

**3100 LEITRIM ROAD
PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT**



Submitted By:
Submitted on behalf of:

Tartan Land Consultants Inc.
Barrett Co-Tenancy
September 2013

TABLE OF CONTENTS

1	INTRODUCTION	2
1.1	Purpose.....	2
1.2	Required Planning Approvals	2
2	Community and Site Context.....	3
2.1	Leitrim Community Context	3
2.2	Site Location	4
3	Proposed Development.....	5
4	Policy and Regulatory Framework	7
4.1	Provincial Policy Statement.....	7
4.2	City of Ottawa Official Plan (2003, consolidated 2011)	8
4.3	Leitrim Community Design Plan (CDP)	11
5	Proposed Zoning By-law Amendment.....	15
6	Conclusions	16

LIST OF FIGURES

1	LAND USE PLAN (LEITRIM COMMUNITY DESIGN PLAN).....	2
2	AERIAL LOCATION MAP	4
3	CONCEPT SUBDIVISION PLAN.....	5
4	SCHEDULE B – URBAN POLICY PLAN (OFFICIAL PLAN)	9
5	LAND USE PLAN (LEITRIM COMMUNITY DESIGN PLAN).....	12
6	PROPOSED ZONING BY-LAW AMENDMENT	15

Appendix A: Proposed Subdivision Development
Appendix B: Proposed Zoning By-Law Amendment

1 INTRODUCTION

This Planning Rationale has been prepared in support of an application for Draft Plan of Subdivision and Zoning Amendment approval for a new subdivision in the Leitrim Community. The subject site is situated along the south side of Leitrim Road, west of Bank Street, north of the Hope Cemetery lands, and east of the Albion-Leitrim Industrial Area. The property is located at 3100 Leitrim Road and is owned by the Barrett Co-Tenancy.

1.1 Purpose

This Planning Rationale assesses and confirms the appropriateness of the Draft Plan of Subdivision and Zoning By-law Amendment proposed by the Barrett Co-Tenancy, in the context of the provincial and municipal policy and regulatory framework, the surrounding community, and the findings of the required technical studies that accompany the application.

A Planning Rationale is required by the City of Ottawa in support of a Draft Plan of Subdivision application and Zoning Amendment application.

1.2 Required Planning Approvals

An approved Plan of Subdivision and Zoning By-law Amendment are required in order to proceed with the proposed development. The following is a list of studies completed in support of the applications.

- Phase 1 Environmental Site Assessment completed by Golder Associates;
- Geotechnical Investigation completed by Golder Associates;
- Tree Conservation Report completed by Bernie Muncaster;
- Environmental Impact Statement completed by Bernie Muncaster;
- Transportation Brief completed by IBI Group; and
- Conceptual Site Servicing Study, Servicing Options, Stormwater Site Management Plan and Erosion and Sediment Control Plan completed by IBI Group.

2 Community and Site Context

2.1 Leitrim Community Context

The Leitrim Community Design Plan (LCDP) was initiated and approved by the City of Ottawa in July, 2005. The LCDP defined the Leitrim Community to be bounded generally between Bank Street to the east, Albion Road to the west, Leitrim Road to the north and the Leitrim Wetlands to the southwest. The LCDP includes the subject site.

The total land area of the Leitrim Community is approximately 500 hectares. The Leitrim community is partially developed with residential, industrial and commercial uses and is rural in character in some areas including the subject site. Once established, the new Leitrim community will house more than five thousand new dwellings; four thousand new jobs; numerous parks and an abundance of recreational and community services. The subject site is shown to house low, medium and high density residential dwellings, mixed uses, institutional uses and open space uses within the approved Community Design Plan.

