

## Sieveright Study Area

Future Land Use Study  
Community Design Plan  
April 22, 2022



Prepared for Larga Baffin Ltd.

Prepared by Fotenn Planning + Design  
396 Cooper Street, Suite 300  
Ottawa, ON K2P 2H7

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# 1.0 Introduction

Fotenn Planning + Design has been retained by Larga Baffin Ltd. to prepare a Planning Rationale in support of an Official Plan Amendment and major Zoning by-law Amendment to facilitate the proposed development on the lands municipally known as 1452-1470 Hunt Club Road and 1525-1545 Sieveright Avenue (“subject site”), in the City of Ottawa.

The Zoning By-law Amendment application has triggered the requirement to prepare a Future Land Use Study for the subject site and the surrounding area, as laid out in the South Keys to Blossom Park, Bank Street Community Design Plan, the South Keys to Blossom Park, Bank Street Secondary Plan and Area-Specific Policy 38 in the New Official Plan. The purpose of the Future Land Use Study is to determine appropriate land use mix and/or permitted building heights on the subject site and surrounding lands (approximately 2.8 hectares in area) that are currently zoned Light Industrial, Subzone 2 (IL2). The properties municipally known as 1493, 1501, 1517, 1521, 1525 and 1531 Sieveright Avenue and part of 1470 Hunt Club Road make up the study area for the Future Land Use Study.

The Future Land Use Study will result in the development of options for the following:

- / Locations for higher or lower building heights;
- / Land use designations and zoning;
- / First storey finishes;
- / Cash-in-lieu of parkland;
- / Consideration of potential transportation impacts; and,
- / Implementation into policy and regulatory documents.

## 1.1 Study Area Context and Surrounding Neighbourhood

The Future Land Use Study Area (“study area”) includes the properties municipally known as 1493, 1501, 1517, 1521, 1525 and 1531 Sieveright Avenue and part of 1470 Hunt Club Road. The study area is located in the Blossom Park (Ward 10 – Gloucester-Southgate) neighbourhood in the City of Ottawa. The properties within the study area currently consist of light industrial uses, such as car dealerships, auto repair shops and service centres, and a swimming pool supply store, among other uses. As seen in Figure 1 below, the study area consists of a significant amount of surface parking, with many of the uses extending into the abutting properties to the north fronting Hunt Club Road. The properties along Hunt Club Road are not subject to the Future Land Use Study.



The study area is located within the Blossom Park neighbourhood in the City's south end. The neighbourhood boundaries can broadly be defined as Hunt Club Road to the north, the Greenbelt to the south, Airport Parkway to the west and Conroy Road to the east. As previously mentioned, the immediate area is characterized by a mix of light industrial uses, car dealerships, commercial uses along Hunt Club Road, and residential uses to the north, east and south of the study area.

The adjacent land uses can be described below:

**North:** Immediately north of Hunt Club Road are the residential neighbourhoods of South Keys and Greenboro East which feature a variety of townhomes, semi-detached and detached dwellings as well as an extensive public pathway connecting to Greenboro and Bruff Park and baseball diamonds. This area also features the Greenboro Children's Centre, Pushman Park and the Walkley Trainyard.

**East:** Immediately east of the study area is a residential neighbourhood featuring detached dwellings, the Sri Sathya Sai Baba Centre of Ottawa and a large open space featuring Athans Park and Conroy Pit. Further east are agricultural lands and a small farming operation located within the Greenbelt, and Highway 417.

**South:** Immediately south of Sieveright Avenue is a residential area with detached dwellings in close proximity to Sieveright Park on the south-east. Further south is a small commercial plaza, the Jewish Memorial Gardens, the Alta Vista Animal Hospital, Russel Boyd Park and the Sawmill Creek Pool and Community Centre.

**West:** Immediately west of the study area are various auto dealerships and large parking lots catering to businesses in the area. There is also the Southgate Shopping Centre featuring many retail and restaurant businesses that serve the local community. Heading further west beyond Hunt Club Road, is the Waterfront Retirement Community, quick-service restaurants, and the South Keys Shopping Centre and transit station, the Windsor Park Village, Hunt Club Riverside Park Community Centre, Hunt Club Ottawa Airport, and the Ottawa MacDonald-Cartier International Airport.

## 2.0 Policy and Regulatory Framework

As previously mentioned, the Zoning By-law Amendment application triggered the requirement to prepare a Future Land Use Study as directed in the South Keys to Blossom Park, Bank Street Community Design Plan (CDP), the South Keys to Blossom Park, Bank Street Secondary Plan and Area-Specific Policy 38 in the New Official Plan. It should be noted that the New Official Plan has been adopted by Ottawa City Council, however it is still being reviewed by the Ministry of Municipal Affairs and Housing (MMAH) for approval. Until the New Official Plan has received approval by MMAH, the more restrictive policies between the current Official Plan and the New Official Plan will prevail.

The CDP, Secondary Plan and Area-Specific Policy provide similar direction regarding the Future Land Use Study and what should be included and recommended. Section 4.10.2 of the South Keys to Blossom Park, Bank Street Secondary Plan provides the following deliverables for the Sieveright Avenue Future Land Use Study:

- / Determine locations that may be appropriate for higher or lower buildings compared to the existing zoned maximum permitted building height and in consideration of proximity to and the existing character of adjacent residential areas and to Bank Street.
- / Determine the appropriate land use and zoning for the area and if light industrial uses should continue to be permitted.
- / Determine appropriate first storey finishes (windows and doors) for building walls to create a human-scale along the roadway and to prevent blank facades facing residential areas.
- / Determine if parkland should be dedicated as land or cash-in lieu in consideration of permitted uses of land.
- / Consider potential transportation impacts related to increased density and measures to mitigate such impacts.
- / Implement any required changes to this Plan, to the Community Design Plan and to the Zoning By-law arising from the study.

