

FOTENN

1919 MAPLE GROVE ROAD MAJOR ZONING BY-LAW AMENDMENT AND PLAN OF SUBDIVISION PLANNING RATIONALE



July 17, 2019

Planning Rationale

Zoning By-law
Amendment



Prepared for:

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Fotenn Consultants Inc., acting as agents for Formasian Development Corporation (“Formasian”), is pleased to submit the enclosed Zoning By-law Amendment and Plan of Subdivision Applications for the lands municipally known as 1919 Maple Grove Road in the Stittsville community of the City of Ottawa.

1.1 Introduction

Fotenn Planning + Design has been retained by Formasian Development Corporation (“Formasian”) to prepare a Planning Rationale in support of a Zoning By-law Amendment and Plan of Subdivision application for the lands municipally known as 1919 Maple Grove Road (the “subject property”). The intent of this rationale is to assess the proposed rezoning in the context of the applicable policy framework to determine if the proposed development is appropriate for the site and compatible with adjacent development and the surrounding community.

1.2 Proposal Summary

Formasian proposes to develop the lands with residential land uses featuring a range of dwelling types and densities, including semi-detached dwellings, back-to-back townhouses, low-rise apartments, and potential retirement home uses. As the property is currently zoned Development Reserve (DR), a Zoning By-law Amendment application is required to permit the proposed land uses.



Figure 1: Location of Subject Property in Regional Context

The subject property is located in the Kanata community on the north side of Maple Grove Road, west of Huntmar Drive. The property is T-shaped, with 6.6 hectares of area and 138 metres of frontage along Maple Grove Road. The property is legally described as CON 1 PT LOT 1 RP 5R2175; PART 2 S & E PT 1 ON RP; 5R6898 PART 1 ON RP 5R11374; HUNTLEY.

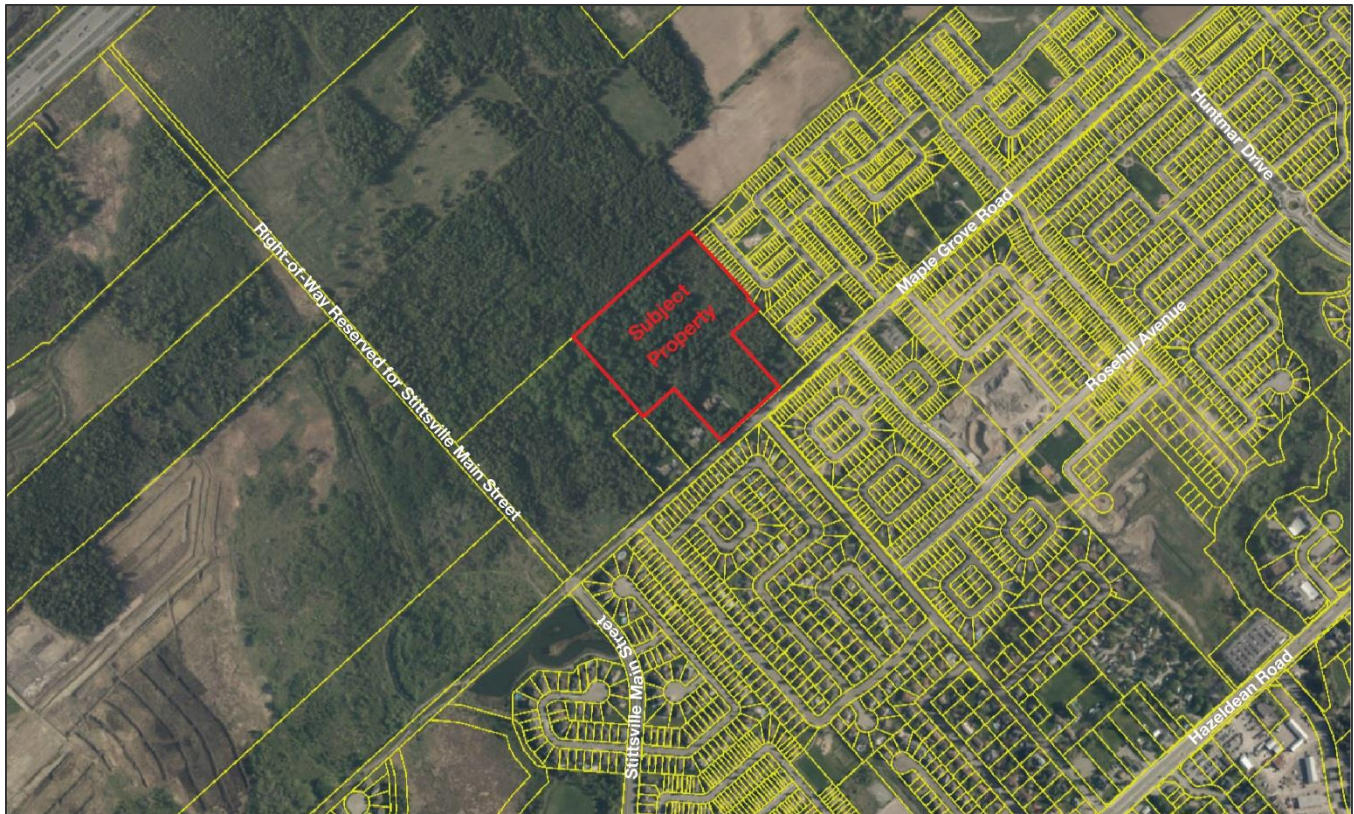


Figure 2: Subject Property in Local Context

The property is a rural lot, and is currently developed with a detached dwelling near the southwest corner of the property. The balance of the property features abundant landscaping, including a variety of tree species.

The right-of-way for Maple Grove Road is protected to the west, but the existing roadway ends at Alon Street west of the site. West of Alon Street, Stittsville Main Street currently terminates at the Maple Grove Road right-of-way corridor, but similarly has a protected corridor for future expansion to the north. However, in contrast to the road alignment shown in the Kanata West Concept Plan, Stittsville Main Street has been approved to run along the northern edge of the subject property, creating a future frontage along this street at the rear of the lot.

The subject property is located in a rural area that has gradually been urbanized in recent years. East and south of the property are residential subdivisions, with supporting uses such as schools and parks. Some low-density retail and institutional uses are located along Hazeldean Road approximately one (1) kilometre south of the subject property. North and northeast of the property are large rural properties, which historically have been used for agricultural purposes, but are currently reserved for future urban development. Urban development is also anticipated for the lands westward from the subject property to Carp Road to the west, beyond which is planned to remain under rural land use designations in the Official Plan.