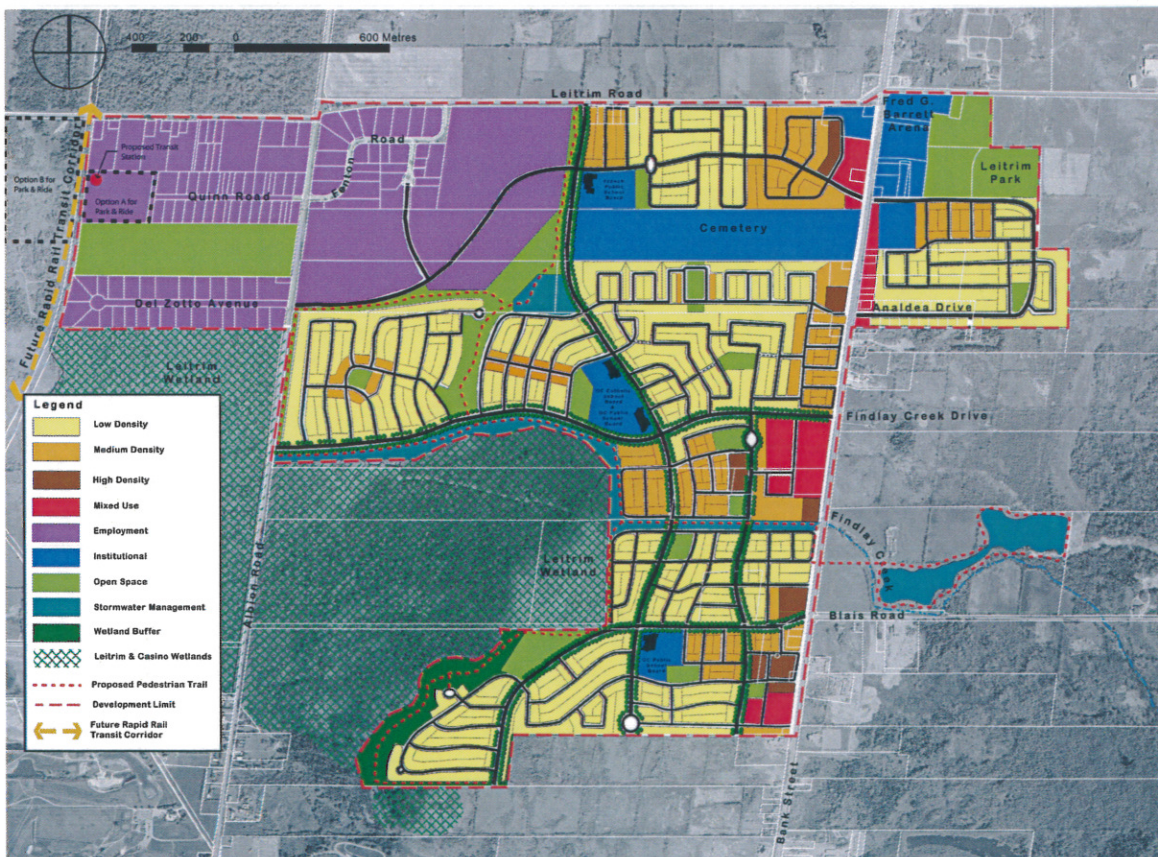


Figure 1 – Land Use Plan (Leitrim Community Design Plan)

2.2 Site Location

The subject site is legally described as Part of lot 16 Concession 4 (Rideau Front) Geographic Township of Gloucester, City of Ottawa. The municipal address is 3100 Leitrin Road with Leitrin Road and Bank Street being the road frontages for the property. It stands at 394834.34 m² (39.5 hectares) in land area, and is situated along the south side of Leitrin Road, west of Bank Street, north of the Hope Cemetery lands, and east of the Albion-Leitrin Industrial Area.

The site consists of agricultural lands with some vegetation (deciduous and coniferous hedgerows and woodlands in the northwest section of the site). Overall, the terrain is relatively flat with a gentle slope to the south. A small pond is located centrally which was previously used for skating. No species at risk were observed on the site.

Lands immediately to the west are owned by the same company as the subject site and are earmarked for future employment development. Lands immediately to the east include the Gloucester City Yard Works, a farm and a garden centre/nursery. Lands east of Bank Street are also located within the LCDP and are designated Institutional and Opens Space uses. Lands to the north are part of the greenbelt and used for agriculture. There are five single lots along Leitrin Road at the north-west section of the site. Lands to the south are cemetery lands with residential development further south. Lands to the east include the Albion Leitrin Industrial Area as well as lands designated Employment in the LCDP.



Figure 2 – Aerial Location Map. (2011 aerial, source, City of Ottawa e-Maps)

3 Proposed Development

The proposed development will accommodate approximately 797 units which includes 294 single detached family homes, 407 townhouse units and 96 high density units should Block 391 be used solely for residential units. The proposed single and multiple dwellings units will be traditional ground and street oriented homes. Lot depths are typically thirty (30.0) metres throughout the subject site with some deeper lots backing onto the Gloucester City Yard Works site and the farm which contains a barn. The increased lot depth will help create a buffer between the new homes and existing buildings on adjacent property. Lot widths for the single detached units will range from 11.58 metres to 13.75 metres; lot widths for the townhouses are typically 6.1 metres per unit or 27.85 metres for a 4 unit townhouse block and 33.95 metres for a 5 unit townhouse block. The streetscape will have a varied built form and façade options; various different tree species in the front yards; and varying setbacks and porch protrusions along the street.

Single family homes are generally located centrally with townhouse units focused along the northwest and northeast sections of the site. Block 391 is a mixed use block which may be used for high density housing units or other mixed uses such as institutional, commercial and service uses.