The following policy and regulatory review of the immediate study area and surrounding neighbourhood will be used to inform the recommendations for each of the criteria above.

### 2.1 City of Ottawa Official Plan

The study area is designated as “General Urban Area” on Schedule B – Urban Policy Plan of the City of Ottawa’s Official Plan (Figure 2). The General Urban Area designation permits the development of a range and choice of housing types to meet the needs of all ages, incomes, and life circumstances, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses. The purpose of this designation is to facilitate the development of complete and sustainable communities.

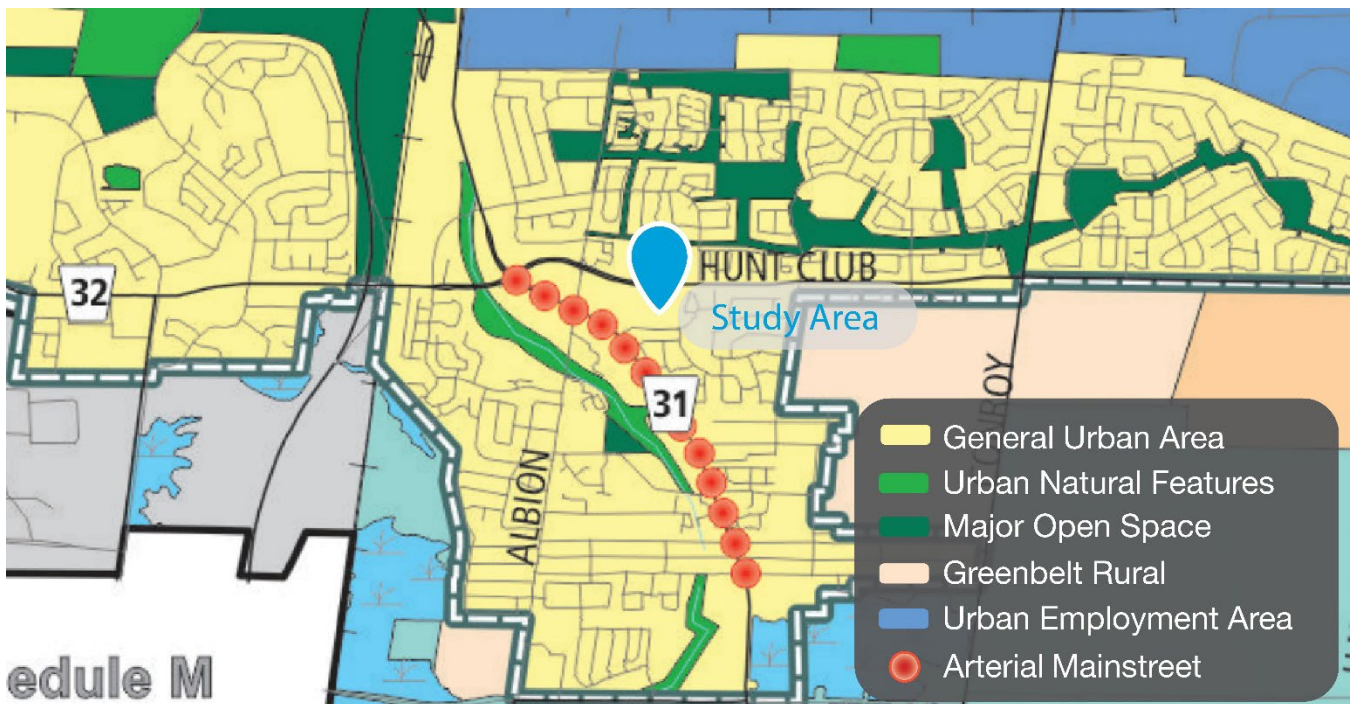


Figure 2. Extract from Schedule B - Urban Policy Plan, of the City of Ottawa's Official Plan

The study area is also subject to the South Keys to Blossom Park, Bank Street Secondary Plan, which is outlined in Section 2.3 of this Report, below.

## 2.2 City of Ottawa New Official Plan

The study area is located within the Outer Urban Transect and is designated as "Neighbourhood" with a portion also subject to the "Evolving Neighbourhood Overlay" on Schedule B3 – Outer Urban Transect of the City of Ottawa's New Official Plan (Figure 3). The Outer Urban Transect comprises neighbourhood inside the Greenbelt that represent the classic suburban model, characterized by the separation of land uses, stand-alone buildings and generous setbacks. The Outer Urban Transect is generally characterized by low- to mid-density development with low-rise building forms within Neighbourhoods and mid- to high-rise along Mainstreets.

