
To: Melanie Gervais, Planner III
City of Ottawa
Planning, Real Estate, and Economic
Development
110 Laurier Avenue West, 4th Floor
Ottawa, Ontario K1P 1J1

From: Eric Bays, Senior Urban Planner
Stantec Consulting
300-1331 Clyde Avenue
Ottawa, Ontario K2C 3G4

File: 1495 Heron Road
D07-16-23-0005 & D02-02-23-0030

Date: February 5, 2024

Reference: Parkland Dedication Requirement and Parks and Recreation Master Plan Review

Stantec has prepared this memorandum to provide a more fulsome discussion of parkland dedication and open space allocation by the Preferred Development Plan for 1495 Heron Road. It will also provide a summary of parkland dedication proposed by the Development Plan, calculation of parkland (or equivalent) requirements, and discussion of park needs considering the property's existing and planned future context.

Based on our initial review we have no concerns with the parkland area of 7,716.4 m² as calculated by City staff. Due to the site's unique constraints, surrounding context, and development conception, we believe the Preferred Development Plan provides sufficient parkland lands dedication. Accordingly, it is our opinion that the balance of the parkland dedication is most appropriately taken as cash-in-lieu of parkland for the purpose of enhancing established parks and open spaces surrounding the site.

The memo will address initial City circulation comments regarding parkland at the end of the memo.

PARK AND OPEN SPACES IN PREFERRED CONCEPT

The Preferred Development Plan creates several new and repurposed open space opportunities across the site; these open space opportunities provide an integrated and publicly accessible network which includes renewal of the existing courtyards, walking paths located within the blue-green corridor, amenity areas within new development blocks, a future public park abutting existing City greenspace, and the future school site (subject to school board access permissions).

While some of these spaces will remain in private ownership, the Master Plan intends for open spaces remaining in private ownership to be accessible to the public; these areas would be appropriate candidates as privately owned public spaces (POPS) subject to necessary agreements to ensure public access is maintained.

Reference: Parkland Dedication Requirement and Parks and Recreation Master Plan Review

The following table summarizes proposed open spaces:

Table 1: Summary of open spaces proposed by the Heron Road Development Plan.

Open Space Feature	Area	Potential Recreation Facilities	Ownership Structure
Public Park (Block 6)	2,625 m ²	Sufficient area for urban parkette including passive and active spaces	City of Ottawa Parks
Plaza Abutting Heron Road	731 m ²	Small urban plaza with perimeter trees and programming opportunities	Privately owned, publicly accessible
Blue-Green Corridor	6,655 m ²	Multiuise pathway with small passive recreation spaces at regular intervals	City of Ottawa Asset Management
School Site	3,338 m ² *	Active recreation space including small play fields and playground; access dependent on school board policies	CEPEO
Campanile Complex Courtyards	7,388 m ²	Combination of spaces (multiple courtyards intended to accommodate a range of active and passive activities)	Privately owned, publicly accessible
Total Effective Open Space:	20,737 m²		
* Total school site of 13,499 m ² ; assumes 25% of school site available as open space.			

We acknowledge that the City does not currently consider either POPS, or encumbered lands, as open space as an adequate substitute when determining parkland dedication or cash-in-lieu of parkland requirements.

However, these spaces will provide for a range of recreational and public realm needs for not only the new community, but also established surrounding communities. As such, consideration should be given to the proposal for alternative publicly accessible open spaces and amenities.

PARKS AND RECREATION MASTER PLAN

The City updated the Parks and Recreation Master Plan (PRFMP) in 2021 to support the new Official Plan initiative and coordinate the planning, management, and renewal of the City’s parks, open spaces, and recreational facilities. Generally speaking, the Master Plan identifies the need for further City investment in larger active recreational facilities in order to meet current and future residents’ needs.

Existing and Future Parkland Allocation

Section 7.2 of the PRFMP states that in areas with less than two hectares of active park area per 1000 residents the City will request, as a first priority, the dedication of land to increase transect wide parkland provision rates.

Map 2 (attached) of the PRFMP depicts the hectares of active park area per 1000 people in various areas of the City as divided by traffic zones. Traffic zones are large, multi-neighbourhood areas generally used for mapping mobility patterns. Traffic zone labels are not provided on Map 2, but the site appears to be in Alta Vista – 1615; the traffic zone is labelled as having between 1.51 and 2.0 hectares of active parkland per 1000 people.

Reference: Parkland Dedication Requirement and Parks and Recreation Master Plan Review

In contrast, traffic zones to the north and west- which include the entire area of the Orlando Park and WRENS Way, achieve over 2.0 hectares of active parkland per 1000 people.

Based on the classification ranges of Map 2, and absence of available supporting data, it is not possible to determine the average parkland area of the two combined traffic zones. It is, however, clear that the abutting traffic zone exceeds the City’s target through the inclusion of the entirety of Orlando Park and WRENS Way within its boundary.

The property is located in a traffic zone that either approaches or meets the per capita park area target of the PRFMP, and abut a traffic zone that exceeds the per capita park area target as a result of parkland abutting the property. Accordingly, we do not believe that the existing parkland supply warrants taking a “parkland first” approach to the proposed development.

