



Planning Rationale Summary

Site Plan Control Application

80, 110, 140, and 151 Cope Drive

City of Ottawa

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Prepared by:
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Cavanagh Developments
154 Iber Road, Ottawa, Ontario K2S 1E9

Introduction

This Planning Rationale Summary is submitted in support of an amendment to an approved site plan control application D02-02-15-0061 for four vacant development sites at 80, 110, 140, and 151 Cope Drive, in the community known as Trailwest in the western Ottawa suburb of Kanata. A full Planning Rationale for the proposed development is on file at the City of Ottawa for the related zoning by-law amendment File N° D02-02-22-0080. The subject properties are owned by Cavanagh Developments (1384341 Ontario Ltd.). **Table 1** confirms the legal descriptions for these properties. **Table 2** includes the land areas, street frontages, and block depths for each of the three development sites.

Table 1: Municipal Addresses and Legal Descriptions

MUNICIPAL ADDRESS	LEGAL DESCRIPTION
80 Cope Drive	PIN 044780180: BLOCK 104, PLAN 4M1383, OTTAWA
110 Cope Drive	PIN 044780119: BLOCK 43, PLAN 4M1383, OTTAWA
140 Cope Drive	PIN 044780100: BLOCK 24, PLAN 4M1383, OTTAWA
151 Cope Drive	PIN 044780122: BLOCK 46, PLAN 4M1383, OTTAWA

Table 2: Land Areas, Street Frontages, and Block Depths

SITE	AREA	FRONTAGE	BLOCK DEPTH
80 Cope Drive	3,345.48 m ²	45.31 m	44.65 m
110 Cope Drive	1,593.74 m ²	41.08 m	38.84 m
140 Cope Drive	5,565.64 m ²	47.60 m	47.03 m
151 Cope Drive	7,319.22 m ²	47.60 m	46.81 m

The City of Ottawa approved a single site plan control application for these four development sites (along with another property on 180 Cope Drive) on August 11, 2017 (File N° D07-12-15-0163) and a one-year extension to that approval was granted on August 10, 2018 (File N° D07-12-18-0121). A single site plan agreement for all five properties was executed by the applicant on May 8, 2019, and by the City on June 4, 2019.

A single site plan control amending application is being submitted for the four subject properties for the same reasons a single site plan control application was approved in 2017 and a single site plan agreement was executed in 2019. The development at 180 Cope Drive was constructed in accordance with the 2017 site plan control approval and the 2019 site plan agreement. Given that less than 3 years have passed since the site plan agreement was executed, this site plan control approval is still relevant. This

application only differs from the approved site plans in terms of housing form, the use has not changed. The essence of the vast majority of the conditions of the 2019 site plan agreement will be carried forward. For reasons of administrative efficiency and use of public resources, processing a single amending site plan control application for these four sites is the preferred option.

In addition to the process merits of a single amending site plan control application, comprehensive evaluation of the design and development of these four sites is much more advantageous than four separate applications. Were it not for the public road right-of-way between 140 and 151 Cope drive would technically qualify as adjacent to each other. The proximity and relationship of these sites on both sides of Cope Drive require a consolidated approach to both the design and evaluation of the proposed development.

The site plans, urban design, and architecture proposed in this application are highly cohesive and establish a coherent sense of place along Cope Drive, which is the central spine of the Trailwest community. Once built, the design interrelationships among these four development sites will enhance and the community's sense of identity and integrity. Only a holistic approach to the proposed development under a single site plan control application will ensure a properly integrated evaluation.

To achieve coherent design, one Design Brief accompanies this Planning Rationale Summary. Four sections of the Design Brief will address the subject sites, so that the distinctions in design and development among the sites can be clearly described within the overall context of the unifying function of Cope Drive.

Site Locations and Context

The locations and context of the four development sites are shown in **Figure 1**. All four sites have been vacant and maintained as future multi-unit residential development sites since the registration of Plan of Subdivision 4M-1383 approved in 2009.

The development site at 80 Cope Drive abuts Carronbridge Circle to the north; existing semi-detached dwellings to the east; stormwater management facilities (Monahan Drain), open space, and a multi-use pathway to the south; and Cope Drive to the west.

The development site at 110 Cope Drive abuts a multi-use pathway to the northwest, stormwater management facilities (Monahan Drain), existing townhouse dwellings to the southeast, and Cope Drive to the northwest.

140 Cope Drive abuts a multi-use pathway to the northeast; existing townhouse dwellings to the southeast; Templeford Avenue to the southwest and then back-to-back townhouse

dwelling on the opposite side of Templeford Avenue; and Cope Drive to the northwest.

151 Cope Drive abuts existing townhouse dwellings to the northeast and northwest; Northgraves Crescent to the southwest; and Cope Drive to the southeast.



Figure 1: Location Plan for Development Sites

Development Proposal Overview

The proposed development will maintain the general structure and overall balance of residential uses intended for the Trailwest community, as approved in Plan of Subdivision 4M-1383. The primary difference between this proposed development and the previously approved site plan is housing type, with the intended development of townhouse and back-to-back townhouse dwellings rather than apartments. Modifications to the site layouts, building footprints, landscaping, and internal circulation are proposed to accommodate the proposed built forms.

Table 3 categorizes the numbers and types of townhouse and back-to-back townhouse dwellings proposed in this site plan control application.