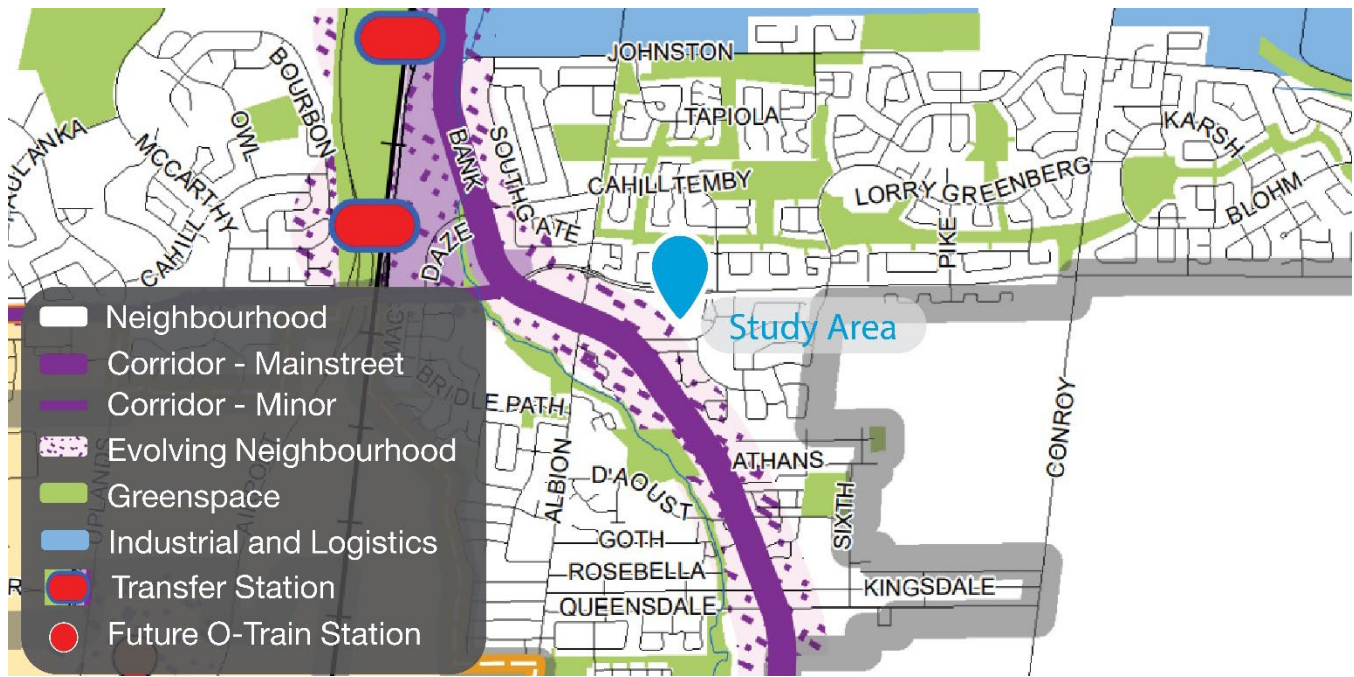


Figure 3. Extract from Schedule B3 - Outer Urban Transect, of the City of Ottawa's New Official Plan

### 2.3 South Keys to Blossom Park, Bank Street Secondary Plan and Community Design Plan

As previously discussed, the trigger for the Future Land Use Study is the “Future Land Use Study” designation in the Secondary Plan (Figure 4). This designation is intended to determine the appropriate land use mix and/or permitted building heights in specific areas within the Secondary Plan upon development.

The existing land use designations of the abutting properties include “General Mixed-Use” and “Arterial Mainstreet”. The General Mixed-Use designation applies to properties along Hunt Club Road that are located outside of 800 metres walking distance from the transit station. The purpose of this designation is to allow for flexibility in land uses and built form, supporting density and heights of up to six (6) storeys. The Arterial Mainstreet designation applies to properties located along Bank Street, between Hunt Club Road and the southerly limit of the Plan area (south of Queensdale Avenue). The Secondary Plan recognizes that many of the properties in the Arterial Mainstreet designation are presently underdeveloped and/or have surface parking lots that are sufficiently large to accommodate redevelopment, and therefore are expected to be subject to a higher degree of development pressure. The maximum permitted building heights are mid-rise (up to nine (9) storeys).