The broader community is served by a range of amenities, including parks, schools, and retail opportunities.

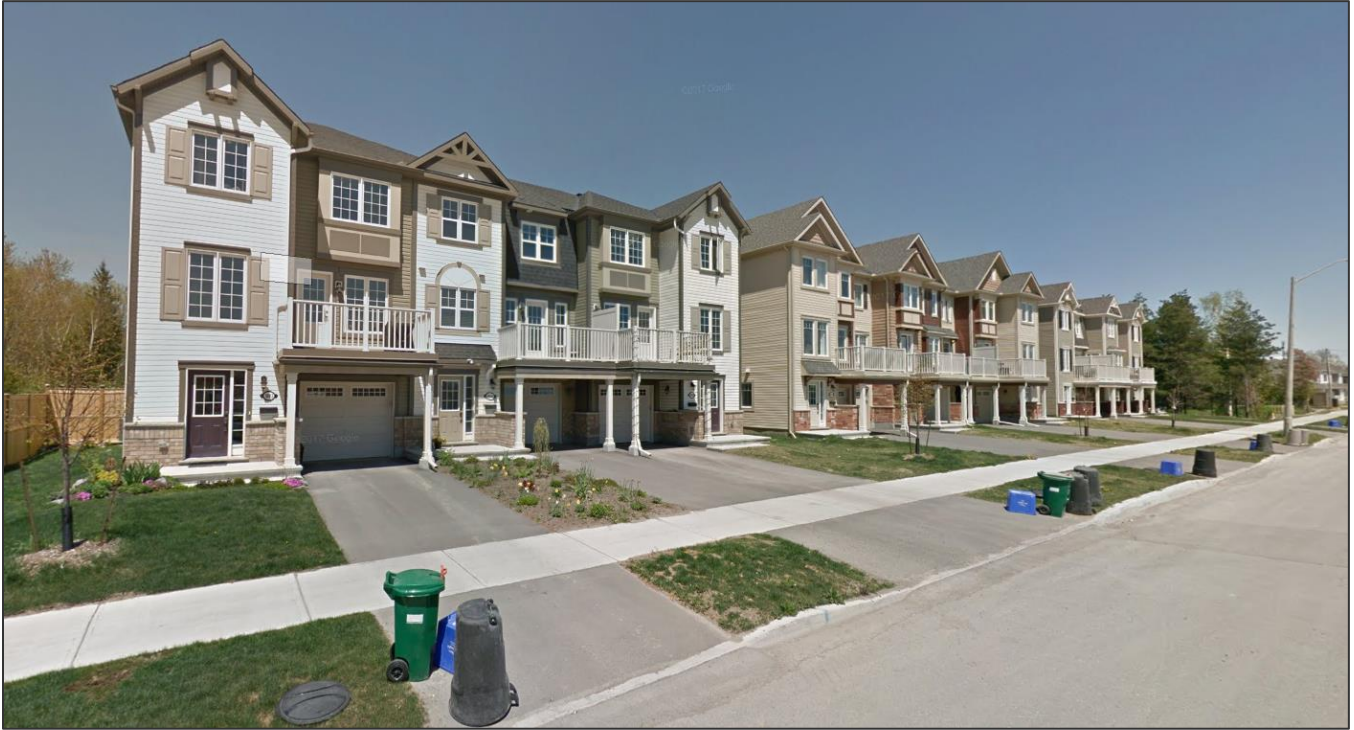


Figure 3: Townhouse Development along Maple Grove Road to the East

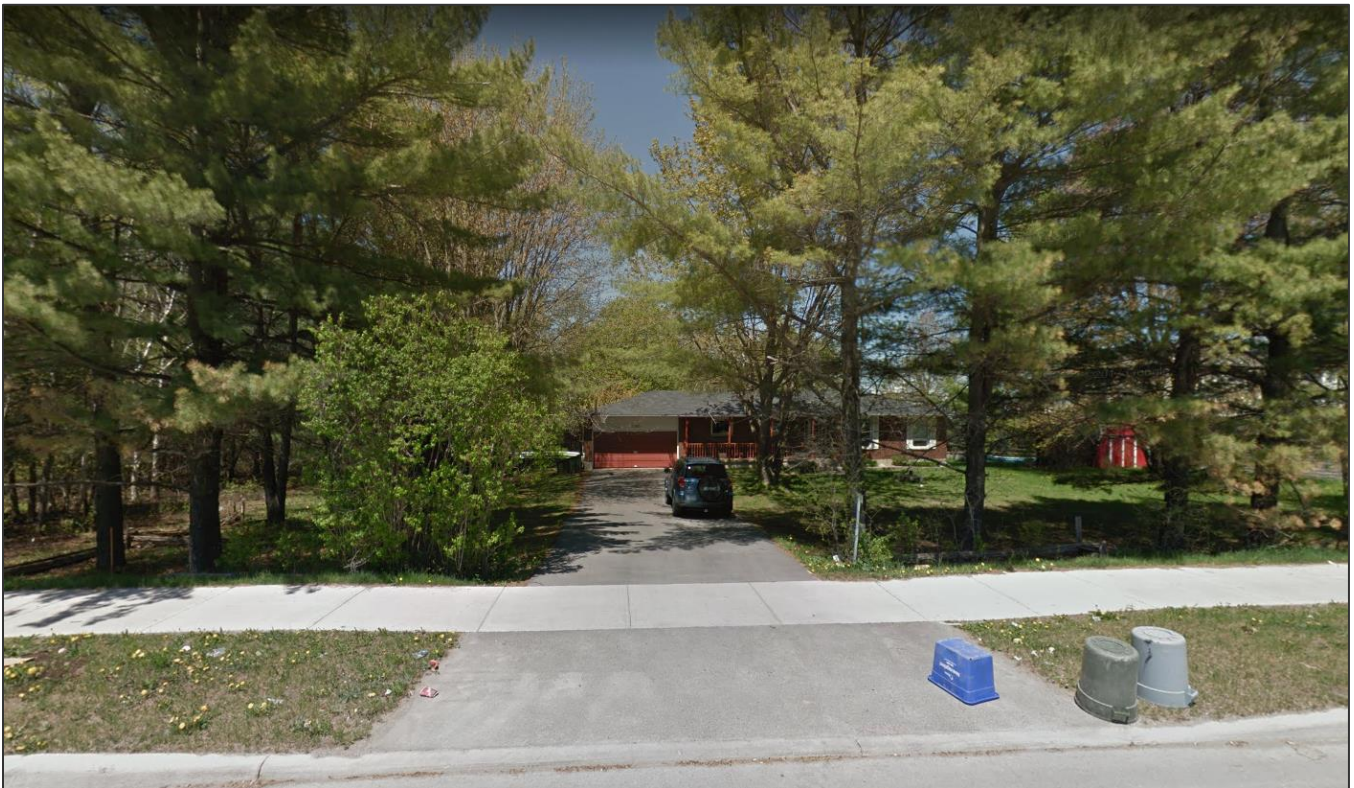


Figure 4: Detached Dwelling at 1895 Maple Grove Road



Figure 5: View of Entry Driveway and Landscaping on Subject Property



Figure 6: View of Adjacent Property West of the Subject Property

3.0 PROPOSED DEVELOPMENT

Formasian proposes to develop the subject property with a range of residential uses. The existing detached dwelling will be retained on a 6,380 m² lot, with the balance of the property being developed with denser housing forms. A park block is also included, to be dedicated to the City of Ottawa for public purposes.

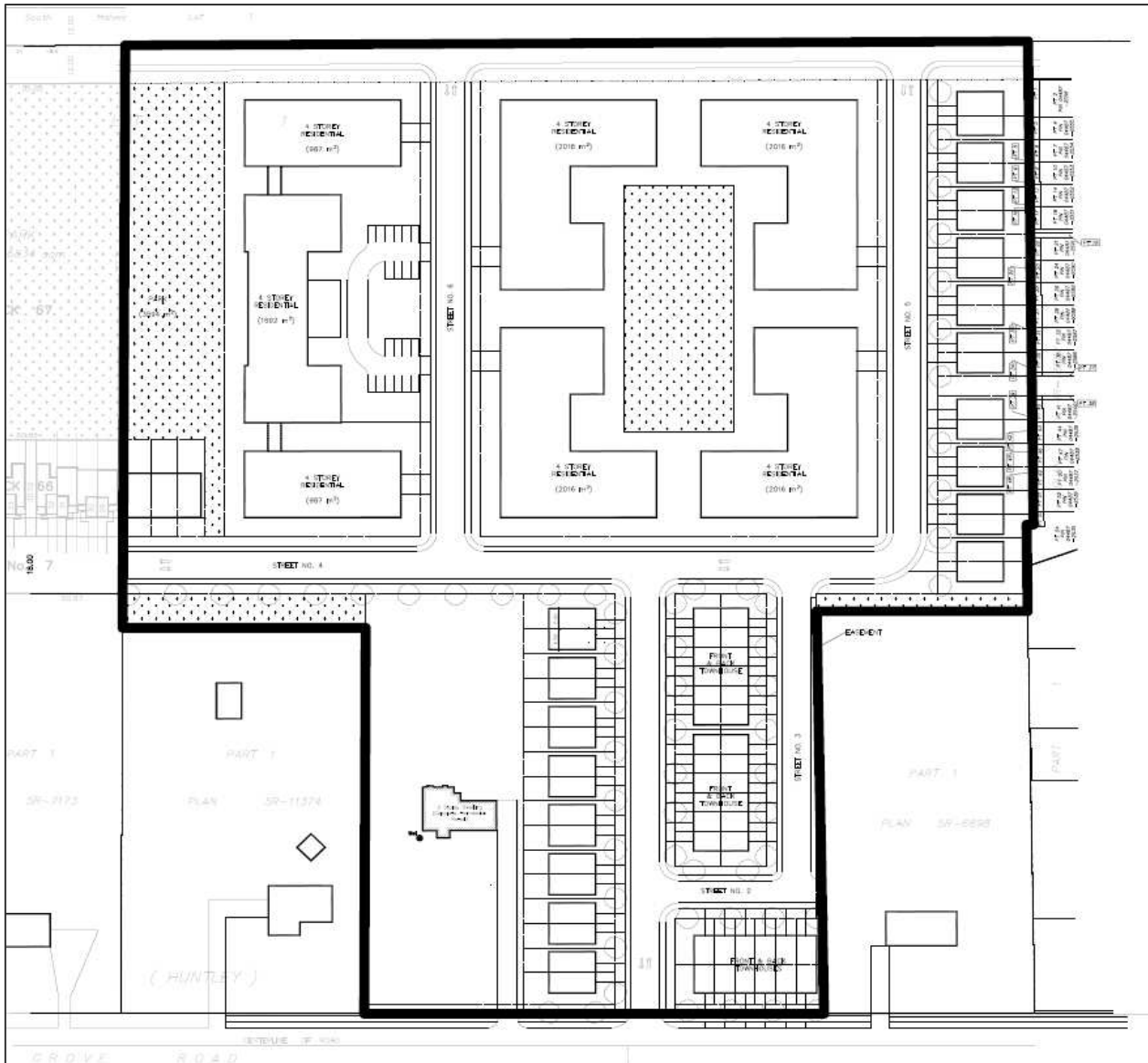


Figure 7: Proposed Site Plan

The following land uses are proposed in the development:

- / Semi-detached dwellings (16 units at the south portion of the property, and 20 along the eastern property line at the northern portion of the development);
- / Back-to-back dwellings are proposed in the southern portion of the property (3 sets of 12 units each);
- / Townhouses (one set of three townhouses south of the park block);

-
- / Low-rise apartments, including a potential retirement home (7 buildings of 4 storeys each; total of 11,730 m² / 126,261 sq. ft.);
 - / Park block (3,594 m²).

A set of base zones is proposed through the Zoning By-law Amendment application to permit the proposed uses on the property. The development provisions of the base zones will be altered through exceptions to ensure that the development will be built as shown on the conceptual plans and Plan of Subdivision. The proposed base zones include:

- / Residential Third Density Subzone Z (R3Z) to permit the semi-detached dwellings and back-to-back dwellings;
- / Residential Fourth Density Subzone Z (R4Z) to permit the low-rise apartment and retirement home buildings; and,
- / Parks and Open Space Zone (O1) to permit the park block.

A concurrent Plan of Subdivision application has also been submitted to finalize development blocks and an internal road network.

