

June 7, 2023

City of Ottawa  
Planning, Real Estate, and Economic Development Department  
110 Laurier Avenue West, 4<sup>th</sup> Floor  
Ottawa, Ontario  
K1P 1J1

**Attention: Kelly Livingstone, MCIP, RPP – Planner II**

**Reference: Provence Orléans Subdivision Phase 6 – 2065 Portobello Boulevard  
Planning Rationale Addendum  
City File No.: D07-16-19-0030 and D02-02-19-0133  
Our File No.: 117155**

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Novatech has been retained by Provence Orléans Realty Investments Inc. c/o The Regional Group of Companies (the 'Owner') to prepare this Planning Rationale Addendum in support of revised *Plan of Subdivision* and *Zoning By-law Amendment* applications for Phase 6 of their Provence Orléans Subdivision located at 2065 Portobello Boulevard (the 'Subject Site').

The original *Plan of Subdivision* (City File No.: D07-16-19-0030) application received Draft Plan Approval on June 3, 2021. Following Draft Plan Approval, an agreement was made between the City of Ottawa and the Owner to transfer a large portion of the existing woodlot on the Subject Site to the City. The *Zoning By-law Amendment* (City File No.: D02-02-19-0133) application was subsequently put on hold pending a revision to the Draft Plan of Subdivision to reflect this.

This report has been prepared at the request of City of Ottawa staff to provide an overview of the proposed revisions to the *Plan of Subdivision* and *Zoning By-law Amendment* applications and a rationale demonstrating conformity with the *City of Ottawa Official Plan*. This Planning Rationale Addendum should be read in conjunction with the previous Planning Rationale prepared by Novatech dated December 4, 2020.

## **PROPOSED REVISION**

### ***Draft Plan of Subdivision***

A copy of the revised Draft Plan of Subdivision is provided in **Appendix A** and a copy of the previously approved Draft Plan of Subdivision is provided in **Appendix B** for reference.

The revised Draft Plan of Subdivision will complete the loop of Plainridge Crescent while maintaining the pedestrian pathway to Provence Avenue, and the future transitway block along the northern portion of the Subject Site per the previously approved Draft Plan of Subdivision. Thirty-nine (39) single-detached lots are proposed along the extension of Plainridge Crescent as part of the proposed development. Parkland dedication for the proposed development including previously approved phases of the Provence Orléans Subdivision will be addressed through the dedication of Part 41 as shown on the revised Draft Plan of Subdivision.

The previously approved Draft Plan of Subdivision consisted of one-hundred ten (110) residential units which included forty-eight (48) single-detached lots and sixty-two (62) street townhouses. The single-detached lots fronted onto a local street named Mercantour Ridge, which bordered the proposed woodland park (Block 53). Following Draft Plan Approval, the City of Ottawa acquired a portion of the Draft Approved lands shown as Parts 2 and 3 on 4R-34802 in **Appendix C**. The revised Draft Plan of Subdivision therefore excludes the land that has been transferred to the City.

The previous Draft Plan of Subdivision included Block 52 as a multi-unit residential development block. This block was severed from the Subject Site through the approval of a *Consent (City File No. D08-01-21/B-00396)* application which then received Site Plan Approval (*City File No. D07-12-20-0172*) for the development of three low-rise apartment buildings. This parcel is currently under construction and does not form part of the proposed revised *Plan of Subdivision* application. Nonetheless, this block still forms part of the overall Provence Orléans Subdivision as it was always planned for multi-unit residential development.

An Ontario Land Tribunal (OLT) Order (*OLT Case No.: OLT-21-001575*) was issued on March 28, 2022 with respect to the Draft Approved Conditions for Phase 6 of the Provence Orléans Subdivision. The decision included an order for the City of Ottawa to amend two (2) Conditions of Draft Approval with respect to the future transitway lands which shall be applied as part of this revised *Plan of Subdivision* application.

### **Zoning By-law Amendment**

The majority of the Subject Site is currently zoned *Development Reserve – DR* except for a small woodlot portion zoned *Environmental Protection – EP*. The suggested zoning remains unchanged from the original *Zoning By-law Amendment* application filed, with adjustments made to the zoning limits to reflect the revised Draft Plan of Subdivision as described above.

As previously mentioned, the majority of the existing woodlot has been retained and dedicated to the City of Ottawa as part of the future woodland park. It is therefore suggested to amend the limits of the *EP* zone to reflect the limit of the land transferred to the City of Ottawa for the woodland park. The residential portion of the Subject Site would be rezoned to *Residential Third Density, Subzone YY, Exception 2582 – R3YY [2582]* as shown in **Appendix D**, per the original *Zoning By-law Amendment* application.