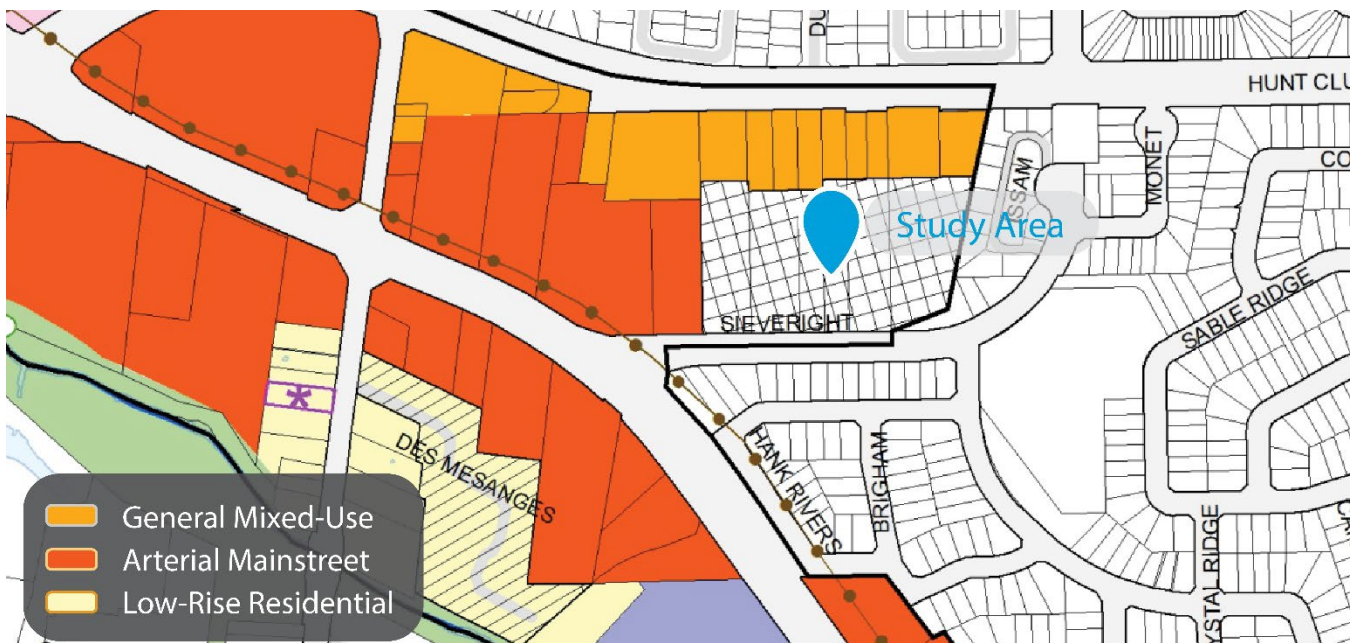


Figure 4. Extract from Schedule A - Land Use, of the South Keys to Blossom Park, Bank Street Secondary Plan

## 2.4 City of Ottawa Comprehensive Zoning By-law

The Study Area is currently zoned “Light Industrial, Subzone 2, Maximum Height of 14 metres” (IL2 H(14)), while the properties immediately abutting the Study Area are zoned “General Mixed Use, Subzone 16, Exception 2294” (GM16[2294]), “Arterial Mainstreet, Maximum Height of 30 metres” (AM H(30)), and “Residential First Density, Subzone W”(R1W) (Figure 5).

The purpose of the IL zone is to:

- / Permit a wide range of low impact light industrial uses, as well as office and office-type uses in a campus-like industrial park setting, in accordance with the Employment Area designation of the Official Plan or, the General Urban Area designation where applicable;
- / Allow in certain Employment Areas or General Urban Areas, a variety of complementary uses such as recreational, health and fitness uses and service commercial, occupying small sites on individual pads or in groupings as part of a small plaza, to serve the employees of the Employment or General Urban Area, the general public in the immediate vicinity, and passing traffic;
- / Prohibit retail uses in areas designated as Employment Area but allow limited sample and showroom space that is secondary and subordinate to the primary use of buildings for the manufacturing or warehousing of the product;
- / Prohibit uses which are likely to generate noise, fumes, odours, or are hazardous or obnoxious; and provide development standards that would ensure compatibility between uses and would minimize the negative impact of the uses on adjacent non-industrial areas; and
- / Provide development standards that would ensure compatibility between uses and would minimize the negative impact of the uses on adjacent non-industrial areas.

The purpose of the GM zone is to:

- / Allow residential, commercial and institutional uses, or mixed use development in the General Urban Area and in the Upper Town, Lowertown and Sandy Hill West Character Areas of the Central Area designations of the Official Plan;



- / Limit commercial uses to individual occupancies or in groupings in well defined areas such that they do not affect the development of the designated Traditional and Arterial Mainstreets as viable mixed-use areas;
- / Permit uses that are often large and serve or draw from broader areas than the surrounding community and which may generate traffic, noise or other impacts provided the anticipated impacts are adequately mitigated or otherwise addressed; and
- / Impose development standards that will ensure that the uses are compatible and complement surrounding land uses.

The purpose of the AM zone is to:

- / Accommodate a broad range of uses including retail, service commercial, offices, residential and institutional uses in mixed-use buildings or side by side in separate buildings in areas designated Arterial Mainstreet in the Official Plan; and
- / Impose development standards that will promote intensification while ensuring that they are compatible with the surrounding uses.

The purpose of the R1 zone is to:

- / Restrict the building form to detached dwellings in areas designated as General Urban Area in the Official Plan;
- / Allow a number of other residential uses to provide additional housing choices within detached dwelling residential areas;
- / Permit ancillary uses to the principal residential use to allow residents to work at home;
- / Regulate development in a manner that is compatible with existing land use patterns so that the detached dwelling, residential character of a neighbourhood is maintained or enhanced; and
- / Permit different development standards, identified in the Z subzone, primarily for areas designated as Developing Communities, which promote efficient land use and compact form while showcasing newer design approaches.