4.1 Provincial Policy Statement (PPS)

The Provincial Policy Statement (PPS), issued under the authority of Section 3 of the Planning Act and in effect since April 30, 2014, provides direction on matters of provincial interest related to land use planning and development. The Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

The PPS emphasizes intensification of built-up areas in order to promote the efficient use of land and existing infrastructure and public service facilities to avoid the need for unjustified and uneconomic expansion. To achieve this goal, planning authorities must identify and promote opportunities for intensification and redevelopment. In addition, the proposed development meets the following policies:

- Promotes efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term.
- Accommodating an appropriate range and mix of residential, recreation, park and open space, and other uses to meet long-term needs.
- Avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas.
- Promoting cost-effective development patterns and standards to minimize land consumption and servicing costs.
- Proposes development in a designated growth area within a settlement area, which is the focus of growth and development, and their vitality and regeneration shall be promoted.
- Proposes a land use pattern within a settlement area based on densities and a mix of land uses which
 - Efficiently use land and resources;
 - Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and / or uneconomical expansion.
- Proposes appropriate development standards which facilitate intensification, redevelopment, and compact form, while avoiding or mitigating risks to public health and safety.
- Proposes new development in a designated growth area adjacent to the existing built-up area and with a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.
- Proposes zoning that permits and facilitates all forms of housing required to meet the social, health, and well-being requirements of current and future residents.
- Directs development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs.
- Promotes healthy, active communities by planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including parkland.
- Proposes development on municipal sewage services and municipal water services, the preferred form of servicing for settlement areas.

The proposed development conforms to the policies of the PPS.

4.2 City of Ottawa Official Plan (2003, as Amended)

The subject property is designated General Urban Area on Official Plan Schedule B (Urban Policy Plan). The designation permits a wide range of housing densities, as well as employment, retail uses, service, industrial, cultural, leisure, greenspace, entertainment and institutional uses.

Policy 3 of Section 3.6.1 states that building heights in the General Urban Area will be predominantly Low-Rise (4 storeys or less) and that within that range, changes in building form, height, and density will be evaluated based upon compatibility with the existing context and planned function of the area.

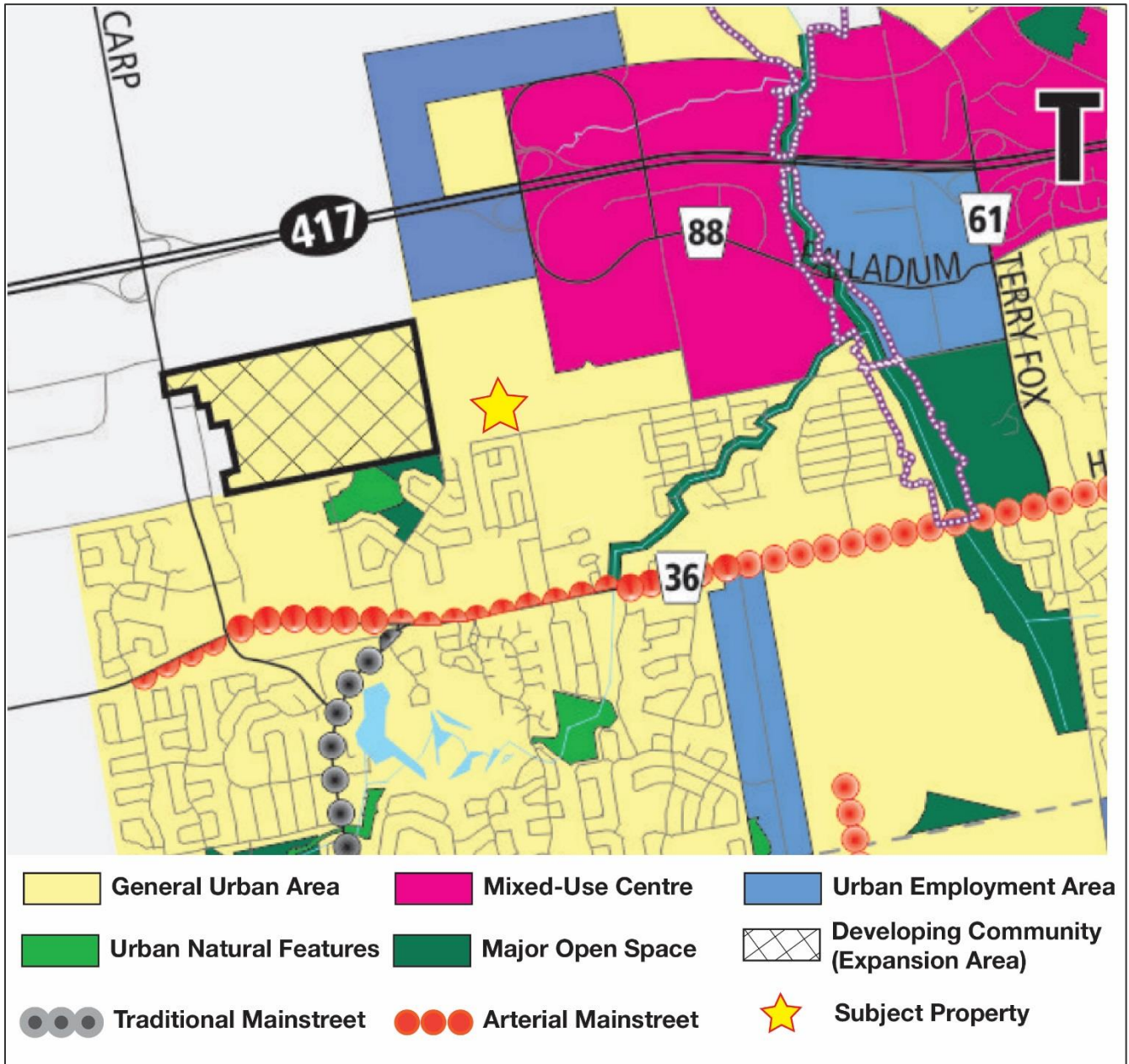


Figure 8: Extract from Official Plan Schedule B (Urban Policy Plan)

Policy 4 of Section 3.6.1 states that, when considering a proposal for residential intensification through infill or redevelopment in the General Urban Area, the City will:

- a. Recognize the importance of new development relating to existing community character so that it enhances and builds upon desirable established patterns and built form;
- b. Apply the policies of Section 2.5.1 and Section 4.11;
- c. Consider its contribution to the maintenance and achievement of 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.