Existing and Future Parks

Map 23 (attached) of the PRFMP classifies existing parks and identifies new parks expected to be constructed by 2031. The following parks are existing or are proposed to be constructed by 2031 within 250 m (considered a three-minute walk) of the property:

- Orlando Park and Orlando Park Annex is an existing neighbourhood park located immediately (abutting) west of the property.
- WRENS Way is an existing woodland park located immediately (abutting) north of the property.
- Sandalwood Park is an existing neighbourhood park located southeast (230 m) of the property.
- A new neighbourhood park is identified south of the property on the opposite side of Heron Road. While proximity of the park to the site is not clear, it appears to be located in the Heron Gate community.

Table 2: City Parks and facilities within 250 m of 1495 Heron Road.

Park	Area	Park Classification (PRFMP Map 23)	Existing Facilities
Orlando Park Orlando Park Annex	14,318 m ² 31,759 m ²	Neighbourhood Park	<ul style="list-style-type: none"> • Four sports fields (three 100 m length, one half-field) • Three play structures adjacent Denver Ave.
WRENS Way	143,591 m ²	Woodland Park	<ul style="list-style-type: none"> • None; passive recreation only
Sandalwood Park	26,945 m ²	Neighbourhood Park	<ul style="list-style-type: none"> • Five play structures • Baseball diamond • Sports field (60 m length) • Two basketball courts • Outdoor skating rink (turf surface)
Heron-Walkley Park	20,764 m ²	Linear Park	<ul style="list-style-type: none"> • Two play structures adjacent Colbert Ct.
Proposed Heron Gate Park (see PRFMP Map 23)	To be determined	Neighbourhood Park	<ul style="list-style-type: none"> • To be determined

Reference: Parkland Dedication Requirement and Parks and Recreation Master Plan Review

According to the City’s Park Development Manual the current dedication amount is sufficient in size to accommodate a parkette (0.4 to 1.2 ha) or urban parkette (0.2 to 0.4 ha). In both parkette classes a combination of passive and active uses can be accommodated.

While the Development Plan results in additional housing and complimentary uses the design’s intent is to integrate the new community with the surrounding built context and environment. The proposed park area on the property is intended to integrate with established parks and open spaces to the north and west of the site while creating an opportunity to provide a unique range of facilities for existing and new residents of surrounding communities. In combination with abutting existing park areas- including nearby neighbourhood parks, the more enclosed urban parkette on the Development Plan has the potential to broaden park and recreation opportunities.

The provision of cash-in-lieu of parkland conveyance provides the City with an opportunity to enhance established parks in the community to support existing and future residents.

RESPONSE TO CIRCULATION COMMENTS

Based on the discussion above, we respectfully provide the following responses to initial City circulation comments:

Comment	Response
<p>The Central Courtyard, Blue-green Corridor, and the Heron Road Plaza are considered exterior amenity areas therefore not to be counted towards the parkland dedication. This is without mentioning that the Heron Road Plaza is encumbered.</p>	<p>Acknowledged. The central courtyard, and plaza abutting Heron Road would be considered POPS and would provide new forms of public spaces for the proposal and surrounding community. While these areas (and the blue-green corridor and school site) are not considered parkland, they will nonetheless contribute to the open space and public realm facilities that serve existing and future residents.</p>
<p>The proposed parkland area of 0.262 ha / 0.647 acres is not sufficient. A larger consolidated parkland dedication of 7,716.4 m² / 1.91 acres / 0.77 ha is required (also meeting the requirements mentioned at pre-consultation in terms of location and configuration).</p>	<p>The site abuts 18.9 hectares of existing, City-owned parkland to the north and west. In addition, the site is within 250 m of a further 4.7 hectares of existing, City-owned parkland to the south. Finally, the Master Plan proposes a combined 2.1 hectares of open space opportunities that may accommodate a range of active and passive recreational and civic activities. The proposed 0.26-hectare park is of sufficient size to establish an urban parkette</p>
<p>The parkland dedication is calculated based on 15% of the residential gross land area (50,174 m² x 15% = 7,526.1 m²) + 2% of the commercial area (9,515 m² x 2% = 190 m²).</p>	<p>The calculation provided seems to be within the correct range of parkland dedication. However, further detail may be warranted in determining the precise parkland dedication rate on account of several block accommodating both commercial and residential uses. We recommend further calculations be undertaken prior to subdivision registration to ensure the most accurate</p>

February 5, 2024

Melanie Gervais, Planner III

Page 5 of 5

Reference: Parkland Dedication Requirement and Parks and Recreation Master Plan Review

	calculations based on adjustments or updates to the Master Plan prompted by other review comments.
--	--

Thank you for your time.

Respectfully,

Stantec Consulting Ltd.

Eric Bays RPP, MCIP
Senior Urban Planner

Phone: 613 722 4420
Eric.Bays@stantec.com

Attachment: Draft Plan of Subdivision with Block Areas
Map 2 from Parks and Recreation Facilities Master Plan (2021)
Map 23 from Parks and Recreation Facilities Master Plan (2021)
Urban Parkette/Plaza Classification summary from Parks Design Manual (2017)