



**DRAFT PLAN OF SERVICED SUBDIVISION APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW, WEST
PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT
DEPARTMENT**

Site Location:	1158 Old Second Line Road
File No.:	D07-16-18-0008
Date of Application:	April 20, 2018

This application submitted by Jonah Bonn from Holzman Consultants on behalf of Theberge Developments (South) Limited is recommended for DRAFT APPROVAL, subject to the following Standard and Special Conditions, as attached.

November 4, 2019

Date

A handwritten signature in blue ink that reads 'Derrick Moodie'.

Derrick Moodie
Derrick Moodie
Manager, Development Review, West
Planning, Infrastructure and Economic
Development Department

Attach(s):

1. Conditions of Draft Approval
2. Draft Plan of Subdivision



DRAFT PLAN OF SERVICED SUBDIVISION APPLICATION SUPPORTING INFORMATION

SITE LOCATION

The subject lands are located on the east side of Old Second Line Road between Klondike Road to the south and Old Carp Road to the north. Approximately 12,296.3 square metres in area with 95 metres of frontage on Old Second Line Road, the subject lands are largely vegetated with an existing detached dwelling located within a cleared area on the southern part of the site.

Surrounding land uses include the South March Highlands natural area to the west and low-rise residential, comprised of detached dwellings, to the north, south, and east. A hydro corridor, which contains a recreational trail, abuts the east side of the subject with the existing residential development being located further east of the corridor.

SYNOPSIS OF APPLICATION

Theberge Homes proposes to divide the subject lands into nine residential blocks for the development of 47 two-storey townhouse dwellings on private streets. Each block is to contain four to six townhouse units. A block of four townhouse dwellings have been sited along and designed with the primary entrances facing Old Second Line Road with parking provided off the private street in the centre of the development. The remaining units and blocks are oriented to the private streets with the primary entrances for the two end units located within the southwest and northwest blocks being additionally oriented to Old Second Line Road.

Two points of access are proposed from Old Second Line Road with an internal 6.7 metre wide private street network. Each proposed townhouse dwelling has an associated attached garage and private driveway for an additional parking space with two visitor parking spaces proposed to be located within the northeast part of the site. A portion of the existing recreational pathway within the hydro corridor, which is located on the subject site, is proposed to be relocated outside of the development lands. One internal sidewalk is proposed in order to connect Old Second Line with the pathway.

The subject lands are currently zoned Development Reserve, Schedule 183 (DR S183). The DR zone is applicable to lands intended for future urban development in areas designated as General Urban Area in the Official Plan and Schedule 183 relates to municipal servicing. Only uses which do not preclude future development are permitted within the DR zone. The applicant is proposing to rezone the lands to Residential Third Density Subzone Z (R3Z) with a site-specific exception to permit the proposed townhouse development. The exception to the R3 zone is proposed to



deal with the By-law provisions related to frontage on a public street and associated lot lines. Details of the zoning provisions will be established through the review of the zoning amendment application in accordance with the Official Plan and the subject plan of subdivision.

DISCUSSION AND ANALYSIS

It is recommended that the application be subject to a number of conditions that are documented in the attached list of “Conditions for Final Approval”.

The subject application has been examined pursuant to the provisions of the Official Plan.

Official Plan

The Official Plan designates the subject property as General Urban Area, which permits the development of a full range of housing types to meet the needs of all ages, incomes and life circumstances in combination with conveniently located employment, retail, service, leisure and institutional uses. The proposed plan of subdivision is consistent with the goals, objectives and policies of the General Urban Area designation.

Policy 3.6.5 of the Official Plan supports intensification where it will complement the existing pattern and scale of development and planned function of the area. The proposed subdivision is considered to be intensification and will compliment the existing community. Furthermore, policy 3.6.5(b) states that intensification should achieve a balance of housing types and tenures to provide a full range of housing for a variety of demographic profiles throughout the General Urban Area. This development proposes a total of 47 townhouse dwellings into a neighbourhood that is primarily developed with single family dwellings. This will provide another form of housing opportunities for Kanata North.

Environmental Implications

An Environmental Impact Statement was submitted in support of the proposed application to address the natural environment, which included species at risk and significant woodlands. Surveys were completed for Blanding’s turtles, however, none were observed, and it was thus concluded that that the site did not correspond to the habitat requirements of this species. The Ministry of Natural Resources and Forestry (MNRF) identified the subject property as Category 3 Habitat for Blanding’s Turtle as identified under the ESA, therefore, the applicant submitted an Information Gathering Form and Avoidance Alternative Form to the MNRF. However, discussion between the applicant and MNRF concluded that activities proposed during construction would prevent all unlikely impact to Blanding’s Turtle as a result of the



proposed development. MNRF subsequently concurred via email that “the works, as proposed will not likely contravene the ESA with the mitigation described in the AAF.”