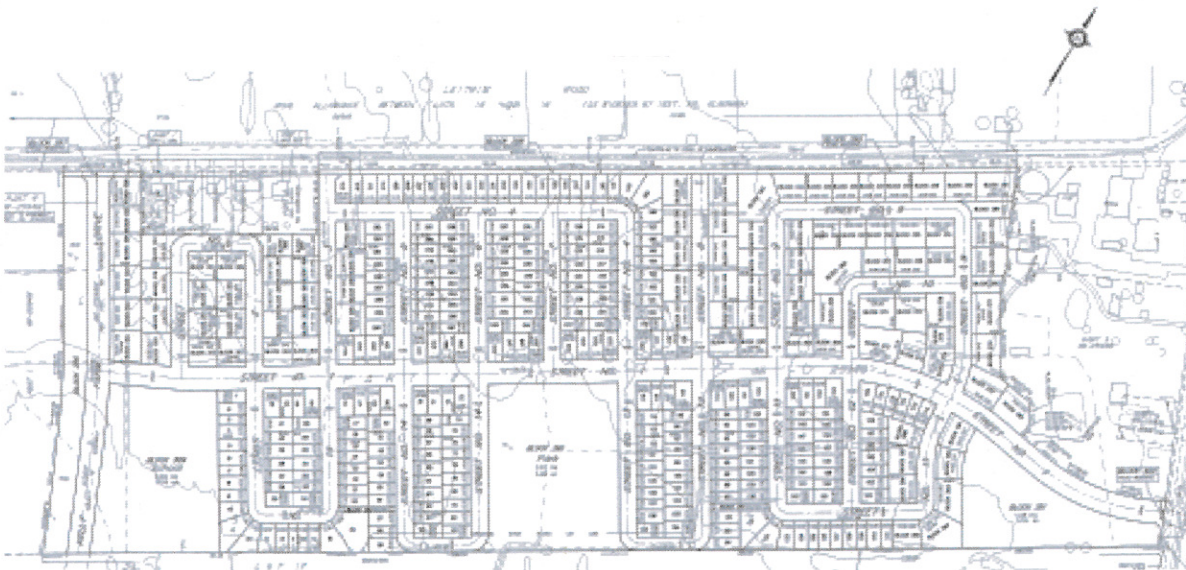


Figure 3 – Concept Subdivision Plan.

The proposed internal road network has been designed to facilitate efficient vehicle movement towards two arterial roads (Bank Street and Leitrim Road). Streets No. 3 and 8 have a direct connection to Leitrim Road while Street No. 1 has a direct connection to Bank Street. Street No. 1 is the main east west collector road serving as a spine road within the north section of the LCDP to provide access to the adjacent arterial roads. Right-of-Way widths are proposed at twenty four (24.0) metres for the east west collector road; eighteen (18.0) metres for local roads; and fourteen (14.0) metres for window streets. Neighbourhood block lengths have been minimized where possible to breakup the streetscape and promote efficient vehicle and pedestrian movement. Single loaded roads are used around the park block and window streets are used adjacent to the cemetery

lands to enhance the open space feel of the site. Blocks 394 and 395 are reserved for possible connections into the institutional and commercial sites to the east. Walkway blocks are located in the south portion of the site to help facilitate pedestrian movement to and from the park.

Site density based on the aforementioned unit count is 35.4 units per net hectare. This density exceeds the target of 34 units/net hectare established for developing communities in the City of Ottawa. Using the density guidelines in the LCDP, the subject site exceeds the target density of 29 units/net hectare (excludes high density units) by having a density of 33.0 units/net hectare. The higher density housing is located closest to the arterial roads.

Conventional site servicing and storm water management are proposed for the subject site which is in line with the phasing of new infrastructure throughout the Leitrim community. The proposed water plan indicates the site will be serviced by connections to the existing water mains on Kelly Farm Drive, Leitrim Road and Bank Street. The proposed wastewater plan indicates the site will be serviced by extending the sub-trunk sewer north on Kelly Farm Drive. Storm water management will be addressed through the construction of Pond 2 on the City of Ottawa lands to which the storm water from the subject site will be conveyed via a storm sewer on Kelly Farm Drive. A twenty five (25.0) metre open space corridor has been provided along the full length of the western boundary and will accommodate the north south ditch. The north south ditch is designed to capture and convey major flow from the subject site, some of the future employment lands and lands north of Leitrim Road.

A 2.42 hectare neighbourhood park is ideally located in the south central portion of the proposed development. The park has street frontage on three sides and is bounded to the south by the Cemetery Lands.

The land uses illustrated on the concept plan above, can be broken down as follows:

Land Use	Area (Ha)	% of Total Area
<i>Residential Blocks (singles and Townhouses)</i>	21.26	54
<i>Open Space</i>	1.0	3
<i>Parkland</i>	2.42	6
<i>School Block</i>	2.09	5
<i>Mixed Use Block</i>	1.28	3
<i>Walkway Blocks</i>	0.07	0
<i>Road widening and Roads</i>	11.36	29
TOTAL	39.48	100.0

4 Policy and Regulatory Framework

4.1 Provincial Policy Statement

The Provincial Policy Statement (PPS), issued under Section 3 of the Planning Act (PA) identifies provincial interests in land use planning and development through policy direction. Under the PA, the PPS must be considered by approval authorities in the review of development applications. The proposed subdivision was reviewed in relation to the various policies and principles in the PPS.

