These comments are summarized below.

A. Urban Design

- The proposed architecture should not be too boxy or use too much glass.
- Introduce more brick and draw inspiration from the existing heritage buildings. For example, from the treatment of the Evergreen Brickworks in Toronto.

Staff Response:

- The design of the individual buildings will be reviewed through the site plan control process by the City's Urban Design Review Panel. The overall concept plan has been reviewed by a joint urban design review panel, comprising of representatives from the NCC, City of Gatineau, and City of Ottawa. The Panel's comments have been incorporated into the master concept plan developed for the transformation of the islands.
- This Official Plan Amendment provides the design framework and guidelines for the development. The submitted Cultural Heritage Impact Statement identifies existing buildings to be preserved and re-purposed.

B. Transportation

- Have the cities of Ottawa and Gatineau considered adding bridges elsewhere to accommodate the general increase in car traffic?
- Consider improving the pedestrian/cyclist connection to Gatineau, including revitalizing the out-of service rail bridge. This could provide a link to the O-Train and LRT corridors.
- Consider the impact of traffic and pedestrian circulation to the War Museum.
- Include bike lanes on Booth Street as a connection to neighbourhoods in the south.
- Introduce pathways that run diagonally across the island, and consider elevated pathways between buildings to provide sightseeing and ground level and underground pathways for winter travel.
- What will the visitor parking provisions look like?

Staff Response:

- The submitted Multi-modal Transportation Study reviewed the impact to traffic and pedestrian service to the surrounding area, including the Booth Street and War Museum intersection. The traffic level of service is projected to increase from both the site development as well as commuter travel, but pedestrian circulation (as well as for cycling) is expected to also increase with improved streetscaping, connections, and new pathways and/or cycling lanes along Booth Street.
- A new bridge between Ottawa and Gatineau is an interprovincial matter; however, there are no new bridges planned for construction at this time.
- The concept plan incorporates pathways, sidewalks, and streets throughout the site with consideration for maximizing views to Parliament and the waterfront. The site plan control process will review in more detail the at-grade internal street and pathway layout and possibility for an underground connection.
- The proposal is subject to the parking rates of the Zoning By-law, which are categorized by use (such as residential, office, visitor). As this site is located in the City's 'Central Area', the parking rates are lower than that for uses outside of this area.

C. Land Use

- Support a mixed use community.
- Ensure that grocery stores and other services will be accessible on site.
- Create a continuation of retail and public spaces on side streets to provide activity at all times of the day.
- Include important community resources, such as recreational centres, places of worship, and schools.

Staff Response:

- The proposed Mixed-use Downtown zone permits a range of uses including a grocery store, community centre, places of assembly and worship, and schools.
- The proposal includes retail and public use spaces at the street level throughout the site to encourage day and evening activities.

D. Housing

- Ensure the residential unit sizes are varied. Dens and offices are also good to include in units.
- Homes and apartments should be available as both owned and rented properties.
- Condominiums should not be built on sacred Anishnaabe Territory.
- Public housing is needed in the area.

Staff Response:

- The proposal is based on nine development principles put forward by the developer, which are detailed in their Master Plan. One of the principles is developing a complete community where people can live, work, and play. For housing, the goal is to provide a mix of housing types (low rise and high rise buildings containing various unit sizes) and tenure (rental, owned, condo, and affordable housing).
- The development is on the privately held, former Domtar lands.
- The developer is currently looking at public and social housing options.

E. Consultation

- More inclusion of indigenous perspectives of the Algonquin and Mohawk peoples is needed.
- There should be consultation with First Nations Peoples to learn about the history of the area as sacred land.
- A detailed explanation of the community involvement in the planning process of this project should be made available.

Staff Response:

- The developer has had consultations with the Algonquins of Ontario throughout the application process as well as before the application was submitted to the City. They have also invited other First Nations groups to the public open houses and events that have been held to date.
- The City has engaged the Algonquins of Ontario on this proposal and for development in the greater area, including the redevelopment of Lebreton Flats with the NCC, and the future Pimisi LRT station. A commemorative pathway is planned which would connect Pimisi station to Chaudière Island that would enhance connectivity as well as public access to park space and views of the falls.
- Chaudière Falls is not within the site area but public access and improved views to the falls are incorporated in the proposal to de-privatize the area, which is recognized with having First Nations and traditional portage trail history.
- The development applications followed the Council approved public consultation and notification process for Official Plan and Zoning By-law amendment applications, which includes on-site signage, a public open house, notifying community associations in the area, and posting all of the development plans and reports on the City's DevApps website. This Planning and Growth Management Department report provides a summary of the public consultation and comments received to date. The developer held a pre-application public open house in December 2013 and a public open house was held during the formal comment period in June 2014 where contact information was collected for the file notification list. The Planning Committee meeting is a public meeting, where members of the public are invited to speak or submit comments on the recommendations of this report.

- As part of the developer's public consultation, there is a third public open house planned in the fall as part of the City of Gatineau development application process.

F. Heritage

- Include J.R. Booth for proposed parks or other naming opportunities, as done with E.B. Eddy.
- The existing heritage buildings on-site should be restored and maintained for public and cultural uses, not only retail and commercial.
- Community spaces in the project should draw design and art elements from Aboriginal heritage.

Staff Response:

- These suggestions are noted by the City and also have been provided to the developer. As the detailed Site Plan Control applications are submitted, the programming and design of the heritage buildings and public spaces will be reviewed as well as naming of public areas and parks.

G. Environment

- The area should have more green space to sustain wildlife, and have protected views to landmarks like Parliament and the Chaudière Falls.
- Include more green roofs, opportunities for local food growth, and utilize coniferous trees in plantings so that the winter months are not void of green.
- The use of sustainable structural materials, particularly wood, is appreciated and will benefit the image of the project.
- For energy sustainability and carbon neutrality of the site, contact public agencies to liaise with researchers and companies undertaking similar work.
- There are existing populations of subterranean species that may be affected by this project (bats and other cave fauna/flora). What project management and protection strategies will there be?
- A naturalized Chaudière Falls could be the highlight of this development and the tourism it would bring would be much more valuable than the ring dam and using for power generation. It is the only major waterfall in Ottawa.

Staff Response:

- The Official Plan amendment contains policies to protect views to Parliament and Chaudière Falls. The proposed building footprints take into consideration maximizing views to Parliament through the internal street layout. Public access to view Chaudière Falls is incorporated in the proposal.
- The proposal's environmental framework under the One Planet Community program include using sustainable materials and promoting sustainable foods such as on-site food growing opportunities.
- There is a concept landscape plan; however, details of types of trees and vegetation have yet to be determined and will be reviewed during the detailed site plan process.
- The submitted Environmental Impact Statement included a wildlife inventory and species at risk. The report identified possible presence of bat habitats, which was recommended for further study through field investigations. In the case that bats are encountered during building demolition, renovations, or remediation, the developer is to contact the Ministry of Natural Resources.
- Chaudière Falls is outside the development boundaries of this site and under the jurisdiction of Energy Ottawa; however, public access to view the falls is part of the proposed development which will now open up this area and amenity feature, which has been traditionally closed to the public.