

**Planning Rationale in Support of an Application for  
Site Plan Control Approval**

**Block 232, Plan 4M-1617, 1055 Cedar Creek Drive,  
Findlay Creek, Leirtrim Sector, City of Ottawa**

**Prepared by:**

**RorTar Land Development Consultants**

**For: Phoenix Homes, 18A Bentley Ave.,  
Ottawa Ont. K2E6T8**

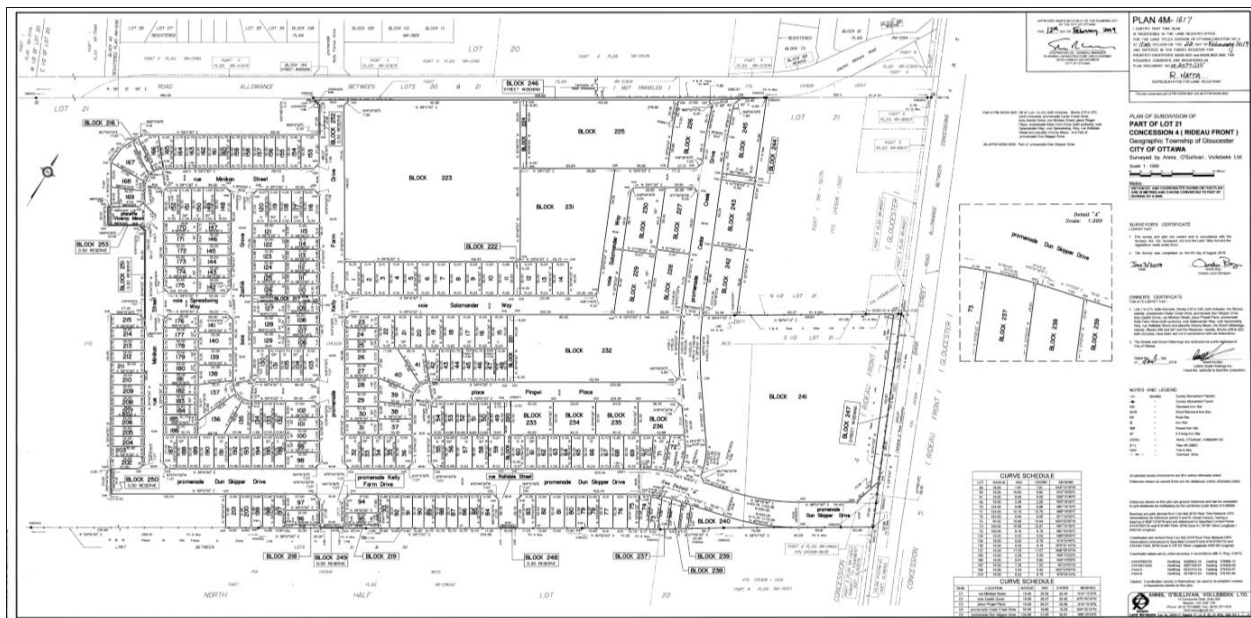
**RORTAR**  
**Land Development Consultants**

# 1. PURPOSE

RorTar Land Development Consultants have been retained by Phoenix Homes to prepare a planning rationale in support of an application for site plan control approval. The purpose of the application is to facilitate development of a parcel of land described as Block 232 on Registered Plan of Subdivision 4M-1617 at 1055 Cedar Creek Drive in the Pathways development of the Findlay Creek Community on the west side of Bank Street, in the Leirtrim area of the former City of Gloucester.

The application seeks approval to construct a residential Planned Unit Development on Block 232 of Plan 4M-1617. The proposed development is comprised of seven main buildings including two 18-unit apartment buildings, four 12-unit back-to-back stacked terrace home buildings and one 8-unit back-to-back stacked terrace home building. The development block has public street frontages on Salamander Way, Pingwi Place and Cedar Creek Drive as indicated on the plan of subdivision, Figure 1.

Figure 1 Plan 4M1617- Pathways Findlay Creek Creek



## 2. EXISTING SITUATION

Figure 2 below demonstrates the surrounding developing “Pathways” component of the Findlay Creek Community which will include a variety of residential housing densities, neighbourhood parks and other facilities and infrastructure typical to a developing residential area.

Figure 2. Pathways Subdivision Surrounding Development Environment



The subdivision plan was registered in February 2019 following the adoption, in 2017, of a comprehensive zoning by-law amendment in association with the draft plan of subdivision approval. Block 232 is zoned Residential R4Z [2370] and is

located in the central/easterly portion of Plan 4M-1617. The development block is bounded on the north by Salamander Way, on the east by Cedar Creek Drive and on the south by Pingwi Place. The westerly boundary of the site is separated from neighbouring lower density R3Z -zoned residential lots by a proposed municipal public walkway corridor (Block 221) that will connect Pingwi Place and Salamander Way. The walkway will provide a pedestrian linkage to a public park (Block 231) and a future school site (Block 223) to the north.