The draft Zoning Schedule is provided in **Table 1** and the draft Suggested Zoning Plan is provided in **Appendix D**.

**Table 1: Draft Zoning Schedule.**

| <b>Zone</b>   | <b>Draft Zone Exception Text</b> | <b>Lots/Blocks on Draft Plan</b> |
|---|----------------------------------|----------------------------------|
| <i>Residential Third Density, Subzone YY – R3YY</i> | <i>Urban Exception 2582</i>      | Blocks 1-40<br>Block 42          |
| <i>Environmental Protection – EP</i>                |                                  | Block 41                         |

## **PLANNING POLICY AND REGULATORY FRAMEWORK**

### **Provincial Policy Statement (PPS)**

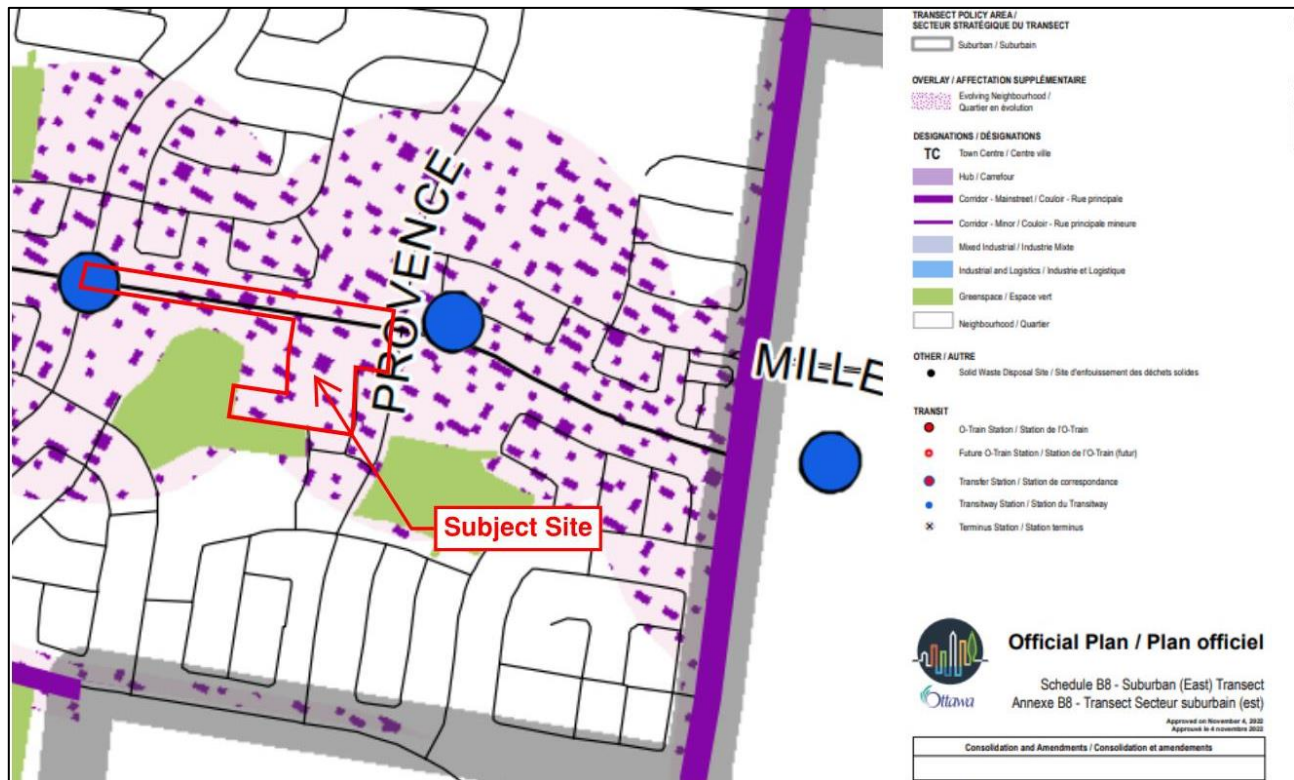
The *Provincial Policy Statement (PPS) 2020* provides policy direction on land use planning and development matters of provincial interest by setting the policy foundation for regulating the

development and use of land as set out in *Section 2* of the *Planning Act*. The decisions that affect all planning matters “shall be consistent with” relevant policy statements under the authority of *Section 3* of the *Planning Act*.