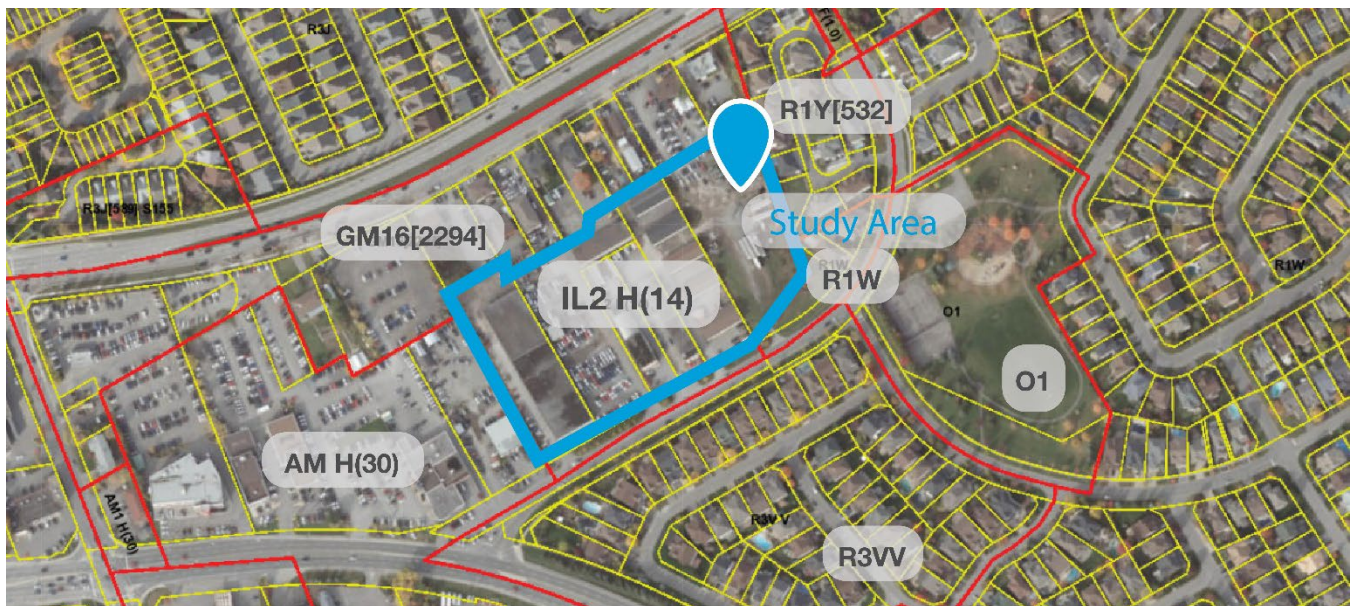


Figure 5. Zoning Map of the Study Area and surrounding neighbourhood

# 3.0 Future Land Use

## 3.1 Building Heights

Maximum building heights have been defined in the South Keys to Blossom Park, Bank Street Secondary Plan as six (6) storeys along Hunt Club Road where the properties are currently designated General Mixed-Use and nine (9) storeys along Bank Street, Hunt Club Road and a portion of Sieveright Avenue where the properties are currently designated Arterial Mainstreet (Figure 6). The Study Area is currently permitted to have maximum building heights of 14 metres (approximately 4 storeys) as per the zoning, while the properties immediately abutting the north Study Area boundary are permitted to have maximum building heights of 18 metres (approximately 6 storeys), as per the General Mixed-Use zone. The properties immediately abutting the west Study Area boundary are permitted to have maximum building heights of 30 metres (approximately 9 storeys) as per the zoning.



Figure 6. Extract from Schedule B - Permitted Building Heights of the City of Ottawa's South Keys to Blossom Park, Bank Street Secondary Plan

It is recognized that the Arterial Mainstreet designation does not extend into the Study Area and that Hunt Club Road is not designated as a Mainstreet, however Hunt Club Road is identified as a Transit Priority Corridor on Schedule D of the Official Plan and Schedule C2 of the New Official Plan, supporting a future increase in height above four (4) storeys. It is proposed that the maximum permitted building heights within the Study Area be four (4) storeys along Sieveright Avenue and the southern portion of the study area for a depth of 80 metres (or as determined by the existing lot fabric),

and six (6) storeys along the northern portion of the study area, as per Figure 7. Transitions to the abutting residential community to the east can be provided, as previously described, through implementation in the Zoning By-law.