Residential Blocks 228 and 229, abutting a portion of the northern boundary of the subject block, are similarly zoned R4Z[2370] and additional low density R3Z lots are located to the north across Salamander Way.

### 3. DEVELOPMENT PROPOSAL OVERVIEW

Figure 3- Preliminary Site Plan Block 232 Pathways

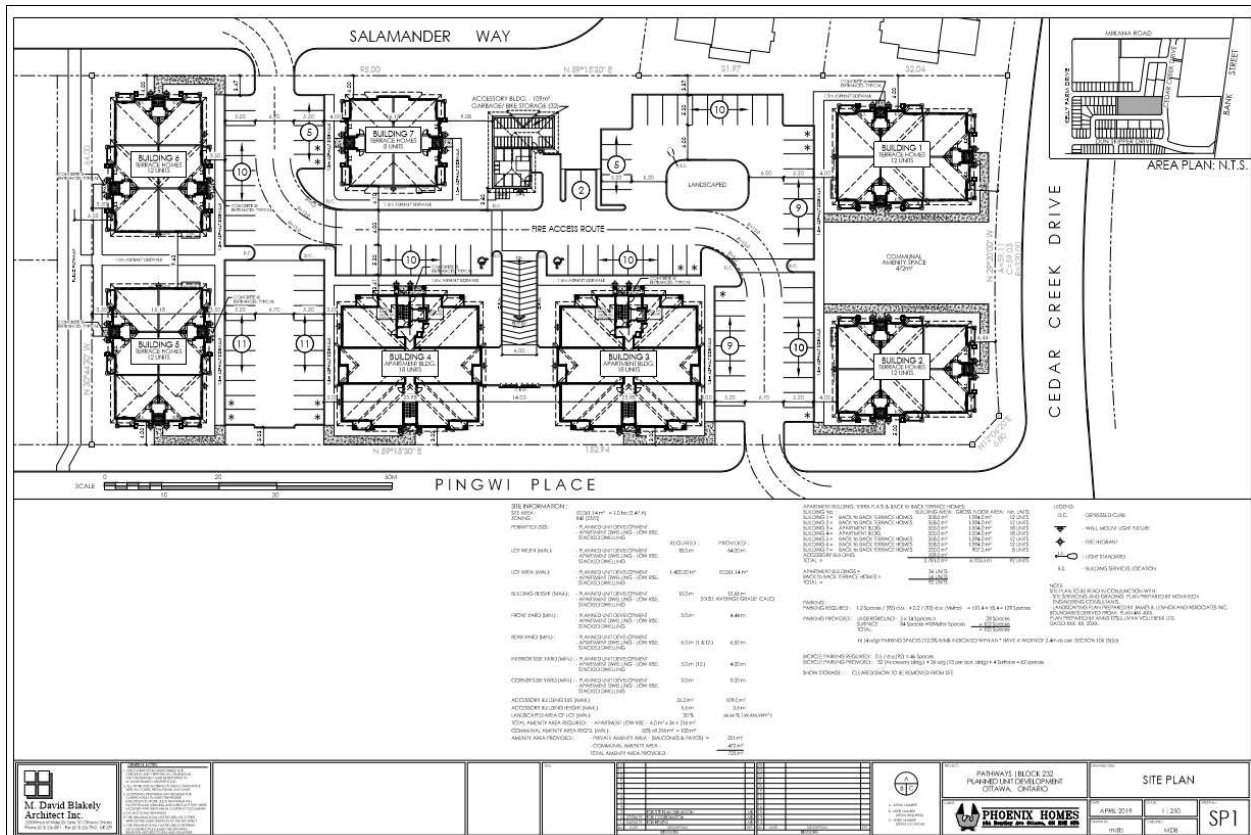


Figure 3 represents the site development concept plan for the proposed apartment and terrace home development. The plan features four-12unit, back-to-back 3.5-storey terrace unit buildings on the east and west sides of the

development block (i.e. Buildings 1,2,5 and 6) and one-8unit 3.5-storey terrace building on the north side (Building 7). The two-18unit, 4-storey apartment buildings are located on the south side of the block fronting on Pingwi Place.

Site-destined vehicular traffic is served by a curvilinear shared private laneway extending through the site from a single access on Pingwi Place, located west of the Cedar Creek Drive intersection, to the northerly access located on Salamander Way. This laneway services four main above-grade parking cells providing convenient parking locations for occupants of the five back-to-back unit terrace buildings as well as access to the two below-grade parking garages that service the two apartment buildings. The laneway through the site provides convenient vehicular access for tenants of the project while also accommodating access and maneuvering requirements for emergency and service vehicles in accordance with accepted traffic engineering standards.

