Stantec

Memo

To:	Jack Smith, Planner II City of Ottawa, 110 Laurier Ave. W., Ottawa, ON K1P 1J1	From:	Barrett L. Wagar, MCIP, RPP, M.PL. Stantec Consulting Ltd., 300 - 1331 Clyde Ave., Ottawa, ON K2C 3G4
Project/File:	160402126	Date:	May 6, 2025

Reference: Planning Brief - Proposed Residential Development at 615 Mikinak Road

Stantec Consulting Ltd. ("Stantec") has prepared this Planning Brief in support of a proposed residential development by Mattamy Homes at 615 Mikinak Road (the "subject site") in the City of Ottawa. The proposal consists of 111 total dwelling units (60 back-to-back townhomes and 51 rear lane townhomes), an internal private road network, visitor parking, landscaping, snow storage, amenity area, and stormwater management.

The proposal requires Planning Act approvals for Site Plan Control, Plan of Condominium (common elements), and Minor Variance applications. The purpose of this Planning Brief is to detail the context of the site and surrounding area, describe the proposed development and noted Planning Act applications, and summarize the applicable regulatory framework. It is noted that as part of the pre-application consultation with the City (File No.: PC2024-0488) their Study and Plan Identification List (SPIL) did not identify this Planning Brief as a submission requirement in support of the Site Plan Control or Plan of Condominium applications, though it has been prepared and provided to aid in the review of those applications.

SITE AND SURROUNDING CONTEXT

The site is located within Wateridge Village and is legally described as Block 105 of Registered Plan 4M-1559. The site is regular in shape, is approximately 21,760 m^2 in total area, and is bounded by Hemlock Road to the north, Mikinak Road to the south, Vedette Way to the west, and a vacant City-owned parcel to the east. The following lands uses and features surround the site:

North Future development land under the control of Canada Lands Company (CLC);

South Existing low-density residential development;

East City-owned vacant land (contains underground infrastructure and surface landscaping) followed by a City park (Alliance Park); and,

West Existing medium-density residential development.

Figure 1. Location Plan (Google Earth)

PROPOSED DEVELOPMENT AND APPLICATIONS

The proposal is described as a low-rise residential development, and consists of the following:

- 111 total dwelling units (60 back-to-back townhomes and 51 rear lane townhomes).
- Internal private road network that provides for two-way traffic and a looped connection through the site. The two proposed private approaches from Vedette Way are aligned with the private approaches of the residential development to the west, and none of the proposed units will have individual private approaches from the surrounding public right-of-way (ROW).
- All rear lane townhomes are situated along the perimeter of the site and include an attached garage adjacent the looped private road. Rows of dwelling units range from 4-6 units.
- All back-to-back townhomes contain a shared driveway and attached garage. Blocks of dwelling units range from 8-12 units.
- Eight visitor parking stalls are proposed along the easterly leg of the looped private roadway.
- Site landscaping will consist of a mix of plantings (trees, shrubs, and ground cover), an east-west pedestrian pathway, and an amenity area at the site's southwest corner. Snow storage will be provided at various locations throughout the site. Portions of the amenity area will also serve as a snow storage space, while an underground storage facility beneath the amenity area will provide for on-site stormwater management.

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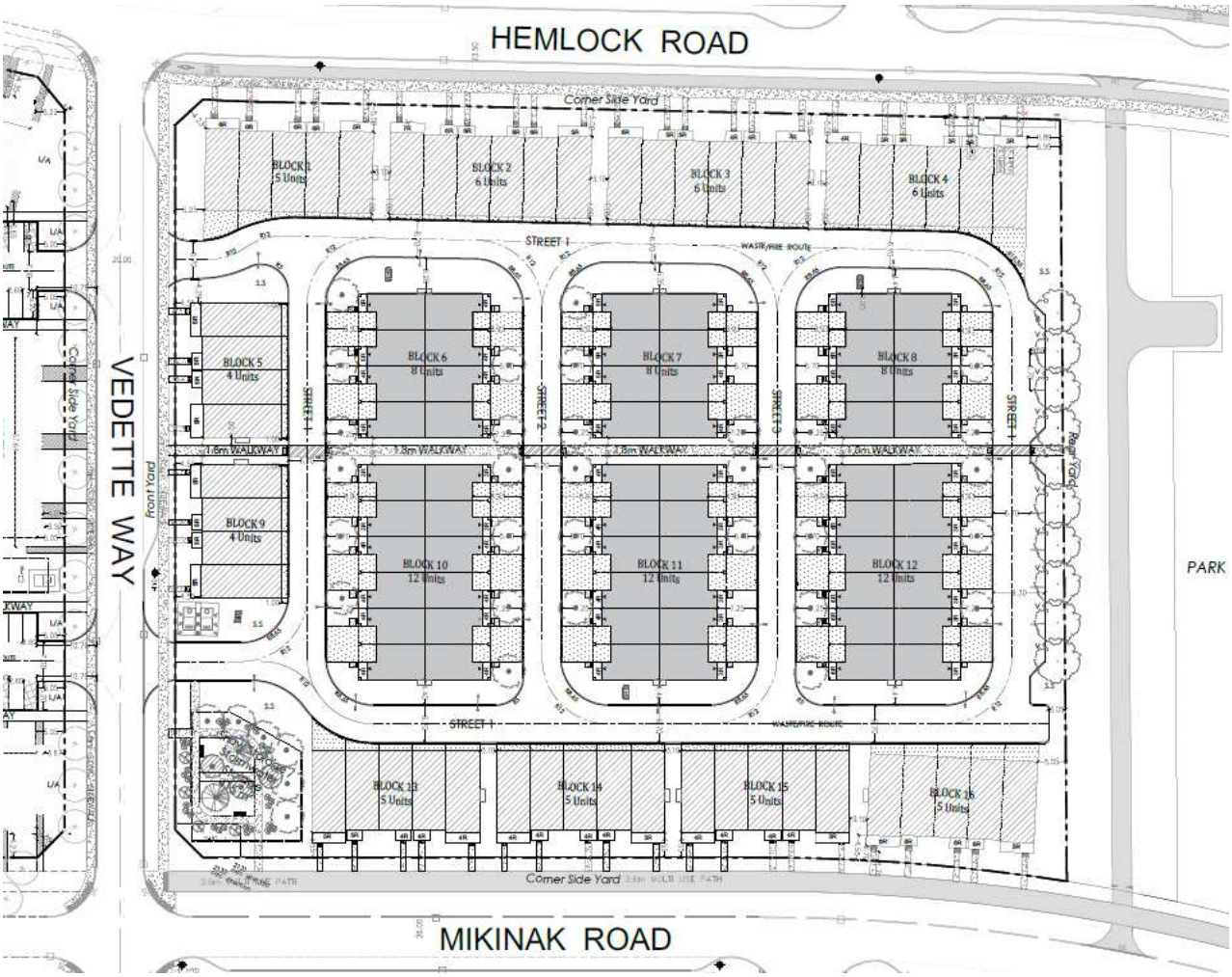