Under section 1.0 - *Building Strong Communities*, policies encourage efficient land use and development patterns to support communities that are healthy, economically sustainable and environmentally sound. The policies encourage the provision of a mix of employment, residential, recreational and open space uses to meet long term needs and ensuring that necessary infrastructure and public service facilities will be available for both current and projected needs. The proposed subdivision and mixed use development meets the intent of the PPS policies that pertain to Urban Areas by:

- Advancing Leitrim's value as a strong, healthy, liveable and safe community (Policy 1.1.1);
- Confirming the community as the focus of growth (Policy 1.1.3.1);
- Implementing growth areas that are compact in form and contain a mix of uses and densities which allow for the efficient use of land, infrastructure and public service facilities (Policy 1.1.3.7);
- Developing at low, medium and high densities (overall density is greater than 35 units per net hectare). Compact residential developments will ensure municipal infrastructure is expanded at an efficient rate (Policy 1.1.1, Policy 1.1.3, Policy 1.4.3);
- Establishing a mix of unit types to meet the current and future needs of households, taking into consideration demography, income and lifestyle (Policy 1.4.1); and
- Providing sufficient densities that will support existing public transit in the area (Policy 1.4.3)

Under Section 2.0 *Wise Use and Management of Resources*, policies encourage the protection of natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environment and social benefits. The proposed development is consistent with these policies as it relates to:

- Section 2.1 Natural Heritage – The subject site does not contain any Natural Heritage features;
- Section 2.2 Water – The north south ditch provides a hydrological link.

- Section 2.3 Agriculture – The subject site is located within the City of Ottawa Urban Area and is not subject to policies relating to Agriculture;
- Section 2.4 Minerals and Petroleum – The subject site is not located in an area with known Mineral and Petroleum resources;
- Section 2.5 Mineral Aggregate Resources – The subject site is not located in an area with known Mineral Aggregate resources;
- Section 2.6 Cultural Heritage and Archaeology – The subject site is located in an area of Archaeological potential. A stage 1 and stage 2 Archaeological Assessment was completed. No further archaeological assessment is required.

Under Section 3.0 *Protecting Public Health and Safety*, policies encourage reduction of the potential for public cost or risk from natural or human-made hazards. The subject site is consistent with the policies under section 3.0 of the PPS as it is not located near natural or human-made hazards.

4.2 City of Ottawa Official Plan (2003, consolidated 2011)

The Official Plan (OP) provides a vision and a policy framework to guide the future growth of the City of Ottawa. An Official Plan Amendment (OPA) no. 76 was passed June 24th, 2009 and subsequently approved by the Ministry of Municipal Affairs and Housing following several modifications. This application has been assessed against the City of Ottawa Official Plan, as amended in its most current form.

The subject property is designated *General Urban Area*, as shown on Schedule B of the Urban Policy Plan in the City of Ottawa Official Plan. The intent of this designation is to accommodate the housing and lifestyle needs of all ages, incomes, and life circumstances in order to create complete, sustainable communities. The General Urban Area designation permits the development of a wide range of uses, including residential development at all densities and employment, retail, service, cultural, leisure, entertainment and institutional uses.

The proposed development meets the intent of the General Urban Area designation by providing all types and densities of housing, mixed uses, institutional uses and leisure within the subdivision. The types of housing proposed will help meet the needs of residents with different income levels, lifestyle and household types. The proposed mixed use development meets the intent of the General Urban Area by providing for opportunities of developing higher density housing or a range of commercial and retail uses and community services within the community.