The Official Plan provides guidance on how to appropriately incorporate development into existing built-up areas to ensure compatibility. Section 2.5.1 establishes Design Objectives and associated Principles to guide development to achieve a good fit within the existing context. The proposal will meet the applicable Objectives and Principles:

- / Enhances the sense of community by proposing low-density residential development in the southern portion of the property and higher-density development at the northern portion along the future Stittsville Main Street.
- / Defines quality public and private spaces through development by locating buildings to frame Maple Grove Road and Stittsville Main Street.
- / Creates places that are safe, accessible and are easy to get to, and move through by proposing street-facing buildings and a modified grid street network.
- / Ensures that new development respects the character of existing areas by proposing residential land uses and locating denser development along Stittsville Main Street to the north, and lower density development along the southern edge of the property.
- / Considers adaptability and diversity by creating places that can adapt and evolve easily over time, and that are characterized by variety and choice, by proposing a variety of housing types that serve a range of demographic profiles.

Section 4.11 of the Official Plan sets out the criteria by which the compatibility of proposed developments is evaluated. The proposed development satisfies these criteria:

- / **Traffic:** As confirmed in the Transportation Analysis prepared by IBI Group, the surrounding roads have capacity to absorb the anticipated increase in traffic generated by the proposed development.
- / **Vehicular Access:** Road connections are proposed to connect to Maple Grove Road to the south and to the future Stittsville Main Street to the north. All residential buildings will have independent driveway access.
- / **Parking Requirements:** All proposed buildings in the development will adhere to minimum parking requirements established in the Zoning By-law.
- / **Outdoor Amenity Areas:** All ground-oriented units will contain private outdoor amenity areas. Buildings of similar heights and densities are clustered to avoid overlook into private amenity areas.
- / **Lighting:** Lighting spillover is not anticipated, and lighting designs for individual buildings will be reviewed through the Site Plan Control process.
- / **Noise and Air Quality:** The proposed residential uses are not anticipated to cause undue noise or air quality impacts.
- / **Sunlight:** Buildings are designed, located, and clustered to minimize sunlight impacts.
- / **Microclimate:** Microclimate impacts are not anticipated, but may be determined at the Site Plan Control stage.
- / **Supporting Neighbourhood Services:** The subject property is located in an urban area that features a range of supporting neighbourhood services, including parks, schools, and shopping opportunities.

The proposed Zoning By-law Amendment conforms to the policies of the Official Plan, including the height and intensification policies of the General Urban Area.

4.3 Kanata West Secondary Plan

The subject property is located in the Kanata West Secondary Plan planning area. The Secondary Plan provides direction on maximum building heights within the planning area, and provides the legal framework that supports the Kanata West Concept Plan.

The subject property is located in Area D on Schedule A: Maximum Building Heights in the Kanata West Secondary Plan. While there are no specific maximum heights identified in Area D, reference is made to Volume 1, Section 3 of the Official Plan for height policies related to the General Urban designation. As outlined in Section 3.6.1 of the Official Plan, the General Urban designation allows a broad range of uses and densities, with base maximum heights at 4 storeys. In addition, compatibility and impacts on surrounding uses are assessed in accordance with Sections 2.5.1 and 4.11 of the Official Plan.

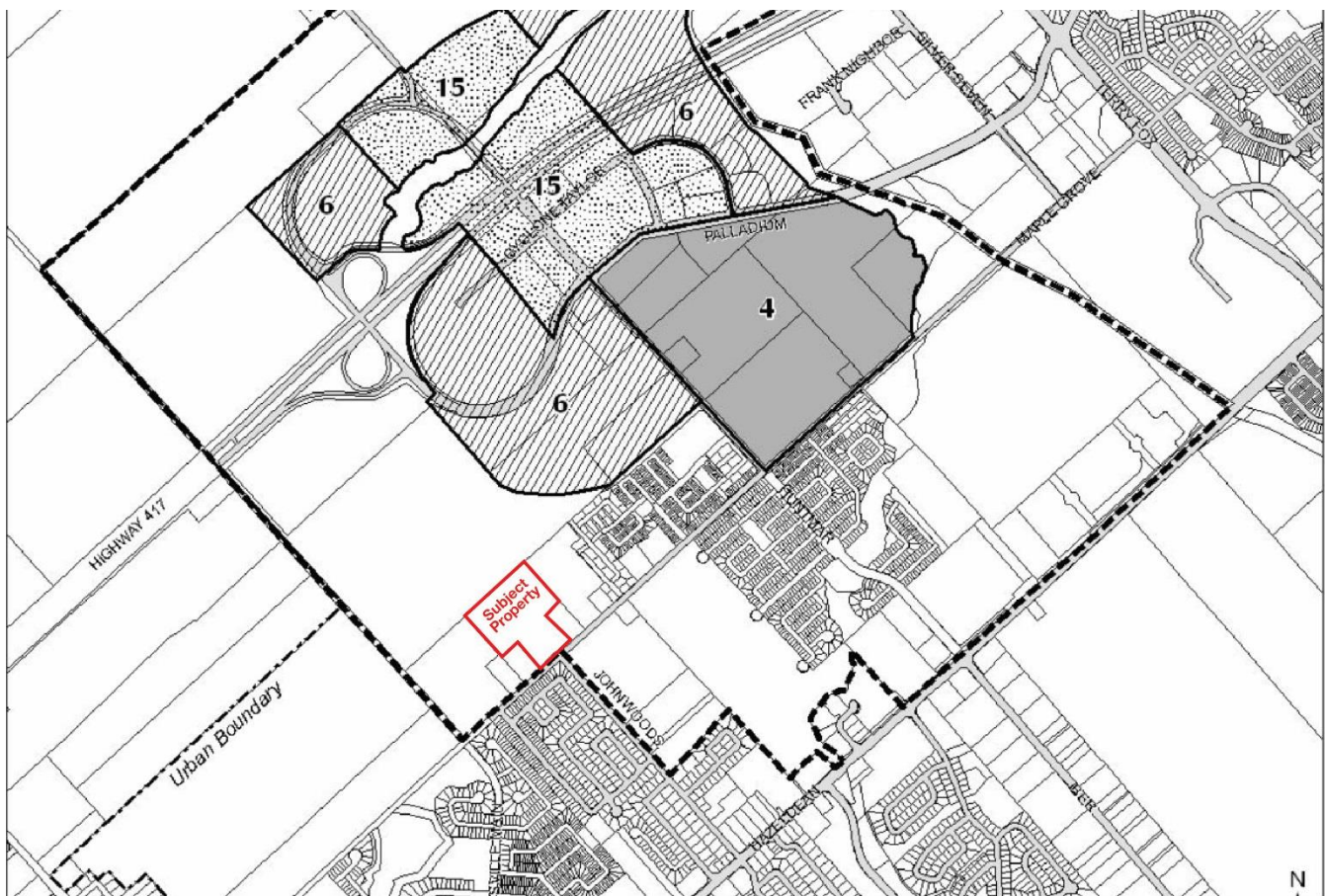


Figure 9: Extract from Kanata West Secondary Plan Schedule (Maximum Building Heights)