Figure 2. Site Plan excerpt (Korsiak Urban Planning)

The intent is to submit concurrent applications for Site Plan Control and Plan of Condominium (common elements). Once these applications have progressed to a point where changes to the site plan are no longer anticipated, then a Minor Variance application would be submitted to the Committee of Adjustment.

The proposed type of condominium is a common elements condominium that will serve to establish the portions of the site to be property shared amongst the individual dwelling owners. Shared property will include everything outside of individual parcels of tied land (POTL), which will be limited to the dwelling units and their respective driveways and property/parcel. Accordingly, shared property/common elements will include the private road network, servicing and stormwater management, amenity area, snow storage areas, east-west central walkway, visitor parking spaces, and certain landscape areas.

Further details regarding the proposed condominium, including the draft plan, will be provided once the site plan application review has begun and the site plan is not longer anticipated to change in response to comments.

REGULATORY FRAMEWORK SUMMARY

Official Plan, 2022 (OP)

The site is designated Minor Corridor within the Inner Urban Transect on Schedule B2 of the OP. The proposed residential land use, form, and site layout conform to the applicable policies of the OP.

Wateridge Village Secondary Plan, 2022 (SP)

The site is designated School on Schedule A of the SP. CLC confirmed no school board had committed to development of the site within the 7-year period where the option was available. Accordingly, Section 2.3 of the SP directs that the site is now designated Neighbourhood and is intended for low-rise residential development.

Section 2.3 notes a minimum density requirement for the site of 91 units per net hectare, whereas the proposal is for approximately 77 units per net hectare. As confirmed by the City through pre-application consultation, the calculation for density is to be made on a per phase basis of the Master Concept Plan for Wateridge Village, and not on a site-by-site basis. Accordingly, the phase of the master concept plan that the site is located within (Phase 1 per the City's pre-application consultation Feedback Form) is well above the minimum required residential density of the SP, which is 72.8 units per hectare whereas the density for the phase including the proposal is 83.3 units per hectare. It should be noted that the calculations prepared for this analysis include private roads in the area, though these should have been excluded per the OP's definition of "net residential density", which would result in the provided density being even greater than required.

The proposed residential land use, form, and site layout conform to the applicable policies of the SP.

Former CFB Rockcliffe Community Design Plan, 2015 (CDP)

The CDP is a Council-approved design and visioning document that does not have the same statutory authority as the Official Plan. These documents are intended to guide change in areas of the City that are targeted for growth and improvement as directed by the Official Plan. Typically, the guidance provided in community design plans translates into Secondary Plans that form part of the Official Plan, as is the case with the Former CFB Rockcliffe lands.

The Preferred Land Use Plan of the CDP identifies the site for a school, and similar to the SP there are policies that speak to the intent for the site if all school boards decide to pass on it. Specifically, Section 6.2.4 of the CDP states that in those cases the lands may be developed as per the low-rise residential designations of the SP.

The proposed residential land use and form appropriately considers the applicable intent of the CDP.

Zoning By-law 2008-250 (ZBL)

The site is dual zoned as R4UC[2311] – Residential, Fourth Density Zone, Subzone UC, Exception 2311 and I1A – Minor Institutional Zone, Subzone A. The dual zoning reflects the site's eligibility for residential development once passed on by school boards within the allotted time frame.

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The site's zoning permits a wide range of residential uses, including the proposed planned unit development (PUD) consisting of townhouse dwellings. In accordance with the Zoning Confirmation Report (ZCR) prepared for the noted Planning Act applications, the proposal requires zoning relief from four provisions / performance standards of the ZBL (see ZCR for further zoning information). As previously noted, required zoning relief will be sought through a Minor Variance application once the site plan is no longer expected to change as part of the site plan control process.

CONCLUSION

The proposed low-rise residential development represents a permitted land use, form, and site layout which appropriately addresses applicable planning policy. Further, the proposal seeks to address feedback received during pre-application consultation with the City, including comments from the Community Association. It is our opinion that the proposal represents good land use planning that is in the public interest.

Respectfully,

Stantec Consulting Ltd.

Wagar, Barrett

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