- The proposed development has been reviewed in conjunction with the *PPS* and remains consistent with the applicable policies pertaining to building strong healthy communities, the wise use and management of resources, and protecting public health and safety.

### City of Ottawa Official Plan

The Subject Site is designated as *Neighbourhood* with an *Evolving Neighbourhood Overlay* as per the *City of Ottawa Official Plan Schedule B8 – Suburban (East) Transect*, as shown in **Figure 1**. The applicable policies under the relevant sections of the *Official Plan* are listed below. A description of how the proposal responds to the policies then follows.



**Figure 1: Excerpt from City of Ottawa Official Plan Schedule B8 – Suburban (East) Transect with Subject Site added by Novatech.**

As per *Section 5.4 – Suburban Transect*, this transect is comprised of neighbourhoods situated within the urban boundary but located outside the Greenbelt. The objectives of the *Suburban Transect* as per *Section 5.4* of the *Official Plan* include an evolution towards 15-minute neighbourhoods, enhancing mobility options and street connectivity, and provide direction for new development.

*Policy 5.4.1 – Recognize a suburban pattern of built form and site design while supporting an evolution towards 15-minute neighbourhoods:*

- 2) *Suburban Transect is generally characterized by Low- to Mid-density development. Development shall be:*
- a) *Low-rise within Neighbourhoods;*
- **The proposed development will feature residential buildings that are low-rise and not greater than 4-storeys in height which is consistent with the existing and planned residential areas.**

*Policy 5.4.4 – Provide direction for new development in the Suburban Transect.*

- 1) *Greenfield development in the Suburban Transect will contribute to the evolution towards 15-minute neighbourhoods to the extent possible by incorporating:*
    - a) *A planned arrangement of streets, blocks, buildings, parks, public art, greenspaces, active transportation corridors and linear parks that create a sense of place and orientation, by creating view corridors, focal points and generally framing a high-quality public realm;*
    - b) *A fine-grained, fully-connected grid street network with short blocks that encourage connectivity and walkability and define greenspaces. All streets shall be access streets. Rear lanes shall be encouraged where appropriate to improve urban design and minimize curb cuts across sidewalks in order to support safer and more comfortable pedestrian environments;*
    - c) *Traffic flow and capacity may be permitted provided it minimizes negative impacts on the public realm, and maintains the priority of sustainable modes of transportation, and the safety of vulnerable road users;*
    - d) *Active transportation linkages that safely and efficiently connect residential areas to schools, places of employment, retail and entertainment, parks, recreational facilities, cultural assets and transit, natural amenities and connections to the existing or planned surrounding urban fabric, including to existing pedestrian and cycling routes;*
- **The revised Draft Plan of Subdivision features a modified grid street network with short blocks and a pedestrian pathway which promotes connectivity to community amenities such as greenspace, schools, and future rapid transit corridor within short walking distances.**

*Policy 5.4.5 – Provide direction to Neighbourhoods located within the Suburban Transect.*

- 1) *Neighbourhoods located in the Suburban Transect and within a 15-minute neighbourhood shall accommodate residential growth to meet the Growth Management Strategy as outlined in Subsection 3.2, Table 3. The Zoning By-law shall implement the density thresholds in a manner which adheres to the built form requirements as described in Subsection 5.6.1 – Built Form Overlays, as applicable and that:*
  - a) *Allows and supports a wide variety of housing types with a focus on missing-middle housing, which may include new housing types that are currently not contemplated in this Plan;*
  - b) *Generally provides for up to 3 storey height permission, and where appropriate 4 storey height permissions to allow for higher-density Low-rise residential development;*

- **The previously approved Draft Plan of Subdivision featured a variety of housing typologies including single-detached dwellings, townhouse dwellings, and multi-unit dwellings as part of Phase 6 of the Provence Orléans Subdivision.**
- **The proposed development which includes single-detached dwellings as well as the multi-unit residential development block will contribute to a greater range of housing typologies within the overall Orléans community.**
- **The future residential buildings will be low-rise and not greater than 4-storeys in height which is consistent with the existing and planned residential areas.**

As per *Section 6.3*, the *Neighbourhood* designation applies to “contiguous urban areas that constitute the heart of communities. It is the intent of this Plan that they, along with hubs and corridors, permit a mix of building forms and densities”. The objectives of the *Neighbourhood* designation as per *Section 6.3* of the *Official Plan* include defining neighbourhoods and setting the stage for their function and change, guiding neighbourhoods towards 15-minute neighbourhoods, and ensuring neighbourhoods form the cornerstone of liveability.