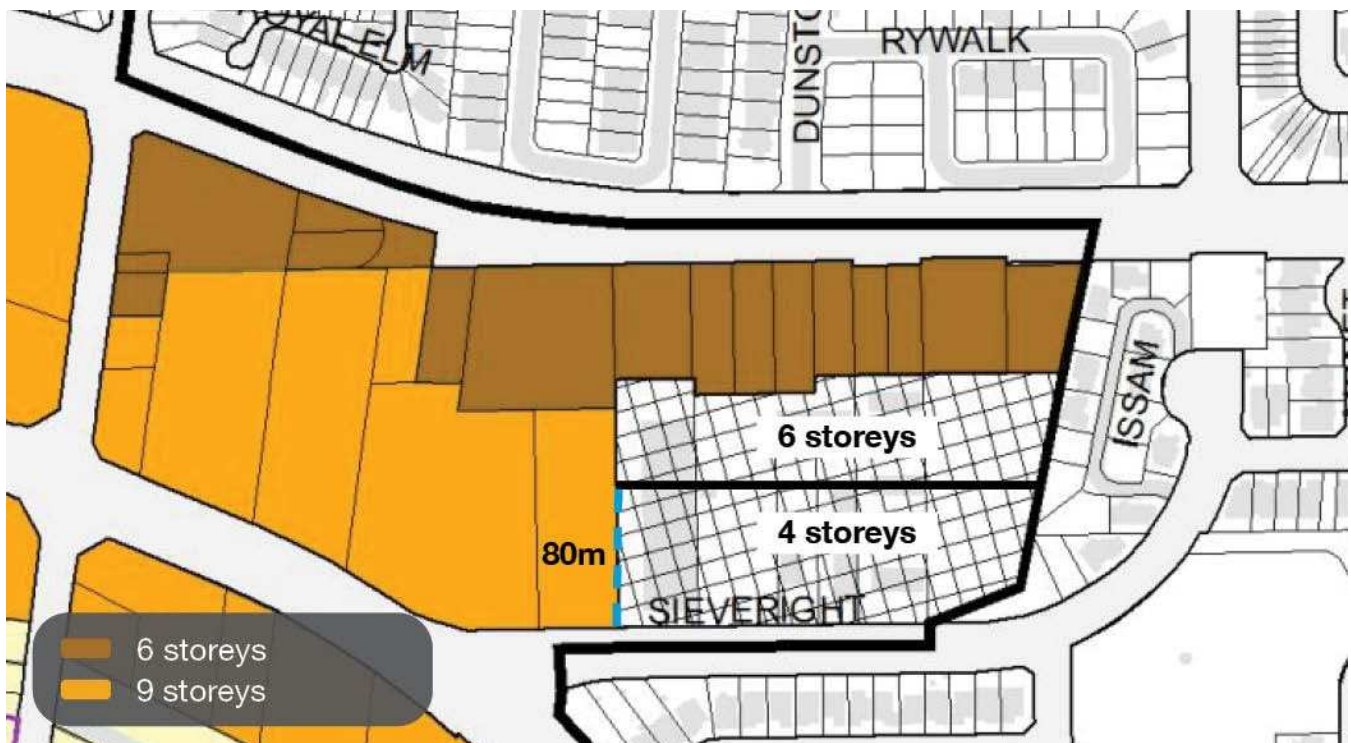


Figure 7. Proposed maximum permitted building heights within the Sieveright Avenue Future Land Use Study Area (Option 1)

## 3.2 Land Use and Zoning

### 3.2.1 Land Use Designation

The properties abutting the Study Area have been designated as General Mixed-Use and Arterial Mainstreet in the South Keys to Blossom Park, Bank Street Secondary Plan. The Arterial Mainstreet designation is generally limited to a depth of 400 metres from the Mainstreet, as per Policy 3 of Section 3.6.3 of the Official Plan. Although the Study Area is located within 400 metres of the Arterial Mainstreet (Bank Street), there are no properties within the Study Area that have frontage on this street. As such, designating the Study Area as Arterial Mainstreet would not be appropriate.

The General Mixed-Use designation in the Secondary Plan is guided by the General Urban Area policies in the Official Plan. The Official Plan has designated the Study Area lands as General Urban Area, as noted in Section 2.1 of this Report, above. The General Urban Area designation permits the development of a full range and choice of housing types in combination with a variety of non-residential uses that will facilitate the development of complete and sustainable communities.

The Low-Rise Residential designation in the Secondary Plan is also guided by the General Urban Area policies in the Official Plan. The Low-Rise Residential designation states that existing single detached dwellings permitted under existing zoning should continue to be permitted under future Zoning By-law Amendments, and that the maximum permitted building heights are low-rise (up to 4 storeys, as per Schedule B – Permitted Building Heights (Figure 6).

In the context of the New Official Plan, which is still awaiting approval from the Ministry of Municipal Housing and Affairs (MMAH), the Study Area is no longer subject to a Secondary Plan, however Area-Specific Policy 38 provides the same direction as the existing Secondary Plan for the Sieveright Future Land Use Study Area. The Study Area is currently designated as Neighbourhood within the Outer Urban Transect, which is recommended to continue as the land use

designation for the site. The Neighbourhood designation will allow for a range of uses to be permitted within the Study Area, contributing to the development of a 15-minute neighbourhood.

Based on the surrounding land use designations, two (2) land use designation options are recommended for review:

- / **Option 1:** Re-designation of the study area to General Mixed-Use in the Secondary Plan, General Urban Area in the Official Plan, and Neighbourhood in the New Official Plan.
- / **Option 2:** Re-designation of the northern portion of the study area as identified in Figure 7 to General Mixed-Use in the Secondary Plan, General Urban Area in the Official Plan, and Neighbourhood in the New Official Plan, and re-designation of the southern portion of the study area to Low-rise Residential in the Secondary Plan, General Urban Area in the Official Plan, and Neighbourhood in the New Official Plan.

The primary difference between the two (2) options is that the southern portion along Sieveright Avenue could be designated mixed-use and allow for some commercial and office uses, or could be reserved exclusively for low-rise residential development.

### 3.2.2 Zoning

The properties abutting the Study Area with frontage on Hunt Club Road are currently zoned General Mixed-Use, Subzone 16, Exception 2294 (GM16[2294]), which implements the General Mixed-Use designation. The General Mixed-Use zoning permits a range of non-residential and residential uses, while Subzone 16 permits additional automobile-oriented uses, such as automobile dealerships and rental establishments, car washes, and gas bars. The permitted residential uses range from ground-oriented housing forms to mid-rise apartment dwellings.

The properties adjacent to the study area with frontage on Albion Road are zoned Residential Third Density, Subzone Y, Exception 708 (R3Y[708]), which implements the Low-rise Residential designation. The Residential Third Density zone permits a range of residential uses in addition to a few non-residential uses that are based around residential uses. The permitted residential uses consists of a variety of ground-oriented housing types.