Parking space totals include 28 located within the parking garages, 84 unit-assigned and 18 visitor-assigned above-grade spaces for a total of 130 spaces overall. A total of 16 designed and designated accessible parking spaces, in conformity with municipal standards, are distributed appropriately throughout the development. The parking that is provided meets requirements of Zoning By-law 250-2008 and has been strategically located within the internal portions of the site so that the streetscape is aesthetically and effectively framed by buildings and greenspace.

A network of pedestrian walkways throughout the project provide convenient and efficient connections within the site, between buildings, parking areas and to the municipal sidewalk and public walkway systems in the surrounding neighbourhood. Supplementing the extensive landscaping that is featured across the site, a convenient 472m<sup>2</sup> landscaped communal amenity area located between buildings 1 and 2 on the Cedar Creek Drive frontage is well connected with both the private and municipal pedestrian systems.

Environmentally protected storage for 32 bicycles as well as garbage and recycling facilities are accommodated in a 109m<sup>2</sup> accessory building that is centrally located on the north side of the site.



Figures 4 and 5 illustrate the elevations of the two types of building that are featured within the project. The building form and architectural detail compliment each other, making for an attractively integrated development that enhances the scale and overall architectural character of the Pathways subdivision.

Figure 4- Perspective, Apartment Units



The architectural detail of each building type will complement the contemporary character of other developments within the Pathways development and will contribute positively to the urban design objectives that are advocated by the Leitrim Community Design Plan.



Figure 4- Perspective, Apartment Units

#### **4. Planning Policy Context/Conformity**

##### **a. Provincial Policy Statement**

The Provincial Policy Statement, 2014 (PPS) provides policy direction on land use planning and development matters of provincial interest. All municipal planning decisions must “be consistent with” the policies of the PPS.

The PPS specifically promotes the building of strong and healthy communities, the wise use and management of resources, and the protection of public health and safety as key components of all municipal planning decision-making processes.

The proposed development represents an efficient use of a residential block within the Pathways subdivision, providing a mix of dwelling types type that have been determined, through Council approval of the plan of subdivision and the implementing zoning by-law, to be consistent with the land use objectives the

Provincial Policy Statement, the Official Plan and the Leitrim Community Design Plan.

The development will contribute to wise use and management of resources in accordance with PPS directions, having no negative impacts on provincial interests with respect to considerations such as natural features and areas, fish habitat, endangered species, natural heritage features, prime agricultural land, mineral resources, cultural heritage, archaeological resources and heritage properties.

In terms of the public health and safety aspects of provincial interest, the subject lands do not represent, nor are they in the vicinity of any identified hazardous sites.

In all respects, the proposed development complies with the objectives and policy directions of the Provincial Policy Statement.

#### **b. City of Ottawa Official Plan**

According to the City of Ottawa Official Plan, the subject site is located within the General Urban Area. The General Urban Area “permits a wide range and choice of housing types to meet the needs of all ages, incomes, and life circumstances, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses.”

The proposed development is permitted within this designation and is subject to the policies and evaluation criteria which are set down in sections 2.5.1 and 4.11 – Urban Design and Compatibility. These policies and criteria, which are further enunciated within the more community-specific Leitrim Community Design Plan, address matters such as variety in housing types, the support of community identity, quality design of public and private open spaces, accessibility and accommodations for vehicular, pedestrian and cycling traffic.

The proposed development concept, as reflected in the site and landscaping plans, building designs and other submitted supporting documentation fully



conforms with the general policy and design objectives set down in the City of Ottawa Official Plan.

### c. Leitrim Community Design Plan

The Leitrim Community Design Plan (CDP) is a City of Ottawa Council-approved policy document that has been developed based on consideration of the existing conditions of the study area, servicing and transportation components, consistency with the Provincial Policy Statement (PPS) and the policies of the Official Plan. The CDP consists of a land use plan and policies, community design guidelines, and recommended implementation tools to guide development of lands within the CDP area.

The proposed development is consistent with the intent of the CDP which emphasizes “..a mix of land uses and housing types, in a compact and mixed-use form, that cluster neighbourhood facilities and services, and that have excellent pedestrian and transit connections.”



Figure 6. Excerpt, Leitrim Community Design Plan-General Site Location

Figure 6 represents an excerpt from the Leitrim Community Design Plan, Land Use Plan indicating the general location of the subject Site. The location of the subject lands generally falls into Low and Medium Density designations, while final street patterns in the subdivision plan have deviated somewhat from the conceptual CDP land use pattern that is exhibited in this figure.

