

Plan of Subdivision and Zoning By-law Amendment Proposal Summary

Owner: Cavanagh Developments (1384341
Ontario Ltd.)

File N°: D07-16-19-0020 (Subdivision) & D02-02-
19-0090 (Zoning By-law Amendment)

Applicant: Cavanagh Developments (Don Schultz)

Comments due date: December 6, 2021

Applicant Address: 210-1455 Youville Drive

Development Review Planner: Lisa Stern

Applicant E-mail: DSchultz@thomascavanagh.ca

Ward: 5 – West Carleton – March and 4 – Kanata
North

Applicant Phone Number: (613) 913-4955

Ward Councillor: Councillor Eli El-Chantiry and
Councillor Cathy Curry

Site Location

1020 and 1070 March Road.

Revised Proposal

The following is a revised resubmission of applications D07-16-19-0020 (Subdivision) & D02-02-19-0090 (Zoning By-law Amendment). Cavanagh Developments acquired the subject properties from Valecraft Homes (JG Rivard Ltd.) in May 2021. As a result of change in development program, Cavanagh has proposed a revised draft plan that includes single-detached dwellings with a variety of lot widths, semi-detached dwellings, townhouses with two different types of lot widths, and back-to-back townhouses. 790 total residential units are proposed in this resubmission, compared to the 728 units originally proposed by Valecraft Homes. The original layout of roads, lots, and blocks remains largely unchanged, with some changes on the east side of the plan where blocks in the southwest corner are reoriented. To facilitate these changes some zoning changes are contemplated by the applicant.

This resubmission proposes a revision to the originally proposed zoning for one of the townhouse blocks on the west side of the plan. On Block 296, immediately to the south of mixed use Block 315, 16 townhouse units are proposed to have lot widths of 4.57 metres (15 feet). The R3Z [1319] Exception is proposed to be applied to residential blocks where back-to-back townhouses are proposed. Whereas the R3Z [1319] Exception was proposed for 3 blocks in the original submission, this resubmission proposes that the R3Z [1319] Exception be applied to 5 blocks in the redesigned plan. This increased extent of the R3Z [1319] Exception is due to the proposed addition of 51 more back-to-back townhouse units in this resubmission.

Proposed changes:

- Increased Units from 728 units to 790 units;
- Changes in lotting in the southwest corner of application area;
- Proposed R3Q zoning to facilitate townhomes with lot widths of 4.57m on one block.
- Proposed R3[1319] zoning for 5 blocks whereas it was previously proposed for 3 blocks (an increase of approximately 51 back-to-back-units).

The revised concurrent Draft Plan of Subdivision and Zoning By-law Amendment application proposes to develop a 790-unit mixed-use subdivision comprised of 264 detached dwellings, 20 semi-detached dwelling 330 townhomes, 176 back-to-back townhomes, two commercial mixed-use blocks, a future school block and various park and open space blocks.

Proposal Details

The sites are located in the northeast quadrant of the Kanata North Urban Expansion Area and Community Design Plan. The property is approximately 40 hectares in size with 456 m of frontage on March Road. The northerly property addressed 1070 March Road is occupied by the Dekok Berry Farm with the southerly property addressed 1020 March Road occupied by a combination of farm fields and woodlands. The two properties are surrounded by a low-rise rural residential subdivision to the north, the abandoned rail corridor to the east and future residential subdivisions to the south and west. There are also three existing residential homes on the west side of March Road.

Zoning By-law Amendment

The subject lands are currently zoned Rural Countryside Zone (RU) and RU Zone exception 114r. The RU zone accommodates agricultural, forestry, country residential lots created by severance and other land uses characteristics of Ottawa' countryside.

The proposed Zoning By-law Amendment seeks to rezone the subject lands to:

- General Mixed Use Zone (GM15) to permit the development of commercial or mixed-use development in the parcels along March Road.
- Residential First Density Zone (R1TT) to permit the development of single-detached dwellings backing onto the existing residential homes along Houston Cres.
- Open Space Zone (O1) to permit the development of a neighbourhood park.
- Environmental Protection Zone (EP) for the Shirley's Brook tributary along the southwest corner of the subdivision.
- A dual-zoned R3Z/Minor Institutional Zone Subzone A (I1A) to permit the development of the proposed school, or alternatively, residential uses in the event that the school block is not required for that purpose.

Updated proposal:

- R3Q zone for Block 296 to permit townhomes with lot widths of 4.57m.
- R3Z[1319] to permit back-to-back townhomes.

Plan of Subdivision

A concurrent Plan of Subdivision application was also submitted to permit the development of a 264 detached dwellings, 20 semi-detached dwelling 330 townhomes, 176 back-to-back townhomes, two commercial mixed-use blocks, a future school block (Ottawa-Carleton District School Board) and various park and open space blocks. The proposed primary access is through a future signalized intersection along March Road and the whole subdivision will be serviced through a total of 17 streets. A multi-use pathway is also proposed along the creek corridor.

Related Planning Applications

Previously approved Official Plan Amendment application D01-01-16-0007.

Timelines and Approval Authority

The "On Time Decision Date", the target date upon which a decision on the Plan of Subdivision application will be rendered by the General Manager or a Manager within the Planning, Infrastructure and Economic Development Department, via delegated authority, is October 28, 2019.

The "On Time Decision Date" for the Zoning By-law Amendment application, the target date the application will be considered by the City's Planning Committee, is to be determined. The zoning by-law amendment is typically not considered by Planning Committee until the Plan of Subdivision has received Draft Plan Approval.

Submission Requirements

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Ottawa before approval is given, the person or public body is not entitled to appeal the decision of the Council of the City of Ottawa to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Ottawa before approval is given, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Request to Post This Summary

If you have received this notice because you are the owner of a building within the area of the proposed plan of subdivision, and the building has at least seven (7) residential units, it is requested that you post this notice in a location visible to all of the residents.

Stay Informed and Involved

1. Register for future notifications about this application and provide your comments either by faxing or mailing the notification sign-up form in this package or by e-mailing me and adding File No. D07-16-19-0020 (Subdivision) & D02-02-19-0090 (Zoning By-law Amendment) in the subject line.
2. Access submitted plans and studies regarding this application online at ottawa.ca/devapps.
3. If you wish to be notified of the decision of on the proposed plan of subdivision, you must make a written request to me. My contact information is below.
4. Should you have any questions, please contact me.

Lisa Stern, Development Review Planner
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Location Map/ Carte de l'emplacement



		LOCATION MAP / PLAN DE LOCALISATION PLAN OF SUBDIVISION / PLAN DE LOTISSEMENT ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D07-18-19-0020	19-0862-D		
D02-02-19-0090			
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REVISION / RÉVISION - 2019 / 08 / 09			
			1020, 1070 ch. March Road
			Existing Flood Plain (Section 58) / Plaine inondable (Article 58)