The 2014 *Provincial Policy Statement* and Official Plan Amendment 179) introduced revised significant woodland policies that apply to this site. A Significant Woodlands Memorandum was completed and it was concluded that the proposed development would result in a small decrease in ecosystem services provided to the community, primarily as a direct result of tree cover loss. The development plan provides few compensating benefits on site, because of inadequate soil volumes for planted trees and lack of LID measures.

There is no change in accessibility to greenspace for the community. Community greenspace is currently below the Official Plan target of 16 – 20% of gross area. However, access to greenspace remains high and equitable in the community, in part because of the presence of a large City-owned Hydro corridor through the community.

Conclusion

It is staff’s opinion that the proposed residential development conforms to the relevant Provincial policies and meets the intent of the Official Plan’s General Urban Area designation, which allows for a range of residential densities and uses. The proposed plan complies with the urban design and development guidelines of the Official Plan.

The supporting studies confirm that there are adequate municipal services in terms of water, sanitary sewer and stormwater facilities to accommodate the development. The conditions of draft plan approval for the plan of subdivision address any concerns raised through the technical review and public consultation process. As such, it is in staff’s opinion that the proposed plan of subdivision is based on the principles of good land use planning, will be compatible with the existing residential areas to the south, and is appropriate for the subject site.

Other Information

The proposed development does not require an expenditure of municipal funds over and above those funds recovered by development charges or for which an allocation has been made in a Council approved budget

CONSULTATION DETAILS

Councillor Jenna Sudds - Kanata North has concurred with the proposed conditions of Draft Approval.



Public Comments

This application was subject to the Public Notification and Consultation Policy approved by City Council for Plans of Subdivision. A statutory public meeting was held in the community on June 21, 2018 and attended by approximately 40 residents. Several comments were received through the public notification and consultation process.

Comment

I have concerns about changing demographics of the location.

Response

Changing demographics is not taken into consideration when reviewing an application.

Comment

This development will affect our property values.

Response

There is no evidence that this type of development causes property values to decrease.

Comment

The inevitable blasting of the heavy bedrock will have harmful effects on our foundation.

Response

There are conditions of approval related to blasting in order to protect neighbouring properties.

Comment

The shockingly close proximity of the proposed buildings will inevitably kill any and all trees that are anywhere in the vicinity.

Response

The applicant submitted a Tree Conservation Report, which proposes to retain a number of trees around the perimeter of the property, specifically in locations abutting



existing residential development. Staff have reviewed the report and are satisfied with its findings and recommendations to retain trees around the perimeter.

Comment

The thought of having neighbours peering into our backyard is enough for everyone to want to move away from the neighbourhood as fast as they possibly can.

Response

The application proposes a rear-yard setback of 7.5 metres which is typical for this type of application. There is no request for an increase in height for this development, therefore these townhomes will be similar in nature to the existing surrounding homes.

Comment

A significant premium was also paid by all of the home owners on both streets, for the opportunity to have a private lot backing onto a wooded area (private greenspace), as opposed to a two-storey brick wall.

Response

This property is not considered to be a wooded area, nor private greenspace, that is to be protected by the City; it is a private property not in City ownership. Furthermore, should the developer of the abutting property choose to sell lots at a premium, that is between the potential purchaser and developer.

Comment

An endangered species of turtles have been identified on this very property that is being proposed for building. The endangered species name is the Blanding's turtle, and they are protected.

Response

The applicant submitted an Environmental Impact Statement (EIS) that was reviewed by the Ministry of Natural Resources and Forestry (MNR) who concluded that activities proposed during construction would prevent all unlikely impact to Blanding's Turtle as a result of the proposed development.

Comment

Are you aware the Developer is already marketing the sale of these 'proposed' homes? How is that allowed or legal when a decision has yet to be made? ...perhaps



the decision has already been agreed upon and these notifications and meetings are just a procedural step?

Response

Developers are allowed to advertise at anytime, which is irrespective of the City's planning and decision-making process.

Comment

This application would require redesigning a portion of the recreational path that is frequently used by a great number of Morgan's Grant residents.

Response

As part of the application, a condition of approval is for the applicant to relocate part of the pathway that currently exists on private property into the hydro corridor to connect to the rest of the pathway.

Comment

I am concerned about the increased traffic on Goward and the associated risk to my children.

Response

The applicant filled out the Transportation Impact Assessment (TIA) screening form, which determined that a TIA was not required for the application. This is based on the number of units proposed.

Comment

I also note a significant gap in the availability of parking relative to the number of units.

Response

The first submission only included two visitor parking spaces. Upon feedback from the Planning Staff, the community and the Councillor, the applicant revised the submission to include 18 visitor spaces.

Comment

I fear significant impacts on the wildlife from the South March Highlands.



Response

The applicant submitted an EIS in support of the application and staff are satisfied, as is the MNR, that there will be no detrimental effects on wildlife as a result of this application.

Comment

The other challenge will be City Winter Snow Plowing given the width of the roads.

Response

The applicant will be responsible for snow removal as well as snow storage. Conditions of approval are included to ensure that snow is removed responsibly.

Comment

A sewage system that is sufficient for one house wouldn't be sufficient for 49 townhouses leading to health hazards and creature infestations of the neighbourhood.