Table 3: Anticipated Types and Numbers of Dwellings

MUNICIPAL ADDRESS	DWELLING UNIT TYPE	NUMBER
80 Cope Drive	Townhouse	8
	Back-to-Back Townhouse	8
140 Cope Drive	Townhouse	16
	Back-to-Back Townhouse	16
110 Cope Drive	Townhouse	6
	Semi-detached	2
151 Cope Drive	Townhouse	20
	Back-to-Back Townhouse	20
TOTAL		96

Policy and Regulatory Compliance

Compliance of the proposed development with planning and design policy and regulations of the Province of Ontario and the City of Ottawa is confirmed in the Planning Rationale of August 15, 2022, and the Planning Rationale Update of January 17, 2023, submitted in support of the zoning by-law amendments requested for the subject sites.

The proposed development is consistent with the Vision and Policies of the 2020 Provincial Policy Statement and the Ontario Planning Act. Development of the subject sites in accordance with this site plan control application will complete a well-planned community that achieves the efficient use of land, resources, infrastructure, and public services.

This proposed development will enhance the Trailwest community's mix of housing, which is well served by active transportation and transit systems that provide excellent access to nearby commercial development, parks, and recreational amenities. The community's access to employment and retail amenities will support the region's economy, while its efficient mix of housing types will promote social interaction and sustain public health. The integrated natural and engineered servicing systems will be resilient in the face of extreme weather events and other effects of climate change.

This site plan control application is consistent with the policies and guidelines of both the previous City of Ottawa Official Plan and the most recently approved Ottawa Official Plan. The proposed development complies with the previous City of Ottawa Official Plan policies for the General Urban Area; walking, cycling, transit, roads, and parking; water and wastewater servicing; geotechnical investigation; Environmental Site Assessment; parks and open space; urban design and compatible development; residential densities; and mix of housing types.

This proposal is also consistent with the five major strategic policy directions of the new Official Plan: Growth, Mobility, Urban Design, Resiliency, and Economy. The proposed development specifically advances the Official Plan priorities for achieving a 15-minute neighbourhood and meeting the residential density target range for the Suburban Transect. **Figure 2** confirms that all the sites subject to this site plan control amendment application are located within less than a 15-minute walk from the complete range of commercial retail and personal service businesses. The proposed overall residential density of these four development sites will be approximately 54 dwelling units per net hectare (u/ha), well within the target range of 40 to 60 u/ha for the Suburban Transect. This proposed development will attain residential densities consistent with the aspirations of the Official Plan and will assist in increasing the overall net density of the Trailwest community.



Figure 2: 15-minute Community of Trailwest

City of Ottawa Zoning By-law 2008-250

Zoning by-law amendment File N° D02-02-22-0080 proposes a base zoning of R3Q, with exceptions to permit townhouse dwellings, including back-to-back townhouse dwellings. The proposed exceptions also provide alternative performance standards to accommodate the proposed development, which are set forth in **Table 5**. This site plan control application conforms with all the requirements of the R3Q zone and the proposed exceptions.

Table 5: Proposed R3Q Zoning Exceptions for 80, 140, xxx and 151 Cope Drive

Applicable Zone	Exception Provisions - Additional Land Uses Permitted	Exception Provisions - Land Uses Prohibited	Exception Provisions – Provisions
R3Q[XXXX] H(14)	<ul style="list-style-type: none"> • semi-detached dwelling • townhouse dwelling * <ul style="list-style-type: none"> * townhouse dwelling includes back-to-back townhouse dwelling 		<ul style="list-style-type: none"> • the R3Q zone provisions for semi-detached dwelling and townhouse dwelling apply, except as follows: <ol style="list-style-type: none"> 1. minimum lot area for a townhouse dwelling 80 m² 2. maximum building height 14 m 3. minimum rear yard setback for semi-detached dwelling and townhouse dwelling 6.0 m; except no rear yard setback required for back-to-back townhouse dwelling 4. minimum interior side yard setback 3.0 m

Parkland

The land for the nearby Kristina Kiss Park was dedicated when Plan 4M-1383 was registered. The area of Kristina Kiss Park is 3.33 hectares, or 10.4% of the total 32.03-hectare area of Plan 4M1383, which satisfied all municipal parkland dedication requirements.

Summary Opinion

It is the professional opinion of Don Schultz, MCIP, RPP that this site plan control amendment application represents good land use planning and is appropriate for the subject sites and their surroundings for the following reasons:

- The proposed development is consistent with the Provincial Policy Statement policies with respect to the efficient use of land, infrastructure, and public facilities. This proposed development exemplifies cost-effective development patterns and standards, which will minimize land consumption and servicing costs.
- This site plan control application conforms to both the previous and current versions of the City of Ottawa Official Plan, particularly in relation to promoting an appropriate range of housing choices. The development site locations provide the opportunity to take advantage of transit, employment, retail, service, and institutional uses in the area. Development of these sites in accordance with this site plan control application will complete the buildout of the Trailwest community and will further support the local commercial, retail, and public services that are already well established in the area.

- In the event that zoning by-law amendment File N° D02-02-22-0080 is approved, the proposed development will meet the general purpose and intent of the City of Ottawa Zoning By-law. This site plan control application proposes development of a scope and scale that will be compatible with the community, while meeting the City's intensification objectives.

General Consistency and Conformity with Provincial Policy Statement and Official Plan

Notwithstanding the specificity of the foregoing, this site plan control application demonstrates general consistency and conformity with the Provincial Policy Statement issued under Section 3 of the Ontario *Planning Act* on May 1, 2020. In addition, this site plan control application exhibits overall consistency and conformity with the City of Ottawa Official Plan.

In conclusion, the proposal to develop a total of 96 units in the form of semi-detached, townhouse and back-to-back townhouse dwellings on the subject sites represents good land use planning and is in the public interest.

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