*Policy 6.3.1 – Define neighbourhoods and set the stage for their function and change over the life of this Plan.*

- 2) *Permitted building heights in Neighbourhoods shall be Low-rise, except:*
    - a) *Where existing zoning or secondary plans allow for greater building heights; or*
    - b) *In areas already characterized by taller buildings.*
  - 4) *The Zoning By-law and approvals under the Planning Act shall allow a range of residential and non-residential built forms within the Neighbourhood designation, including:*
    - a) *Generally, a full range of Low-rise housing options sufficient to meet or exceed the goals of Table 2 and Table 3b;*
- **The proposed development will feature residential buildings that are low-rise and not greater than 4-storeys in height which is consistent with the existing and planned residential areas.**
  - **The suggested zoning provision for the proposed development permits the residential land use and low-rise building heights.**

As per *Section 5.6 – Overlays*, the overlays are intended to provide further policy direction to permit certain types of activities and provide built form guidance in evolving areas which are not included in the designation sections. The *Evolving Neighbourhood Overlay* applies to areas in close proximity to *Hubs* and *Corridors* to signal a gradual change from suburban to urban character to enable new built forms and greater diversity of land uses.

*Policy 5.6.1.1 – Provide built form direction for the urban area where intensification is anticipated to occur*

- 1) *The Evolving Overlay will apply to areas that are in a location or at stage of evolution that create the opportunity to achieve an urban form in terms of use, density, built form and site design. These areas are proximate to the boundaries of Hubs and Corridors as shown in the B-series of schedules of this Plan. The Evolving Overlay will be applied generally to the properties that have a lot line along a Minor Corridor; lands 150 meters from the boundary of a Hub or Mainstreet designation; and to lands within a 400-metre radius of a rapid transit station. The Overlay is intended to provide opportunities that allow the City to reach the goals*

of its Growth Management Framework for intensification through the Zoning By-law, by providing:

- a) Guidance for a gradual change in character based on proximity to Hubs and Corridors,
  - b) Allowance for new building forms and typologies, such as missing middle housing;
  - c) Direction to built form and site design that support an evolution towards more urban built form patterns and applicable transportation mode share goals; and
  - d) Direction to govern the evaluation of development.
- 2) Where an Evolving overlay is applied:
- a) The Zoning By-law shall provide development standards for the built form and buildable envelope consistent with the planned characteristics of the overlay area, which may differ from the existing characteristics of the area to which the overlay applies; and
  - b) The Zoning By-law shall include minimum-density requirements as identified in Table 3a, and permissions to meet or exceed the density targets of Table 3b.

- **The proposed development is the final phase of the Provence Orléans Subdivision and completes the planned loop for Plainridge Crescent. The proposed residential buildings will be consistent and compatible with the existing and planned residential areas which consist of a low to medium density.**
- **The suggested zoning provision for the proposed development permits the residential land use and low-rise building heights.**

## CONCLUSION

The revised *Plan of Subdivision and Zoning By-law Amendment* applications are consistent with the *Provincial Policy Statement (2020)*, conforms to the *City of Ottawa Official Plan (2022)*, and generally complies with the provisions of *Zoning By-law 2008-250*.

The proposed development is an appropriate and desirable addition to the Provence Orléans community and represents good planning.

Yours truly,

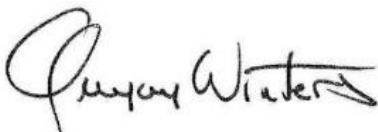
**NOVATECH**

Prepared By:



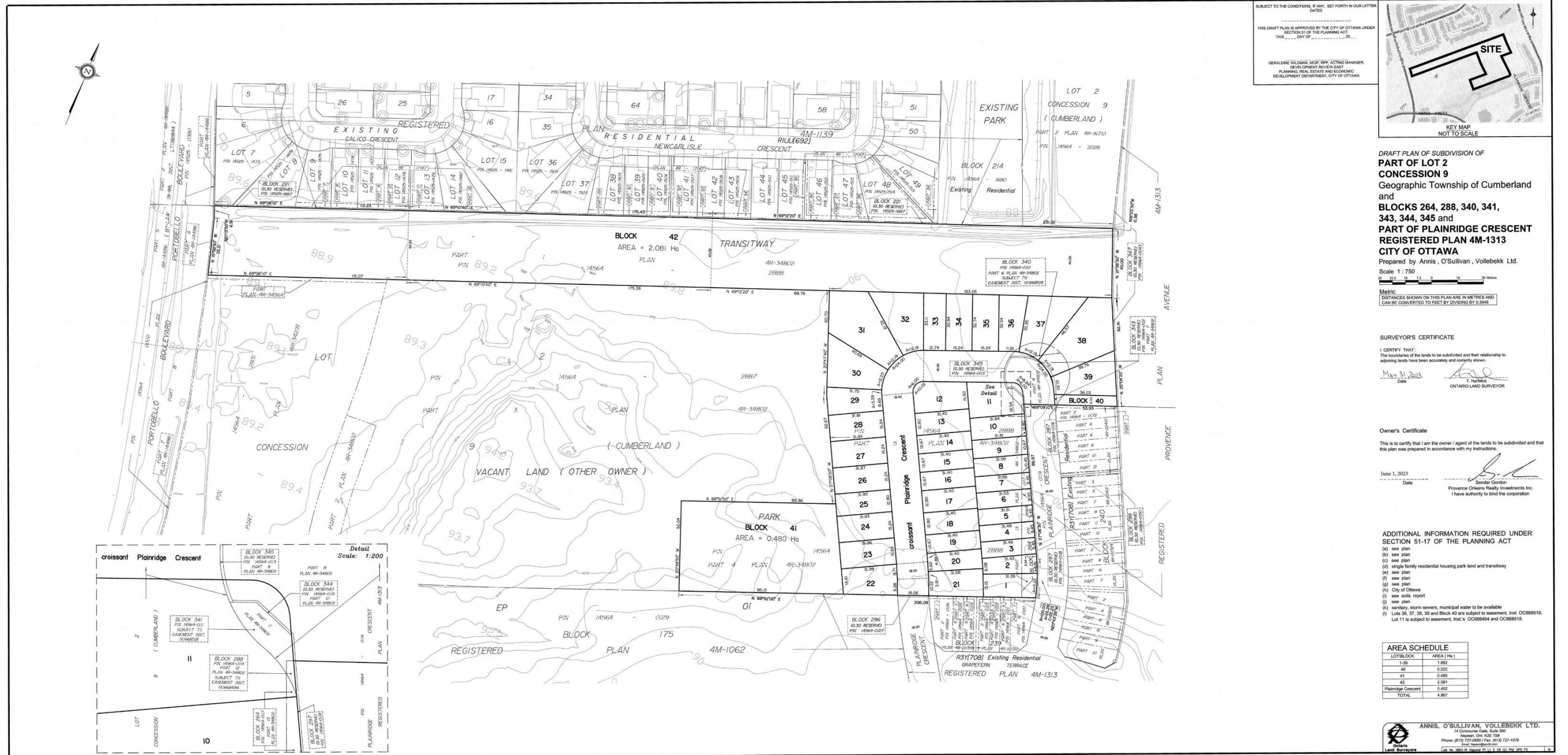
Robert Tran, M.Pl.  
Planner, Planning & Development

Reviewed By:



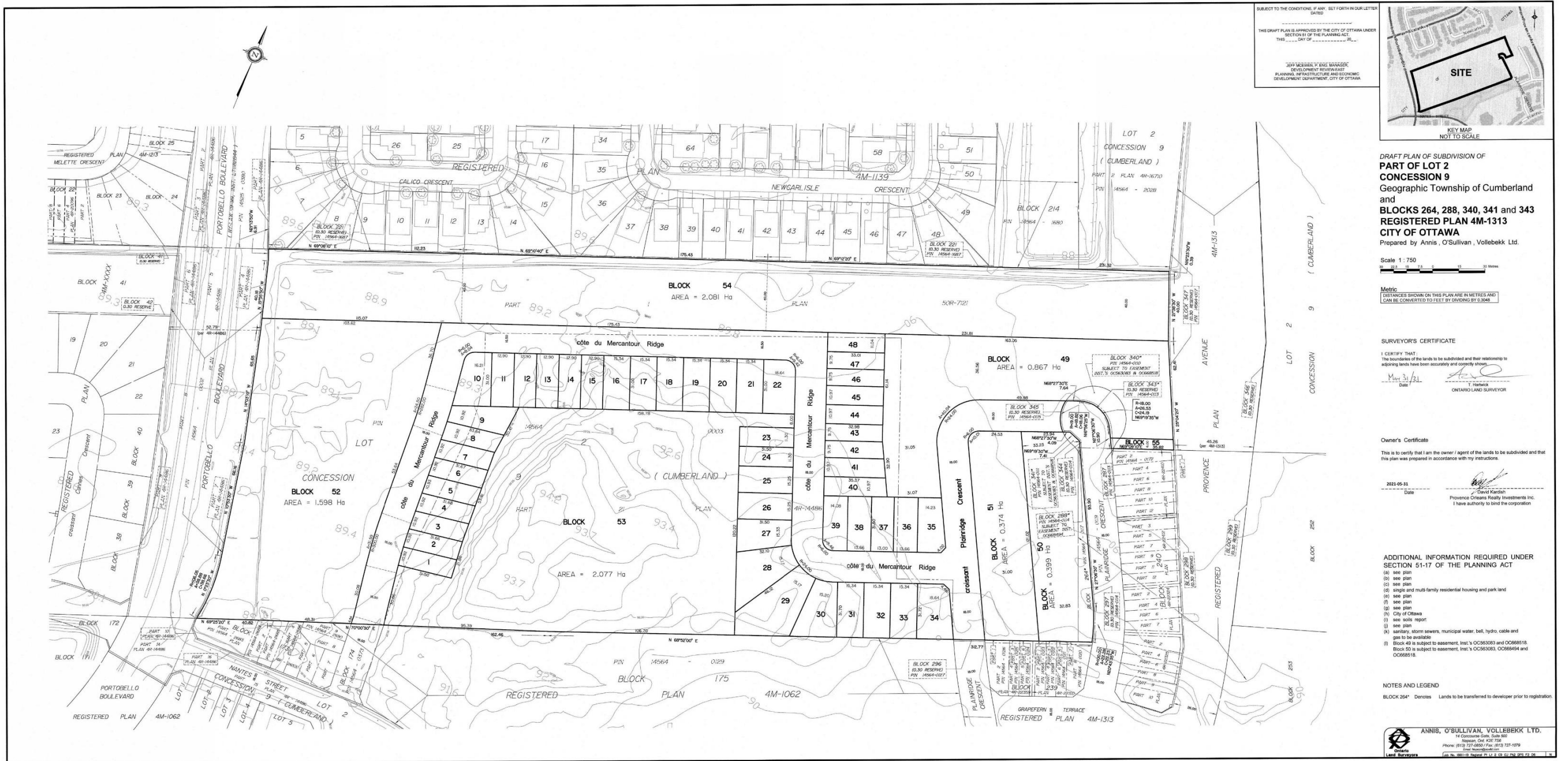
Greg Winters, MCIP, RPP  
Director, Planning & Development

**Appendix A**  
**Revised Draft Plan of Subdivision**  
**Prepared by Annis O'Sullivan Vollebekk Ltd.**



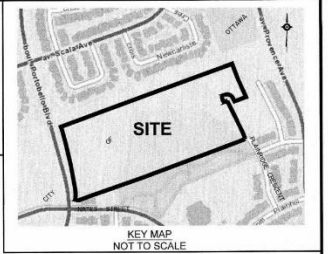


**Appendix B**  
**Previously Approved Draft Plan of Subdivision**  
**Prepared by Annis O’Sullivan Vollebek Ltd.**



SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER  
DATE  
THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER  
SECTION 51 OF THE PLANNING ACT  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

JEFF MCGONAGLE, P. ENG. MANAGER  
DEVELOPMENT REVIEW DEPARTMENT  
PLANNING, INFRASTRUCTURE AND ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



DRAFT PLAN OF SUBDIVISION OF  
**PART OF LOT 2  
CONCESSION 9**  
Geographic Township of Cumberland  
and  
**BLOCKS 264, 288, 340, 341 and 343**  
**REGISTERED PLAN 4M-1313**  
**CITY OF OTTAWA**  
Prepared by Annis, O'Sullivan, Vollebek Ltd.