Response

The applicant has demonstrated that existing City infrastructure has capacity to handle the additional 47 townhomes, to which staff agree.

Comment

The roads are much too narrow for a large development in this car-oriented suburban area.

Response

The road width as proposed meets the standards for private roads.

Comment

Even if there is a sidewalk built along the property on Old Second Line Road, there will still be a gap between the north end and Goward Street.

Response

Conditions of approval include the extension of the multi-use pathway (MUP) along Old Second Line Road from where the MUP currently exists to Goward Drive.



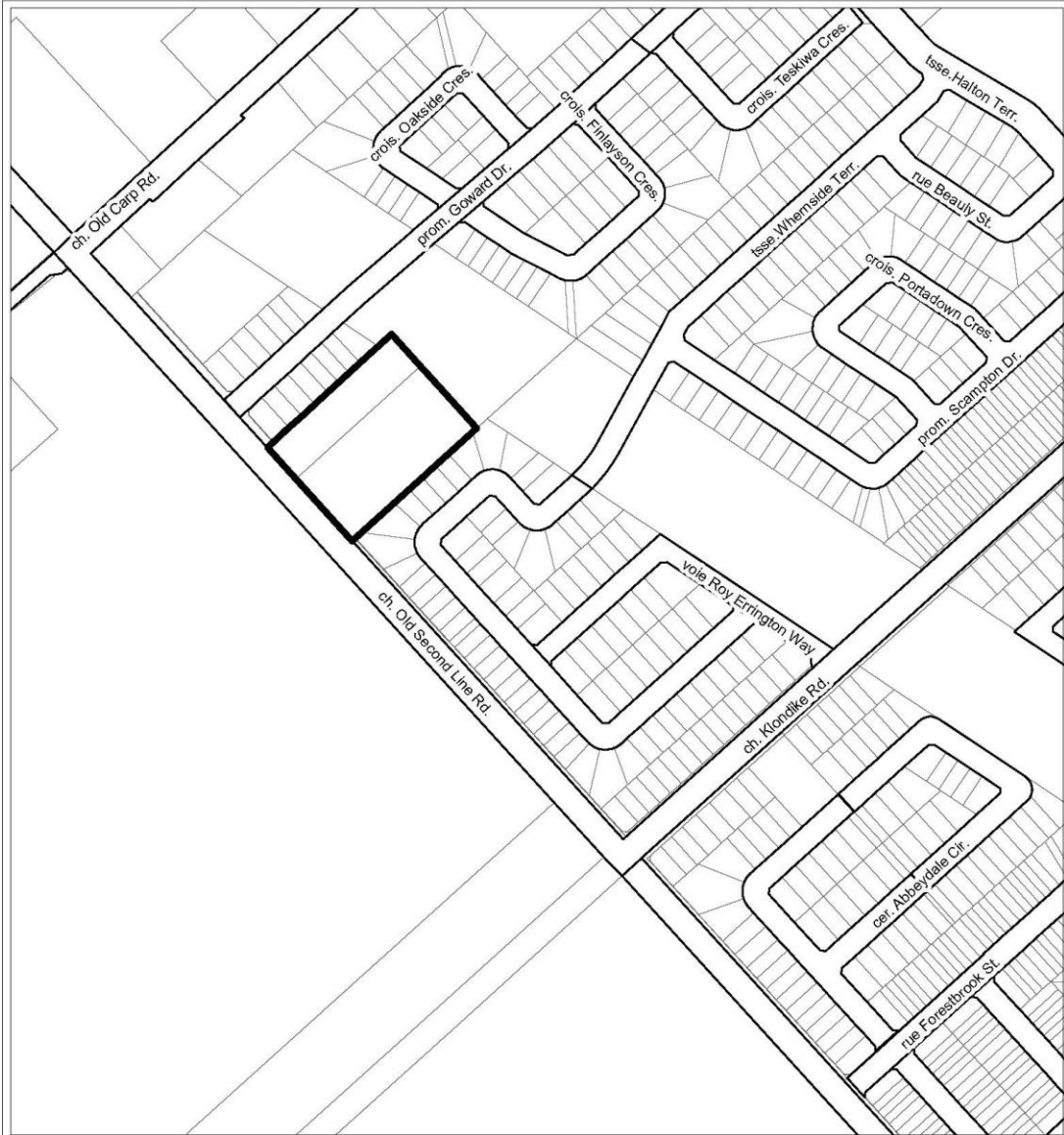
APPLICATION PROCESS TIMELINE STATUS

This Plan of Subdivision application was not processed by the “On Time Decision Date” established for the processing of an application that has Manager Delegated Authority due to the complexity of issues surrounding engineering and the environment.

Contact: Laurel McCreight Tel: 613-580-2424, extension 16587 , Fax 613-580-2576 or e-mail: laurel.mccreight@ottawa.ca.



Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-18-0040	18-0535-D	1158 ch. Old Second Line Road	
D07-16-18-0008			
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