Section 9.1 of the CDP “Interpretation”, advises that “...Some flexibility in interpretation is permitted, provided the general intent of the policies and principles of this Plan are maintained. The designations identified on the Land Use Plan on page 26 are intended to show general areas and the boundaries are flexible and may vary without amendment to the Plan, except where designations are established by fixed boundaries such as wetland boundaries or roads or where specifically stated to be fixed in the policies of this Plan.....”

It is apparent that through the subdivision and final zoning approval processes by Council, the principles of this section of the CDP have been applied by the City of Ottawa to recognize the appropriateness of an R4Z-zoned medium density development (i.e. stacked townhouse and low-rise apartment buildings) at this location.

The CDP acknowledges that “..the City of Ottawa’s Official Plan requires a range of housing types to be provided, including a maximum of 60% single-detached and semi-detached, a minimum of 30% multiple dwellings, and a minimum 10% apartments. The Plan requires an overall density of 29 units per hectare for singles, semidetached and multiple housing forms, with a total of 5300 units and 1.3 jobs per household. The Community Design Plan should also accommodate the City’s transportation targets by 2021 of 10% walking, 3% cycling, and 30% transit. Wherever possible, all residents should be within 400 metres of greenspace.”

The proposed development supports all of these objectives in terms of the housing mix and density that is proposed and in terms of the multimodal transportation and pedestrian accessibility and connectivity that it provides.

Specific design guidelines for Higher Density Housing are set down in Section 5.6 of the CDP and they advise that “ ..apartment buildings, and their associated landscape treatment, should help define the street edge,... that permanent parking, loading, and service areas should be located in side or rear yards, set

back from the front façade of the building, .. that a substantial portion of the building should front the public road at a minimum setback, and that the required building frontage should be in proportion to the lot frontage.”

The site plan and building designs that have been submitted with the application have taken all of these guidelines into consideration and have successfully integrated the principles into a product that reflects the overall design objectives of the Community Design Plan.

#### **b. City of Ottawa Zoning By-law 2008-250**

As mentioned in Section 2 above, the City of Ottawa comprehensive Zoning By-law 2008-250 zones the subject property Residential R4Z [2370]. This zoning was applied through a Council approved amendment in January, 2017.

According to the by-law, the purpose of the R4Z zoning is to “(1) allow a wide mix of residential building forms ranging from detached to low rise apartment dwellings, in some cases limited to four units, and in no case more than four storeys, in areas designated as General Urban Area in the Official Plan;

(2) allow a number of other residential uses to provide additional housing choices within the fourth density residential areas;

(3) permit ancillary uses to the principal residential use to allow residents to work at home;

(4) regulate development in a manner that is compatible with existing land use patterns so that the mixed building form, residential character of a neighbourhood is maintained or enhanced;

and,

(5) permit different development standards, identified in the Z subzone, primarily for areas designated as Developing Communities, which promote efficient land use and compact form while showcasing newer design approaches.”

Clearly, the proposed development is consistent with the general purpose of the R4Z Zoning as described.

Specifically, the R4Z [2370] zoning permits a “Planned Unit Development” which is simply defined as “two or more residential use buildings on the same lot....and the [2370] zoning exception merely advises that “.... there is no maximum cumulative floor area for accessory buildings” on the subject lands.

Copies of the Site Plan prepared by M. David Blakely Architect and submitted with the application exhibit how the proposed development complies fully with the performance standards of the R4 [2370] Zone. No minor variance approvals are required to allow the proposed development to proceed following final approval of the site plan control application.

## **5. Supporting Studies and Documentation**

Additional materials submitted in support of the application for Site Plan Control approval, as identified in the preconsultation process, will include a site servicing plan and servicing brief, grade control and drainage plan, geotech/slope stability analysis, erosion/sediment control brief, parking garage layout plan, landscaping plan, environmental site assessment and tree conservation report , as may be determined necessary through the application review process.

## **6. Conclusion**

It is our opinion that the site plan control application to permit the proposed Planned Unit Development represents good planning and is appropriate for the subject property for the following reasons:

The proposal is consistent with the Provincial Policy Statement specifically with respect to the objective of promoting “..efficient land use and development patterns that support sustainability by promoting strong, liveable, healthy and resilient communities.”

The proposal is consistent with the relevant policy objectives of the City of Ottawa Official Plan as well as with the more site-specific policies of the Leitrim Community Design Plan.

The proposal satisfies the high quality design objectives and principles that have been articulated for “Higher Density Housing” in the Community Design Plan.

The proposal will significantly enhance the existing and planned development of the “Pathways” neighbourhood at Findlay Creek.

Respectfully Submitted

RorTar Land Development Consultants