Scale 1:750  
Metric  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
The boundaries of the lands to be subdivided and their relationship to  
adjacent lands have been accurately and correctly shown.  
Date: May 31, 2021  
Ontario Land Surveyor

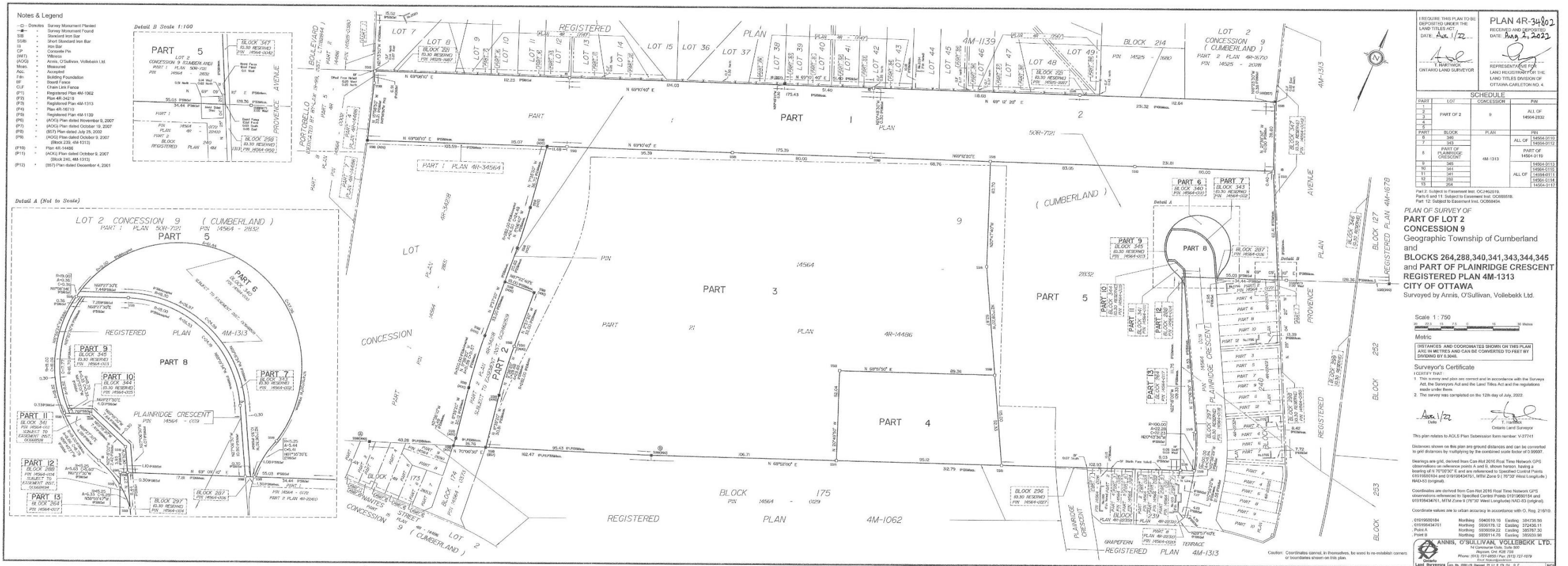
**Owner's Certificate**  
This is to certify that I am the owner / agent of the lands to be subdivided and that  
this plan was prepared in accordance with my instructions.  
Date: 2021-05-31  
David Karshan  
Provence Orleans Realty Investments Inc.  
I have authority to bind the corporation

**ADDITIONAL INFORMATION REQUIRED UNDER  
SECTION 51-17 OF THE PLANNING ACT**  
(a) see plan  
(b) see plan  
(c) see plan  
(d) single and multi family residential housing and park land  
(e) see plan  
(f) see plan  
(g) see plan  
(h) City of Ottawa  
(i) see site report  
(j) see plan  
(k) sanitary, storm sewers, municipal water, bell, hydro, cable and  
gas to be available  
(l) Block 49 is subject to assessment, Inst.'s OC563083 and OC668516.  
Block 50 is subject to assessment, Inst.'s OC563083, OC668484 and  
OC668516.