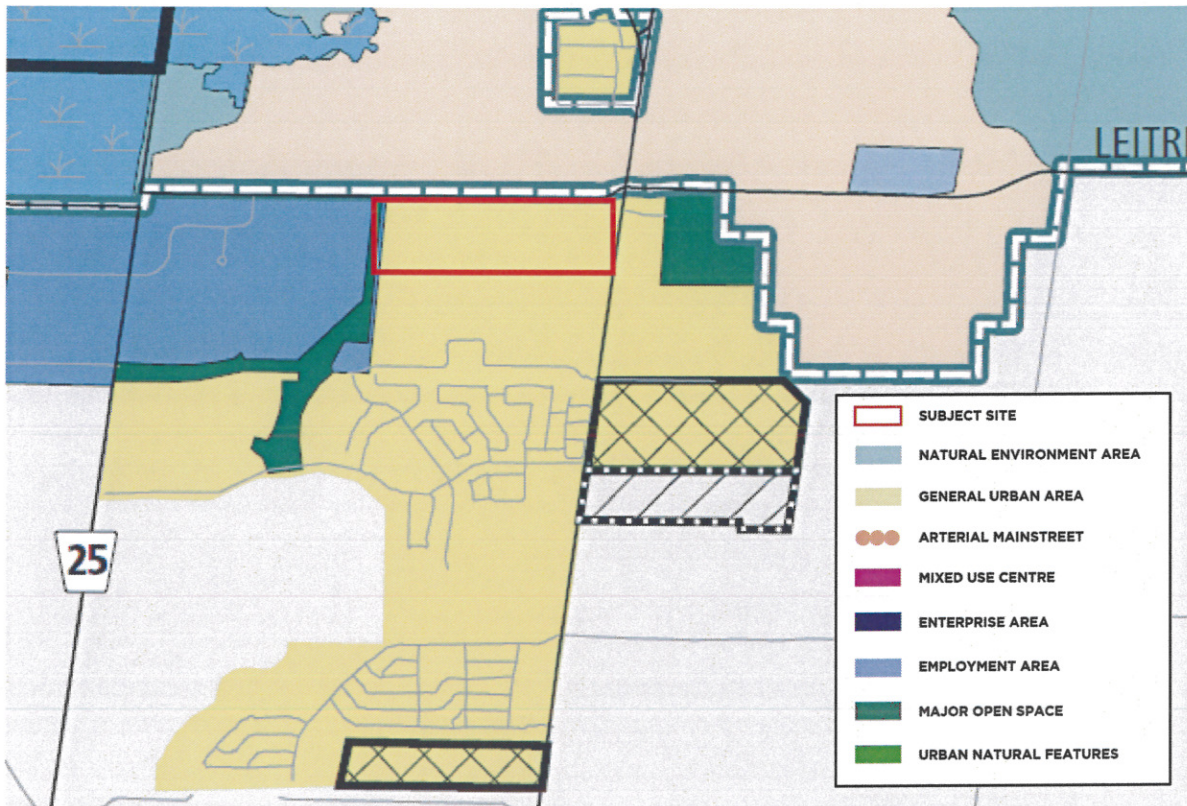


Figure 4 - Schedule B: Urban Policy Plan (Official Plan)

This proposal will be subject to the policies outlined in *Section 2.4.2 – Natural Features and Functions*; *Section 2.5.1 – Compatibility and Community Design*; *Section 4.7.4 Protection of Endangered Species* and *Section 4.11 – Urban Design and Compatibility Criteria*, along with additional policy considerations other relevant policy documents discussed throughout this report.

Section 2.4.2 – Natural Features and Functions address both natural features and natural functions within a land parcel. An Environmental Impact Statement must be completed in conjunction with any development proposed within or adjacent to an Urban Natural Feature [2.4.2.3].

An urban natural area is located in the northwest portion of the site and is identified as Urban Natural Areas 107. Urban Natural Area 107 is rated as having low overall significance and is not slated for protection by the City of Ottawa. An Environmental Impact Statement has been submitted in conjunction with this application for development.

Section 2.5.1 Urban Design and compatibility provides design objectives in development. Compatible development is identified as development that enhances established communities and does not cause adverse impacts on the surrounding area while urban

design focuses on building quality spaces for people. This planning rationale gives consideration to the following design objectives:

- 1) To enhance the sense of community by creating and maintaining places with their own distinct identity;
- 2) To define quality public and private spaces through development;
- 3) To create places that are safe, accessible and are easy to get to, and move through;
- 4) To ensure that new development respects the character of existing areas;
- 5) To consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice;
- 6) To understand and respect natural processes and features in development design; and
- 7) To maximize energy-efficiency and promote sustainable design to reduce the resource consumption, energy use, and carbon footprint of the built environment.

The proposed development is consistent with the greater Leitrim Community thereby helping to create a distinct community. The relationship between the building and the street is addressed by placing units in close proximity to the right-of-way (ROW) and enhanced landscaping treatment within the ROW. A mix of building materials including stone, brick, wood and siding will contribute to an appealing streetscape. The park has street frontage on three sides thereby helping to define quality public space. The proposed development contains roads, sidewalks and walkways that link the development to adjacent areas while meeting the needs of the community internally. The proposed development compliments the existing area by developing at densities similar to those of the surrounding area in addition to providing a variety of ground oriented and traditional building footprint. The proposed development has varying housing types and densities that will help meet the needs of residents with different income levels, lifestyle and household types.

Section 4.11 – *Urban Design and Compatibility*, as amended, includes a set of criteria on which all development applications will be evaluated under *Policy 2*. Specifically, Traffic; Vehicular Access; Parking Requirements; Outdoor Amenity Areas; Loading Areas; Lighting; Noise and Air Quality; Sunlight; Microclimate; and Supporting Neighbourhood Services. *Policy 3* references the design considerations set out in Annex 3 of the OP, while *Policy 4* goes on to outline how buildings, structures and landscaping will be used to clearly define public spaces such as streets and that new buildings must help to create a new building fabric in developing communities.