The proposed Zoning By-law Amendment meets the policies of the Kanata West Secondary Plan. The proposed 4 storey low-rise apartment buildings meet the maximum height policies as outlined in Section 3.6.1 of the Official Plan and are planned for the north end of the property, adjacent to a proposed Major Collector Roadway. Impacts to the surrounding townhomes and semi-detached units are mitigated by street and open space separations.

4.4 Kanata West Concept Plan

The subject property is located in the planning area for the Kanata West Concept Plan (KWCP). Section 3.0 of the KWCP establishes a vision for the community, describing a sustainable community with a mix of uses for living, working, playing, and learning. In contrast with former office parks, higher densities are proposed for the area to create a more urban character. A total of 5,000 residential units are envisioned within the planning area.

The subject property is designated as “Residential A” on the Concept Plan, which is intended to respond to its surrounding character. Area A is directed to provide a transition in building form, profile and density. Lower-density, ground-oriented housing is encouraged along the border with the existing residential areas to provide the transition to a mix of townhouse and low-rise apartments closer to the north-south arterial road.

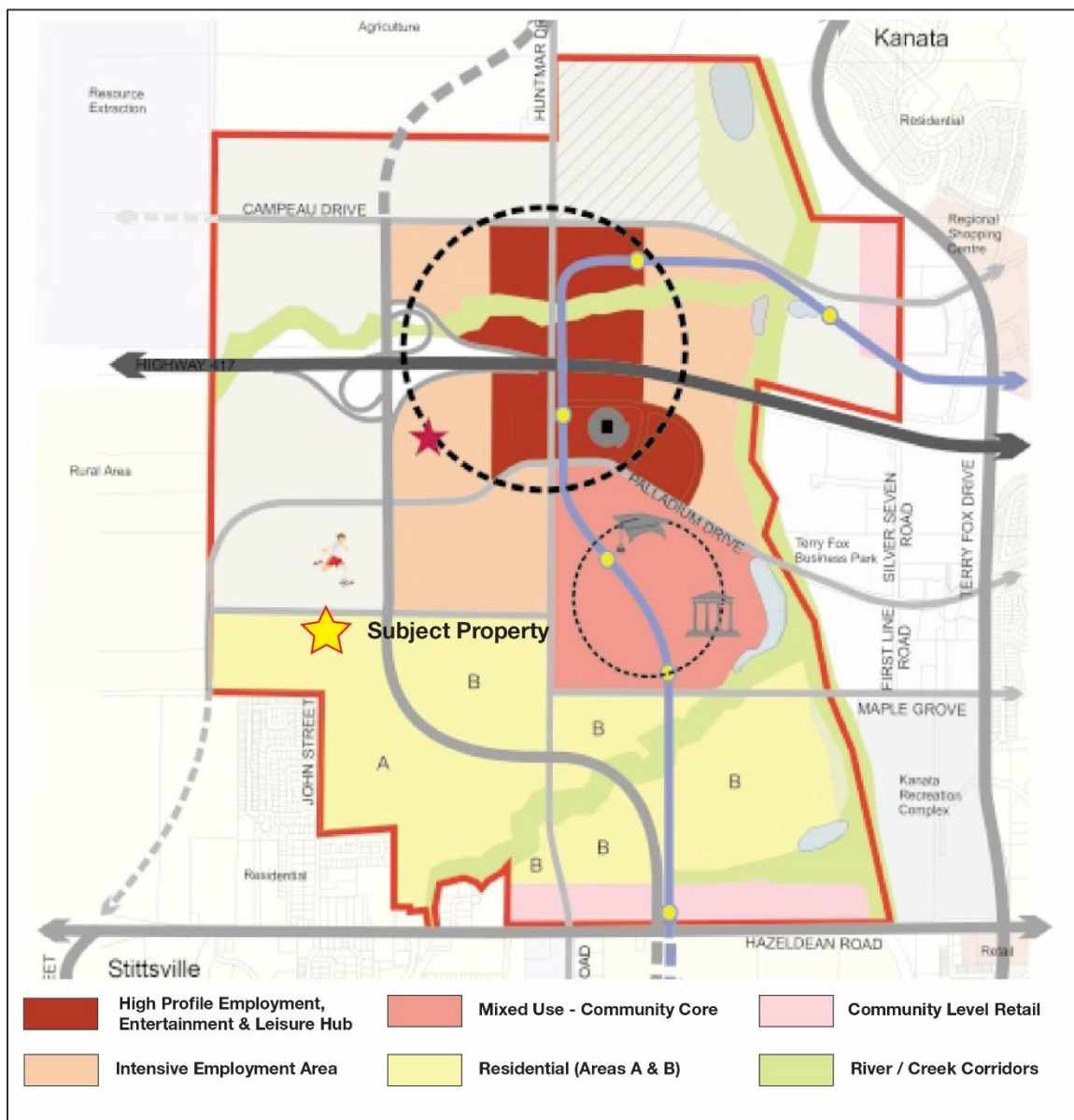


Figure 10: Extract from Kanata West Concept Plan

Urban residential densities are encouraged through the Residential Area A designation. These densities are higher than typical suburban residential areas and is more in keeping with post-war communities such as Ottawa South and Glebe.

To increase interconnectivity within the residential areas and to the surrounding land uses, the KWCP emphasizes a grid or modified grid street pattern. A close relationship of house to street is encouraged to support community interaction. The KWCP also specifies that the Residential A designation will incorporate both private and public amenity areas. Public amenity areas can include active and passive park spaces, small courtyards, and natural corridors.

The proposed Zoning By-law Amendment conforms to the Kanata West Concept Plan. Lower ground-oriented building forms are located along the border with existing ground-oriented development, while the 4 storey low-rise apartments are located on the northern edge of the property, adjacent to a Major Collector Roadway and bounded by streets and open space to provide a sufficient transition to the planned townhouse and semi-detached dwellings.