To implement the recommended land use designations and maximum permitted heights, the following zoning is recommended:

- / **Option 1:** Rezone the northern portion of the study area that has a maximum permitted height of 6 storeys to GM16[2294] and rezone the southern portion of the study area that has a maximum permitted height of 4 storeys to GM16[XXXX], with the site-specific exception capturing the maximum height of 14 metres (Figure 8). The site-specific exceptions would appear as:

<b>Exception 2294</b>	<p>Despite Table 187(f) the maximum building height is as follows:</p> <ul style="list-style-type: none"> <li>/ within any area up to and including 20 metres of a lot line abutting an R1, R2, R3 and R4 zone: 11 m</li> <li>/ all other cases: 18 m</li> </ul>
<b>Exception XXXX</b>	<p>Despite Table 187(f) the maximum building height is as follows:</p> <ul style="list-style-type: none"> <li>/ within any area up to and including 20 metres of a lot line abutting an R1, R2, R3 and R4 zone: 11 m</li> <li>/ all other cases: 14 m</li> </ul>

/ **Option 2:** Rezone the northern portion of the study area that has a maximum permitted height of 6 storeys to GM16[2294] and rezone the southern portion of the study area that has a maximum permitted height of 9 storeys to R4[XXXX], with a site-specific exception capturing the maximum height of 14 metres (Figure 9).



Figure 8. Recommended Zoning Map for the Future Land Use Study Area (Option 1)



Figure 9. Recommended Zoning Map for the Future Land Use Study Area (Option 2)

It is recommended that the permitted uses and zoning provisions on lands zoned GM16[XXXX] be consistent with the existing permitted uses and zoning provisions on lands designated as GM16[2294]. This includes:

**Non-Residential:**

- / animal care establishment
- / animal hospital
- / artist studio
- / bank

- / bank machine
- / catering establishment
- / click and collect facility
- / community centre
- / community health and resource centre
- / convenience store
- / day care
- / diplomatic mission
- / drive-through facility
- / emergency service
- / funeral home
- / home-based business
- / home-based day care
- / instructional facility
- / library
- / medical facility
- / municipal service centre
- / office
- / payday loan establishment
- / personal brewing facility
- / personal service business
- / place of assembly
- / place of worship
- / post office
- / recreational and athletic facility
- / research and development centre
- / residential care facility
- / restaurant
- / retail food store
- / retail store
- / service and repair shop
- / shelter
- / storefront industry
- / technology industry
- / training centre
- / urban agriculture
- / automobile dealership
- / automobile rental establishment
- / automobile service station
- / car wash
- / gas bar

**Residential:**

- / apartment dwelling, low rise
- / apartment dwelling, mid rise
- / bed and breakfast
- / dwelling unit
- / group home
- / planned unit development
- / retirement home
- / retirement home, converted
- / rooming house
- / stacked dwelling
- / townhouse dwelling

Table 1. Zoning Provisions of the GM16 Zone

Zoning Mechanisms	Provisions
Minimum lot area	No minimum
Minimum lot width	No minimum
Minimum front yard and corner side yard setbacks	3 metres

<b>Minimum interior side yard setbacks</b>	For a non-residential or mixed-use building, from any portion of a lot line abutting a residential zone		5 metres
	For a residential use building	For a building equal or lower than 11 metres in height	1.2 metres
		For a building higher than 11 metres in height	3 metres
	All other cases		No minimum
<b>Minimum rear yard setback</b>	Abutting a street		3 metres
	From any portion of a rear lot line abutting a residential zone		7.5 metres
	For a residential use building		7.5 metres
	All other cases		No minimum
<b>Maximum building height</b>			18 metres, except where otherwise specified with an H symbol
<b>Maximum floor space index</b>			2, unless otherwise shown
<b>Minimum width of landscaped area</b>	Abutting a street		3 metres
	Abutting a residential or institutional zone		3 metres
	Other cases		No minimum

It is also recommended that the permitted uses and zoning provisions on lands zoned R4[XXXX] be consistent with the existing permitted uses and zoning provisions on lands zoned R4.

**Permitted Uses:**

- |                                |                              |
|--------------------------------|------------------------------|
| / apartment dwelling, low rise | / planned unit development   |
| / bed and breakfast            | / retirement home, converted |
| / detached dwelling            | / retirement home            |
| / diplomatic mission           | / rooming house,             |
| / duplex dwelling              | / secondary dwelling unit    |
| / group home                   | / semi-detached dwelling     |
| / home-based business          | / stacked dwelling           |
| / home-based daycare           | / three-unit dwelling        |
| / linked-detached dwelling     | / townhouse dwelling         |
| / park                         | / urban agriculture          |

Unlike the GM zone, the zoning provisions are outlined in the Zoning By-law by dwelling type. Based on the site, the properties within the study area could be rezoned to a variety of subzones which should be determined at the time of a Zoning By-law Amendment application.

The proposed development at 1452-1470 Hunt Club Road and 1525-1545 Sieveright Avenue includes a 6-storey building that is located on the northern portion of the study area that fronts Hunt Club Road. As part of this proposal, the southern portion of the properties that make up this application could be rezoned to GM16[XXXX] and permit a maximum height of 4-storeys to ensure built form transition to the neighbouring community to the south and east. There are currently no plans for development of this southern portion of the properties, however it is anticipated that development could take the form of low-rise apartment buildings, a variation of townhouses (stacked, back-to-back, or standard), or a variation of the two.