Compatible design will be achieved by providing a sufficient internal road system and connection to minor collector roads and arterials roads to support the development. Street layouts have been arranged in a manner that will eliminate headlight glare into future homes. Sufficient onsite surface parking will be provided to reduce the potential for parking to spill over into adjacent areas. The proposed development contributes to services and amenities that are appropriate to the

needs of the community through the provision of a school site, recreational spaces and the potential for retail or other mixed uses near Bank Street.

Schedule C – Primary Cycling Network identifies on road cycling routes along Leitrim Road and Bank Street.

Schedule D – Rapid Transit Network identifies light rail transit west of Albion road with a light rail transit station located on Leitrim Road.

Schedule E - Urban Road Network identifies Leitrim Road and Bank Street as an arterial road. The east west collector on the proposed site is identified as a proposed collector road.

Schedule I – Multi-use Pathways and Scenic-Entry Routes (Urban) identifies Bank Street as a Scenic-Entry Route and Leitrim Road as a Multi-Use Pathways - On Road Connection as a community route.

Schedule K – Environmental Constraints identifies the proposed development as being within the Airport Vicinity Development Zone.

Annex 1- Road Classifications and Right-of-Width (ROWs) identifies minimum ROW protection for Leitrim Road to be 35.5m and Bank Street to be 44.5m. The ROW for Leitrim Road and Bank Street has been protected.

Section 2.5.6 identifies Community Design Plans as a means of implementing the principles and policies of the OP at the community level.

The proposed development is located within the Leitrim Community Design Plan (LCDP) which establishes development and design guidelines for the proposed development. The proposed development is evaluated according to the LCDP guidelines in detail below.

4.3 Leitrim Community Design Plan (CDP)

The purpose of the Community Design Plan is to establish a community-wide land use framework that reflects the principles, objectives and policies for community development as directed by the Official Plan. The Leitrim Community Design Plan (LCDP) Land Use Plan provide a conceptual distribution of land uses, the location of roadways, and community facilities including school site, parks and drainage facilities.

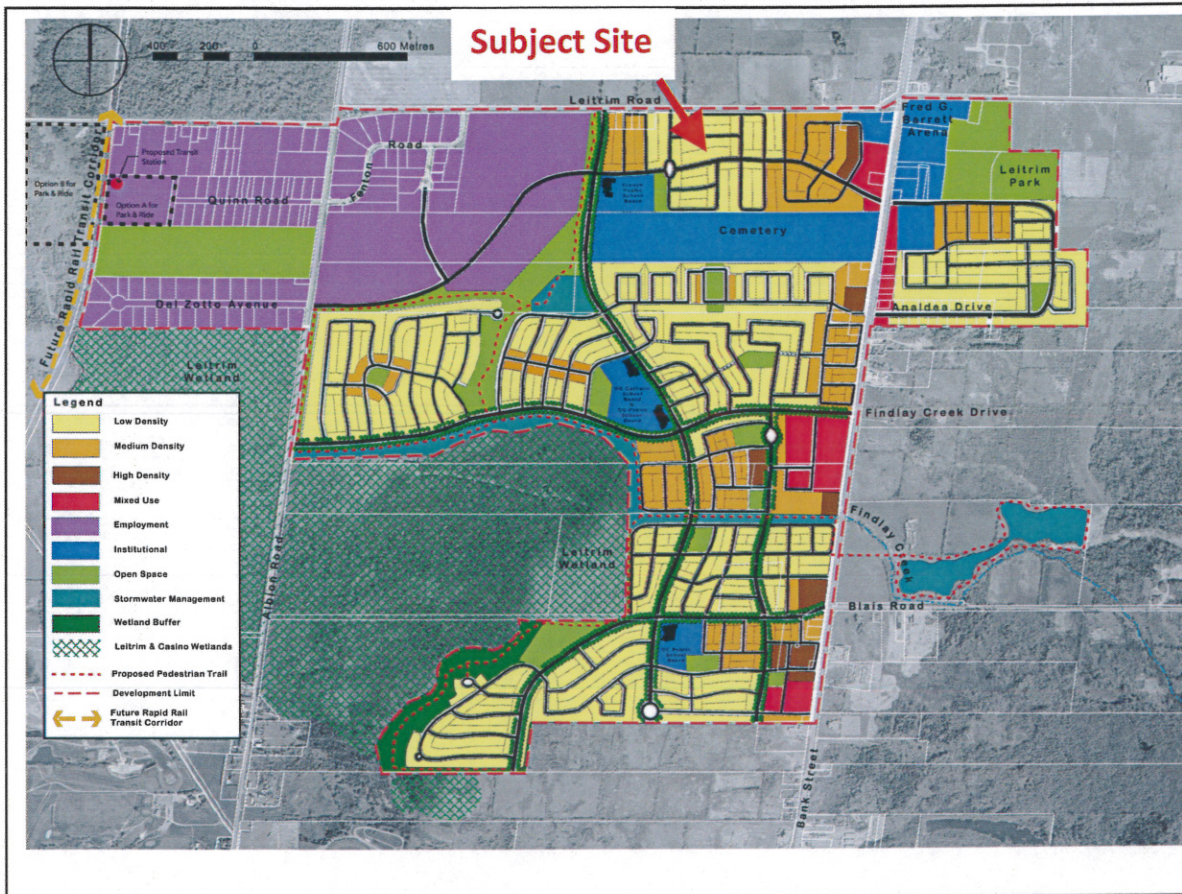


Figure 5– Land Use Plan (Leitrim Community Design Plan)

The subject site is located in zone 2 of the LCDP. The land use designation outlined for the subject property within the CDP allows for *Low, Medium and High Density Residential, Institutional, Mixed Use and Open Space*.