4.5 City of Ottawa Comprehensive Zoning By-law 2008-250

The subject property is zoned Development Reserve (DR) in Comprehensive Zoning By-law 2008-250. The purpose of the DR Zone is to:

- / Recognize lands intended for future urban development in areas designated as General Urban Area and Developing Communities in the Official Plan, and future village development in areas designated Village in the Official Plan;
- / Limit the range of permitted uses to those which will not preclude future development options; and,
- / Impose regulations which ensure a low scale and intensity of development to reflect the characteristics of existing land uses.

The DR Zone permits the following land uses:

Agricultural use	Emergency service
Environmental preserve and education area	Forestry operation
Group home	Home-based business
Marine facility	One detached dwelling accessory to a permitted use
Park	Secondary dwelling unit
Urban agriculture	

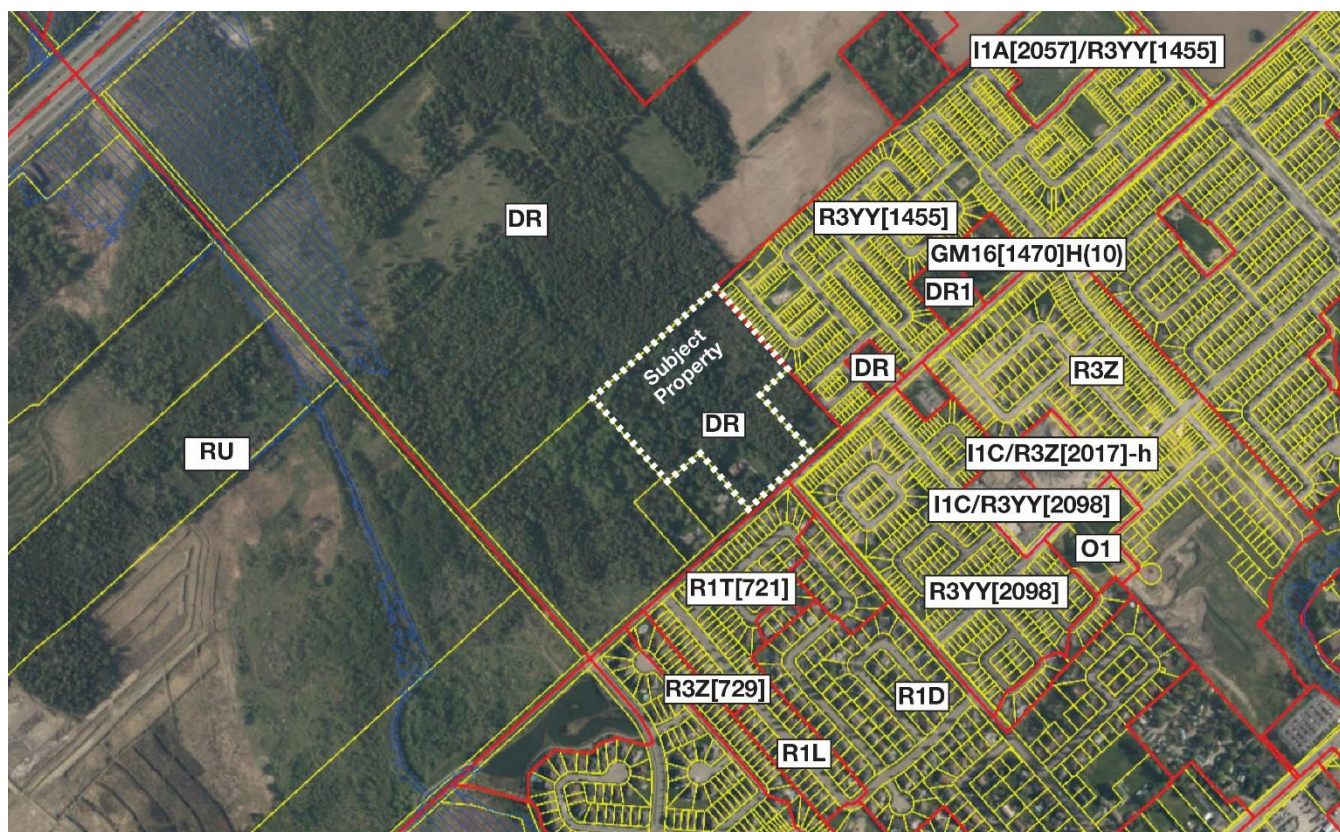


Figure11: Extract from Comprehensive Zoning By-law 2008-250 Zoning Map

4.5.1 Proposed Zoning

As the proposed development is not permitted in the DR Zone, a Zoning By-law Amendment is required. A set of base zones is proposed through the Zoning By-law Amendment application to permit the proposed uses on the property. The proposed base zones include:

- / Residential Third Density Subzone Z (R3Z) to permit the semi-detached dwellings and back-to-back dwellings;
- / Residential Fourth Density Subzone Z (R4Z) to permit the low-rise apartment and potential retirement home buildings; and,
- / Parks and Open Space Zone (O1) to permit the park block.

The Residential Third Density Subzone Z (R3Z) is proposed, which aligns with other subdivisions in proximity to the subject property. The R3 zone permits a mix of residential building forms, ranging from detached to townhouse dwellings. The R3Z subzone permits different development standards to promote efficient land use and compact form.

A Residential Fourth Density zone is required to permit the low-rise apartment dwellings and potential retirement home. The R4Z subzone permits more efficient land use and compact form for new subdivisions.

The Parks and Open Space Zone (O1) is the standard zone applied to municipal parks in the City of Ottawa, and is appropriate for the park in the proposed development.