### 3.3 Urban Design

The policies guiding the General Urban Area states that the evaluation of development applications, studies, other plans and public works undertaken by the City in the General Urban Area will be in accordance with Section 2.5.1 and Section 4.11. Similarly, Section 4.6 of the New Official Plan provides urban design policies for development within all areas of the City. Using the policy framework that is already in place, it is recommended that the following be used as guidelines for the future development of the study area and first storey finishes:

/ New development will:

- a) Orient the principal façade and entrances of main buildings to the street and pedestrian areas;
- b) Use architectural elements, massing, and landscaping to accentuate main building entrances, such as clear windows and doors and glazing and transparency along the ground floor;
- c) Include a base with active frontages;
- d) For mid-rise buildings, include a middle portion that relates to the scale and character of the surrounding buildings, or, planned context;
- e) Provide sufficient setbacks and stepbacks to:
  - i. Provide landscaping and adequate space for tree planting;
  - ii. Avoid a street canyon effect; and
  - iii. Minimize microclimate impacts on the public realm and private amenity areas.

### 3.4 Parkland

The immediate area around the study area is comprised of several parks of varying size and programming. Sieveright Park, located immediately east of Sieveright Avenue and the study area is a 2-hectare neighbourhood park that includes a playground, soccer field and tennis courts in addition to other open spaces. Greenboro Park and Bruff Park, both located north of Hunt Club Road contain baseball diamonds, soccer fields, in addition to open spaces and a pathway network that connects throughout the Greenboro East neighbourhood.

The study area has also been used primarily for light industrial uses, which may affect the lands' suitability for park space. Additionally, the properties immediately abutting the study area have a range of uses, most of which are heavily car-oriented with large areas of surface parking. Based on the study area's proximity to two (2) large programmable park spaces and the existing land uses within the study area, it is recommended that the City of Ottawa accept cash-in-lieu of parkland for the study area to help fund further improvements to parks within the ward.

### 3.5 Transportation

Through the redevelopment of the study area over time, it is recognized that vehicular volumes may increase depending on the type and intensity of new development. It is also recognized that the increase in vehicular volumes will not occur all at once, as redevelopment of the study area is anticipated to occur over time. At the time of redevelopment of each property, a Transportation Impact Assessment (TIA) will be required to be submitted for new development applications, which will determine where elevated traffic volumes or impacts will occur and provide mitigation measures to lessen the



impacts on the surrounding residential community to the east and south. It should be noted that each new assessment considers the impact of all new development in the surrounding area, including projects that have been submitted or recently approved, but not yet built.

While a TIA is required for Zoning By-law Amendment applications, such as the report submitted for the proposed development which triggered this study, further analysis will be required through TIA reports at the Site Plan Control stage for all new development. These reports will look at provide mitigation recommendations for potential issues raised by the community, as required, such as cut-through traffic, increased volumes, and key intersection delays.

### 3.6 Implementation

It is anticipated that the City will assist with the implementation of any required changes to the Secondary Plan, the Community Design Plan and the Zoning By-law arising from this study. The current Official Plan Amendment (D01-01-21-0022) and Zoning By-law Amendment application (D02-02-21-0122) submitted on behalf of Larga Baffin are triggers for this future land use study and will implement the recommendations of this Future Land Use Study.

The options proposed in this report will result in updates both the old and new Official Plans (depending on approval timelines), the old and new Secondary Plans (again, depending on timelines), the Community Design Plan and the Zoning By-law.

## 4.0 Summary

As part of the Official Plan Amendment (D01-01-21-0022) and Zoning By-law Amendment (D02-02-21-0122) applications for the properties known as 1452-1470 Hunt Club Road and 1525-1545 Sieveright Avenue, a Future Land Use Study was prepared for the study area identified in the South Keys to Blossom Park, Bank Street Secondary Plan. As a result of this study, the following recommendations have been made for the study area:

- / It is recommended that the maximum permitted height within the study area be six (6) storeys within the northern portion of the study area and four (4) storeys within the southern portion of the study area for a depth of 80 metres from Sieveright Avenue. These heights should be expressed in metres in the Zoning By-law based on existing conditions and the proposed design and site location of new buildings with respect to transitions to abutting low-rise neighbourhoods.
- / It is recommended that two (2) options be considered for the designation of the study area:
  1. The entire study area be redesignated to General Mixed-Use in the Secondary Plan, General Urban Area in the Official Plan, and Neighbourhood in the New Official Plan; or
  2. The norther portion of the study area be redesignated to General Mixed-Use in the Secondary Plan, General Urban Area in the Official Plan, and Neighbourhood in the New Official Plan, and the southern portion of the study area be redesignated to Low-rise Residential in the Secondary Plan, General Urban Area in the Official Plan, and Neighbourhood in the New Official Plan.
- / It is recommended that two options be considered for the rezoning of the study area:
  1. Zone the northern portion of the study area GM16[2294], which limits the maximum permitted height to 6 storeys, and zone the southern portion of the study area GM16[XXXX], which limits the maximum permitted height to 4 storeys; or
  2. Zone the northern portion of the study area GM16[2294], which limits the maximum permitted height to 6 storeys, and zone the southern portion of the study area R4[XXXX], which limits the maximum permitted height to 4 storeys.
- / It is recommended that first storey finishes include active frontage, a high degree of glazing and transparency, and architectural, massing and landscaping elements to accentuate main entrances.
- / It is recommended that the City of Ottawa accept cash-in-lieu of parkland instead of land within the study area based on the study area's proximity to existing neighbourhood parks.

Sincerely,



Jacob Bolduc, MCIP RPP  
Senior Planner



Patricia Warren, M.Pl.  
Planner