Low Density Residential supports the development of various ground oriented housing forms, including: single detached, semi-detached and duplex dwellings. *Medium Density Residential* supports ground oriented multiple unit dwellings adjacent to focal areas such as commercial areas or parks. Small-scale, convenience shopping is encouraged to locate close to these residential uses at collector intersections and collector/arterial intersections. *High Density Residential* supports low and mid-rise apartments. High Density Residential is intended to locate close to commercial areas and transit routes in order to support these community services. The *Mixed Use* designation is meant to accommodate a range of uses such as retail, personal service business, institutional, and higher density residential to support these uses (low- and mid-rise apartments). *Section 5.7 Residential Neighbourhoods* provides general guidelines for all housing types which encourage recessed garages, dwellings to be located close to the street, shared or grouped driveways; and detailed entry features.

The proposed development is consistent with the LCDP Land Use plan. Low density residential is generally located central to the site while the medium density

residential is located on the more eastern and western sections of the site closest to the collector and arterial roads. A mixed use block is located near Bank Street and the main east west minor collector. The mixed use block is sized to accommodate 96 high density residential units or other mixed uses. Using the mixed use block as high density residential will allow placement of the high density units in an appropriate location. The possible high density residential block is situated near commercial areas, a transit route and an arterial road to help support these services.

Building setbacks for the low and medium density housing are a minimum 3.0 meters from the front property line with recessed garages. Front porches will maintain close proximity to the street to encourage a stronger relationship between the dwelling and street. The setbacks and detailed fronts will provide for a more interesting streetscape. Driveways will be grouped where possible to provide more green space and reduced asphalt on the lots.

The *Open Space* designation is intended to provide a range of recreational uses for the community, both active and passive in nature, including sports fields and public trails. The greenspace network throughout the CDP area is discussed in detail in *Section 5.1*, which highlights the importance of providing continuous systems of open space for recreational uses, to protect natural features and to provide a transition in uses.

A neighbourhood park located adjacent to the proposed school block is encouraged in the LCDP but at the request of the City of Ottawa Parks department a single large central park is provided. The location and size of the park will allow for greater green space access for the community and allow for greater flexibility in park programming. The north south ditch supports the intent of the open space designation in providing a link to the future stormpond and other recreational uses in the community.

The *Institutional* designation supports government, service and community facilities. *Section 5.5 Schools* identifies a 2.5 hectare school site on the subject site. Guidelines for Schools suggest that the school has frontages on at least 2 streets.

Consistent with the LCDP, a school block is reserved for the Conseil des écoles publiques and is located on the south west portion of the site. The school is located on two collector roads – Kelly Farm Drive and Street #1 which provides good street frontage and visibility. Additional school details will be provided by the school board at a later date.

It is noted that flexibility in the interpretation of boundaries and general areas of the land use plan is incorporated into the LCDP provided that the policies and principles of the plan are maintained.

Section 5.2 discusses the Community Design Guidelines for streets. The LCDP provides considerations for 3 connections to the Leitrim Road and 1 connection to Bank Street via an east-west collector in addition to having a modified grid pattern to accommodate various modes of transportation. Single loaded roads are to be provided at key locations throughout the site. Design considerations for various rights-of way are also outlined, confirming the neighbourhood collector should maintain a 26.0 metre width, while local roads should maintain an 18.0 metre width.

The subject site shows a similar street pattern to that shown in the LCDP. 3 street connections have been provided to Leitrim Road while the east west collector intersects with both Bank Street and Kelly Farm Drive. Single loaded roads have been provided along the south section of the site providing open space views. Consistent with the specified street details in the LCDP, the local Right-of-Ways are designed at 18.0 metres and 14.0 metres. The collector road Right-of-Way is shown at 24.0 metres which is consistent with City of Ottawa Right-of-Way standards.

Section 5.3 Transit provides consideration for transit routes through the subject site's street #1 and Kelly Farm Drive with the ultimate bus routing and services yet to be determined.

Section 8.0 Servicing Plan provides a plan that efficiently uses existing services while maintaining flexibility to accommodate the changing needs of development.

Infrastructure servicing for the proposed development is consistent with the servicing plan provided in the LCDP.

