

January 10, 2017

Wendy Tse
Planning and Growth Management Department
City of Ottawa
110 Laurier Avenue West
K1P 1J1

Dear Ms. Tse:

**Re: Findlay Creek Village, 3100 Leitrim Road
Zoning Amendment
File Number: D02-02-13-0092**

Please consider this letter as an addendum to the Planning Rationale dated September 2013 in support of the plan of subdivision and zoning amendment application for 3100 Leitrim Road owned by the Barrett Co-Tenancy. Draft plan approval was received May 27, 2015 for the plan of subdivision while the zoning amendment was placed on hold until such time as the areas of the open space and parkland requirements were confirmed.

Since the time draft plan approval was issued, the Barrett Co-Tenancy acquired six separate land parcels abutting 3100 Leitrim Road. The first land parcel was 6.05 hectares of lands formerly part of Hope Cemetery (4660 Bank Street) which was added to 3100 Leitrim Road through a severance and lot line adjustment. A pre-consultation meeting for the addition of the 6.05 hectares of lands to 3100 Leitrim Road was held over two dates: May 13 2016 and May 17 2016. The City of Ottawa determined a new application and planning rationale would be required for the plan of subdivision but as it relates to the zoning, the additional lands are to be included in the existing zoning amendment application for 3100 Leitrim Road. The Planning Rationale prepared for the new plan of subdivision application for 4660 Bank Street dated August 26 2016 will be included in this submission for additional information including policy discussions on the change of use for the former Hope Cemetery lands. The second land acquisition was five separate single family lots along Leitrim Road (2984, 2992, 3000, 3008, 3016 Leitrim Road). A pre-consultation meeting for the five lots along Leitrim Road was held January 3rd 2017. The City of Ottawa determined that the five lots would be dealt with through a revision/re-circulation to the existing draft approved subdivision at 3100 Leitrim Road and the required zoning amendment would be included in the existing zoning amendment application for 3100 Leitrim Road.

As a result of the land acquisitions by the Barrett Co-Tenancy and changes to the originally proposed zones, the adjusted parkland size and a new driveway access into the cemetery lands, an addendum to the September 2013 planning rationale for 3100 Leitrim Road would be required as it relates to the zoning amendment only. As a result, the Planning Rationale remains unchanged with the exception of Section 5 Proposed Zoning By-law Amendment on page 15 and Appendix B Proposed Zoning By-law Amendment. Section 5 is to be replaced in its entirety with the following text and figure:

Under Zoning By-law No. 2008-250, 3100 Leitrim Road is zoned Developmental Reserve (DR), the 6.05 hectares of land formerly part of Hope Cemetery (4660 Bank Street) is zoned Minor Institutional Zone subzone D (I1D) and the five lots on Leitrim Road (2984, 2992, 3000, 3008, 3016 Leitrim Road) is zoned Residential First Density Subzone AA exception 946 (R1AA[946]).

The purpose of the DR zone is to recognize lands intended for future urban development. The purpose of the minor institutional zone is to permit a range of community uses, institutional accommodations and emergency services within General Urban Areas with subzone D specifically permitting cemetery uses only. The primary purpose of the Residential First Density Subzone AA [946] is to permit low density residential development in the form of detached dwellings in the General Urban Area with exception 946 dealing with minor adjustments to reduce the required minimum lot width and increase the required minimum lot area.

A zoning by-law amendment is being requested for this property to permit development in accordance with its General Urban Area Official Plan designation, the more detailed designations in the Leitrim Community Design Plan (LCDP) and the change in use on lands formerly part of Hope Cemetery. As shown in Figure 6, the zoning bylaw amendment proposes to change the current DR, I1D and R1AA[946] zones to Residential Third Density – Subzone Z (R3Z), Parks and Open Space (O1), a dual zone of Minor Institutional Zone – subzone A (I1A) and Residential Third Density – Subzone Z (R3Z), Minor Institutional Zone – subzone D [exception XXXX] (I1D [XXXX]), and General Mixed Use Zone – Subzone 12 (GM12).