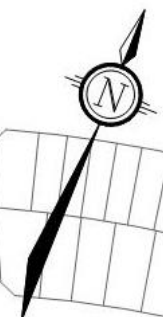
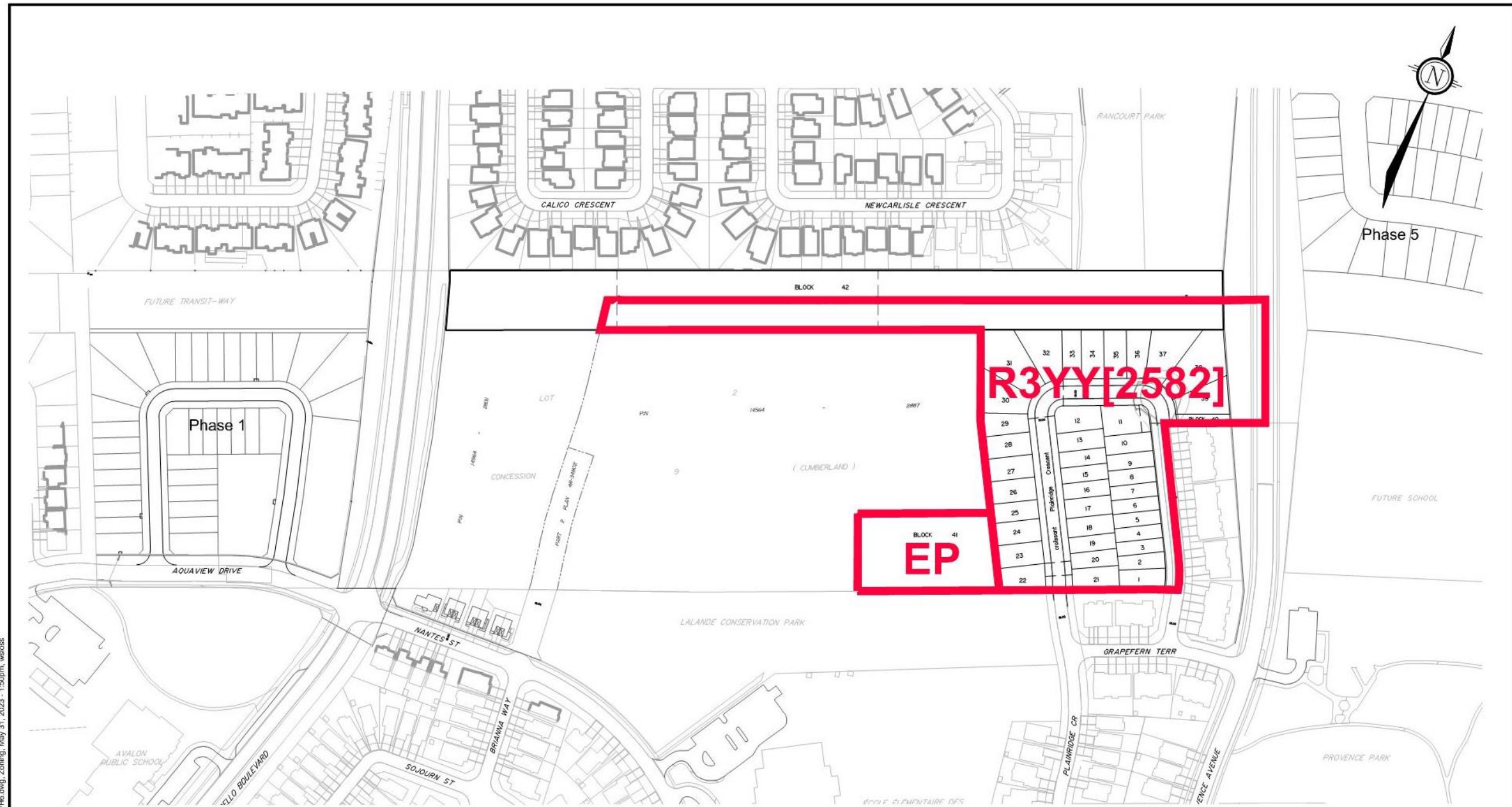
**NOTES AND LEGEND**  
BLOCK 264\* Denotes Lands to be transferred to developer prior to registration

**ANNIS, O'SULLIVAN, VOLLEBEK LTD.**  
14 Concourse Gate, Suite 500  
Mississauga, ON L4X 1L3  
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www.annis-osullivan-vollebek.com

**Appendix C**  
**Plan 4R-34802**  
**Prepared by Annis O'Sullivan Vollebek Ltd.**  
**Dated August 2, 2022**



**Appendix D  
Suggested Zoning Plan  
Prepared by Novatech  
Dated May 31, 2023**



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|   |   |            |
|---|---|------------|
| <p>Engineers, Planners &amp; Landscape Architects<br/>Suite 200, 240 Michael Cowpland Drive<br/>Ottawa, Ontario, Canada K2M 1P6</p> <p>Telephone (613) 254-9643<br/>Facsimile (613) 254-5867<br/>Website www.novatech-eng.com</p> | CITY of OTTAWA<br>PROVENCE ORLEANS - PHASE 6          |            |
|   | <p><b>SUGGESTED ZONING</b></p> <p>SCALE 1 : 2500 </p> |            |
|   | DATE MAY 2023   | JOB 117155 |