Section 9.0 Implementation establishes density targets for the Leitrim Community overall of not less than 29 units per net hectare and further outlines a target of 262 units of low density, 598 units of medium density and 68 units of high density for a total of 928 units in zone 2. In line with the 2003 Official Plan it further defines density requirements to be:

- No more than 60% single detached and semi-detached,
- at least 30% multiple dwellings; and
- 10% apartments.

The LCDP permits minor shifting of uses and forms provided that the overall densities and unit targets for each zone are met. The proposal has a net density of 33 units/net hectare (excluding high density) which exceeds the required minimum of 29units/net hectare. The proposed development also meets the density breakdown criteria by proposing 37% singles (294 units), 51% townhouses (407 units) and 12% high density (96 units) should the mixed use block be used for residential purposes. Although the total target unit count for zone 2 is not met, the development as proposed is efficient, meets the density requirements and maintains the intent of the unit breakdown by densities.

5 Proposed Zoning By-law Amendment

Under the Comprehensive Zoning By-law, the subject property is shown as Developmental Reserve (DR). The purpose of the DR zone is to recognize lands intended for future urban development.

A zoning by-law amendment is being requested for this property to permit development in accordance with its Official Plan designation and the more detailed designations in the LCDP. The low and medium density residential sections of the site are proposed to be re-zoned to Residential Third Density – Subzone Z (R3Z), while the proposed park block (Block 390) and North-South ditch (Block 396) be re-zoned to Parks and Open Space (O1). Block 389 is the school block which is proposed to be zoned Minor Institutional Zone (I1). Lastly, the mixed use site (Block 391) is proposed to be dual zoned as Residential Fifth Density Zone A (R5A) [exception 1491]/General Mixed Use [exception 455].

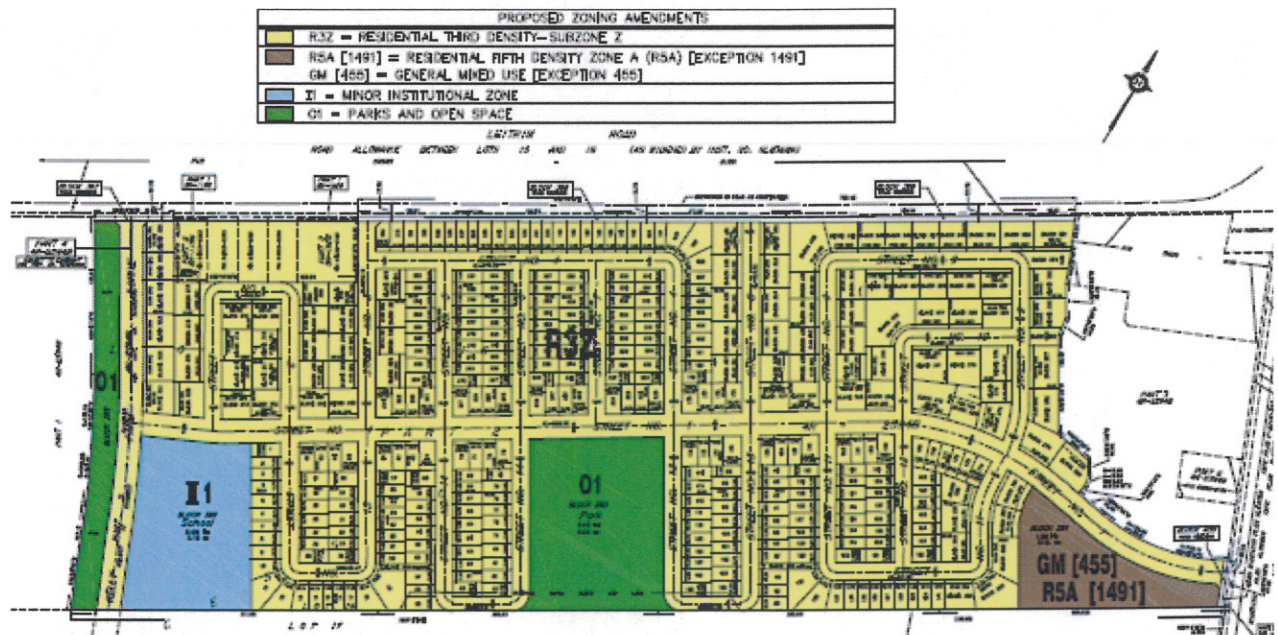


Figure 6– Proposed Zoning By-law Amendment

An enlarged plan mark up of the proposed Zoning By-Law Amendment is included in *Appendix B*.

The proposed rezoning will permit the land to be developed in a manner consistent with the Official Plan and Leitrim Community Design Plan.

6 Conclusions

Based on the analysis presented in this report, it is concluded that the proposed development is appropriate for the lands, builds upon and enhances the existing assets of the community, and is compatible with its surroundings. Furthermore, the development is consistent with the intent of the applicable policy and regulatory documents, and is supported by the technical studies submitted as part of this application.

Completed By:



Melissa Cote, MCIP RPP
Tartan Land Consultants Inc.