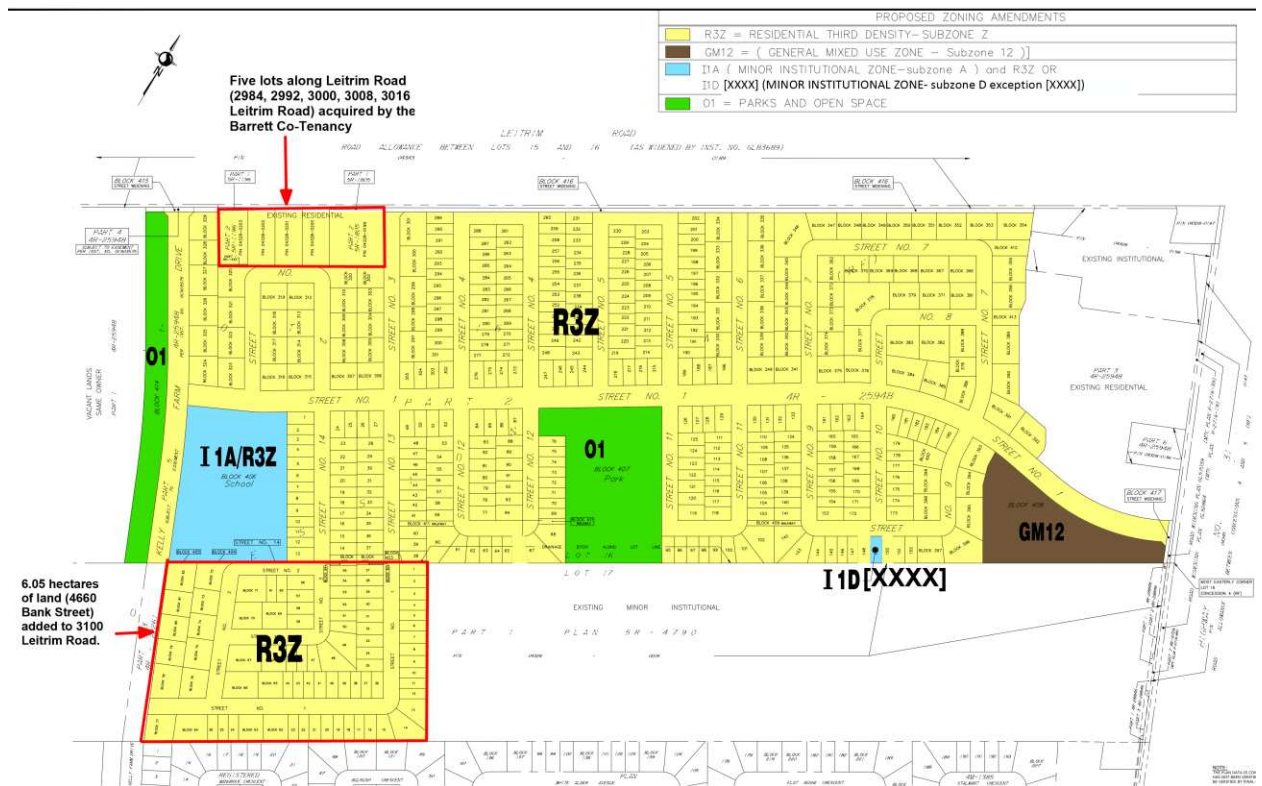


Figure 6 – Proposed Zoning By-Law Amendment

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

The proposed R3Z Zone will allow for the development of a range of low and medium density residential units which includes single detached, semi-detached and townhouse units. The rezoning from DR to R3Z will permit residential unit types consistent with the LCDP. The additional 6.05 hectare lands shown as an existing cemetery use in the LCDP will be rezoned from I1D to R3Z which will permit a residential use that is compatible with its surrounding area.

The additional five lots on Leitrim Road will be rezoned from R1AA[946] to R3Z to permit residential uses that are compatible with the LCDP and proposed future development. The five lots will be incorporated into the plan of subdivision for 3100 Leitrim Road with frontage internal to the site.

The proposed O1 Zone is for those lands reserved for a park (block 407) and greenspace that will accommodate a north-south ditch (block 414). The park will be developed as part of the parkland dedication requirements for the site. The north-south ditch is designed to capture and convey major flow from the subject site, some of the future residential and employment lands and the National Capital Commission lands north of Leitrim Road.

The reserved school site (block 406) is proposed to be zoned both I1A and R3Z to accommodate either a school use or a residential use should the school site no longer be required.

The proposed I1D [XXXX] zone is for a new driveway access into Hope Cemetery. The exception requested is to reduce the minimum required lot width from 15 meters to 13.75 meters to accommodate the use of the lands as a driveway. A purchase and sale agreement has been executed to convey the driveway property to the Roman Catholic Episcopal Corporation of Ottawa upon the registration of the subdivision. The Roman Catholic Episcopal Corporation of Ottawa owns and operates Hope Cemetery.

The proposed GM12 zone is to accommodate either local commercial development or residential development. The GM12 zone will provide flexibility in developing this land parcel in a manner that is consistent with the LCDP designation of Mixed Use. The Mixed Use designation is meant to accommodate a range of uses such retail, personal service business, institutional and higher density residential such as low and mid-rise apartments to support these uses.

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

The conclusions of the original Planning Rationale for 3100 Leitrim Road are still applicable.

6 hard copies of this addendum letter is being submitted in addition to a PDF copy of the addendum, the original Planning Rationale for 3100 Leitrim Road dated September 2013 and the Planning Rationale for 4660 Bank Street dated August 26 2016. Should you require any additional hard copies of the addendum or hard copies of the original Planning Rationale, please do not hesitate to get in contact with the undersigned.

Regards,

Melissa Cote, MCIP RPP
Tartan Land Consultants Inc.