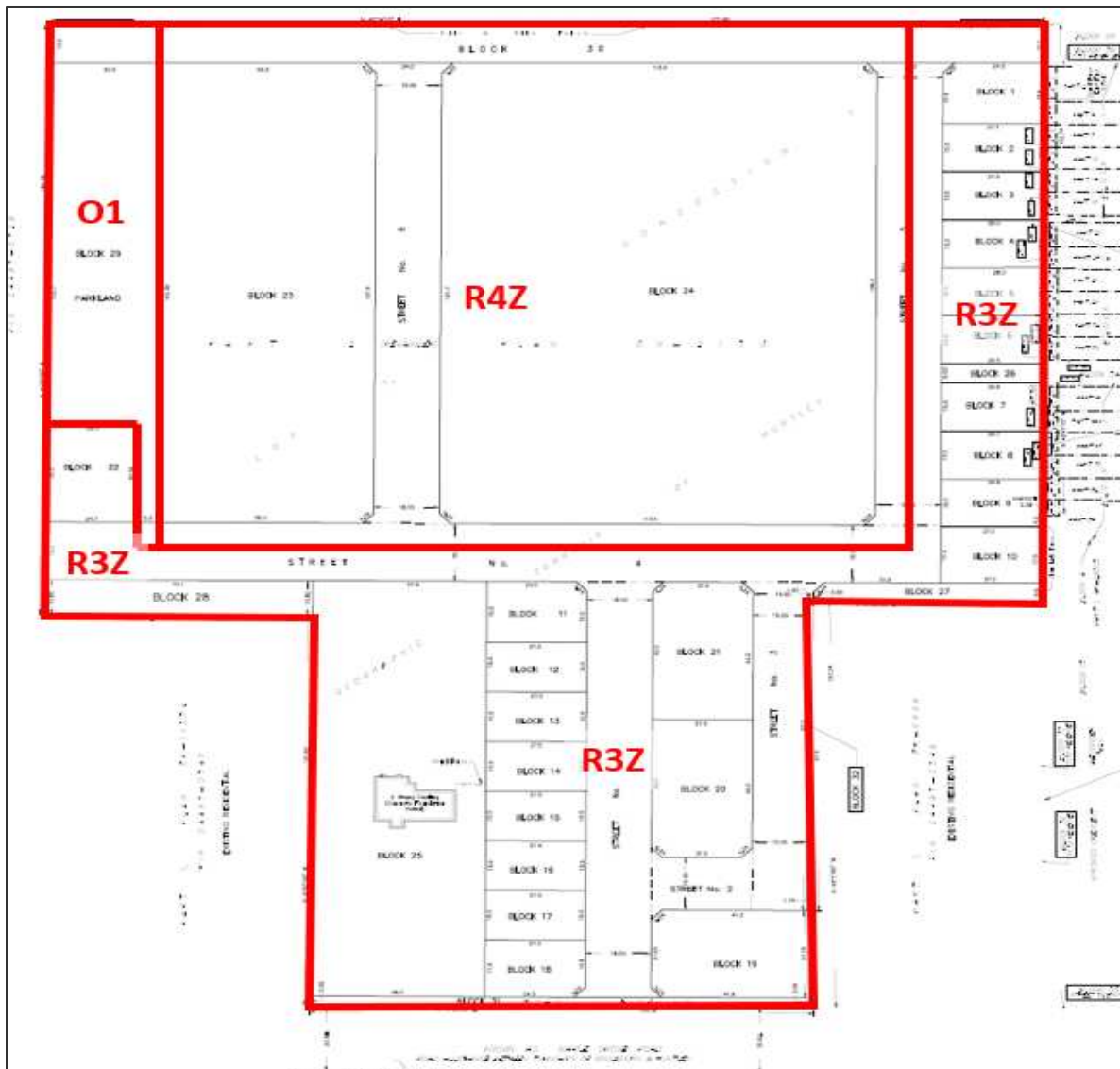


Figure12: Proposed Zoning Designations

The development provisions of the base zones noted above will be altered through exceptions to ensure that the development will be built as shown on the conceptual plans and Plan of Subdivision. The tables below outline specific provisions per dwelling type:

Semi-Detached Dwellings

Performance Standard	ZBL Requirement – Base R3Z	Proposed
Minimum lot area	190m ²	>190m ²
Minimum lot width	7m	>7m
Maximum front yard setback	3m Entrance to garage must be 6.2m setback from sidewalk	>3 metres Entrance to garage must be 5.6m setback from sidewalk
Minimum rear yard setback	6m	>6m
Minimum corner yard setback	3m	>3m
Minimum interior yard setback	0.9m	1.2m

Standard Townhouse Dwellings

Performance Standard	ZBL Requirement – Base R3Z	Proposed
Minimum lot area	150m ²	>150m ²
Minimum lot width	6m	>6m
Maximum front yard setback	3m Entrance to garage must be 6.2m setback from sidewalk	>3 metres Entrance to garage must be 5.6m setback from sidewalk
Minimum rear yard setback	6m	>6m
Minimum interior yard setback	1.2m	1.2m

Back to Back Townhouse Dwellings

Performance Standard	ZBL Requirement – Base R3Z	Proposed
Minimum lot area	150m ²	82m ²
Minimum lot width	6m	>6m
Maximum front yard setback	3m Entrance to garage must be 6.2m setback from sidewalk	>3 metres Entrance to garage must be 5.6m setback from sidewalk
Minimum rear yard setback	6m	0m
Minimum corner yard setback	3m	>3m
Minimum Interior Yard Setback	1.2m	1.5m
Additional Provisions		-Maximum number of units per building is 12 -Maximum lot coverage is 70 percent

Low-Rise Apartment Dwellings (Planned Unit Development)

Performance Standard	ZBL Requirement – Base R4Z	Proposed
Minimum lot area	1,400m ²	>1,400m ²
Minimum lot width	18m	>18m
Maximum front yard setback	3m	>3 metres
Minimum rear yard setback	Varies	6m
Minimum corner yard setback	3m	>3m
Minimum Interior Yard Setback	Varies	6m
Building Height	15m	15.5m

5.0 SUPPORTING STUDIES

Technical studies have been prepared in support of the proposed development, submitted under separate cover, which confirm that the proposal is functional and appropriate. Specifically, the supporting studies include:

- / Geotechnical Investigation (prepared by Paterson Group);
- / Phase I Environmental Site Assessment (prepared by Paterson Group);
- / Functional Servicing and Stormwater Management Report (prepared by DSEL); and
- / Transportation Study (prepared by IBI).

The above studies do not identify any major adverse impacts related to the proposed development.

6.0 CONCLUSION

The proposed Zoning By-law Amendment is reasonable and appropriate for the site, and represents good planning. Specifically, the proposal:

- / Conforms with the 2014 Provincial Policy Statement (PPS);
- / Conforms with the City of Ottawa Official Plan;
- / Conforms with the Kanata West Secondary Plan; and
- / Is consistent with principles of good planning.

Sincerely,



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Principal, Planning and Development



Jaime Posen, MCIP RPP
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