

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

Site Location: 6171 Hazeldean Road

File No.: D07-16-20-0026

Date of Application: October 13, 2020

This application submitted Fotenn Consultants on behalf of 11654128 Canada Inc is recommended for DRAFT APPROVAL, subject to the following Standard and Special Conditions, as attached.



January 18, 2024

Date

Allison Hamlin
Manager, Development Review
Planning, Real Estate and Economic
Development Department

Attach(s):

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



DRAFT PLAN OF SERVICED SUBDIVISION APPLICATION SUPPORTING INFORMATION

File Number: D07-16-20-0026

SITE LOCATION

The subject lands are known as 6171 Hazeldean Road and are located on the north side of Hazeldean east of Carp Road, and as shown on Document 1.

The subject property has an area of 9.02 hectares, with approximately 317 metres of frontage along Hazeldean Road. The property is currently undeveloped and is sparsely vegetated. The Potters Key development surrounding the property to the north and east is comprised mainly of townhouses and semi-detached dwellings. To the west of the site is the Stittsville Water Tower and single detached homes along Lloydalex Cres.

SYNOPSIS OF APPLICATION

The applicant is proposing to develop a mixed use residential subdivision comprised of 20 lots for residential dwellings, 23 blocks for townhouse development, one block for low rise apartments and one block for mid-rise mixed use development adjacent to Hazeldean Road. A park block, stormwater management pond block and various pathway blocks.

The subdivision will be accessed from Hazeldean by a new collector road with connection to Potter's Key to the north by Samantha Eastop Avenue. The remaining proposed roads will be designed to a local street cross-section, in accordance with City of Ottawa standards. Sidewalks and pathways will provide connections throughout the subdivision, along the park and to Kimpton Drive to the north and Bandelier Way to the east.

The subdivision proposes to create two large blocks along Hazeldean Road, which will accommodate higher-density development. The eastern block is proposed to accommodate five residential apartment buildings, each with underground parking. The western block is proposed to be developed with a 9-storey mixed-use building, containing 175 residential apartment dwellings and a retail commercial unit. All vehicular circulation within these blocks will be by means of private roads and driveways. These blocks will be further detailed through a future site plan control process.

A 0.82-hectare park block is proposed at the centre of the development, with frontage along the future collector roadway. The park block will be dedicated to the City of Ottawa for public use.

A stormwater management pond is located along the eastern edge of the site, which, subject to detailed design will be landscaped.



The lands are subject to a concurrent zoning by-law amendment application (D02-02-20-0099) to rezone the lands from Arterial Mainstreet Subzone 9 (AM9) to various zones to implement the plan of subdivision. The residential lots would mostly be zoned Residential Third Density Zone (R3) permitting single, semi-detached, and townhouse dwellings. Parks and Open Space Zone (O1) will be applied to the park and a stormwater management block and an Arterial Main Street Zone with special exceptions would be applied to the multi-unit blocks along Hazeldean Road. 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.

The associated Zoning By-law amendment is anticipated to be brought forward to Council for approval in Q1 2024.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	400
Stacked	0
Townhouse	150
Semi-detached	10
Detached	10

Related Applications

The following applications are related to this proposed development:

- Zoning By-law Amendment – D02-02-20-0096

DISCUSSION AND ANALYSIS

It is recommended that the application be approved.

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

The subject lands are within the Suburban Transect (Schedule A). Lands adjacent to Hazeldean Road are designated Mainstreet Corridor and interior to the subdivision lands are designated as Neighbourhood with the Evolving Overlay. The Suburban Transect recognizes a suburban pattern of built form and site design while supporting an evolution towards 15-minute neighbourhoods. The Mainstreet Corridor Designation supports mid to high-rise mixed use development which supports 15-minute neighbourhoods. Within Neighbourhoods, the development is to be characterized as low- to mid-density, low-rise development to create the conditions for 15-minute neighbourhoods. The Evolving Overlay is generally applied to properties within 150



metres of a Hub or Mainstreet Corridor designation and 400 metres of a rapid transit station. This overlay is intended to provide opportunities to guide the gradual change in character based on the site's proximity to the Corridor and allow for new building forms.

The proposal conforms to the applicable policies of the Official Plan.

Conclusion

It is staff's opinion that the proposed residential development is consistent with the relevant Provincial policies and conforms with the Official Plan. The proposed plan aligns 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 west, north and east, 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.

The conditions of approval are supported by the applicant and the Ward Councillor

CONSULTATION DETAILS

Councillor Glen Gower has concurred with the proposed conditions of Draft Approval.

Public Comments

This application was subject to the Public Notification and Consultation Policy. A virtual Public Meeting was held on July 6, 2021. Comments were received by approximately 50 residents during review. The following is a summary of comments received:

Traffic:

- Concerned about traffic safety on Kimpton due to speeding and not stopping at stop signs. This will be exacerbated by the increase traffic cutting through Kimpton to head to Carp Road.
- A left turn signal should be provided along Hazeldean at the subdivision entrance.
- The Samantha Eastop access should be removed.

Response: A Transportation Impact Study was prepared in support of the proposed subdivision which the City found to be acceptable. The new north-south collector road will be designed with the 30 km/hr toolkit to ensure that speeds are slowed along this



roadway. A left turn lane along Hazeldean Road at the new site entrance was explored however it was determined that a signal is not warranted at this location based on projected traffic volumes to 2029. Upgrades to Kittiwake Drive/Kimpton Drive were not considered with this application as upgrades will be coordinated with the Carp Road widening. Should Carp Road not be widened in a timely manner, improvements could be considered through the Intersection Control Measures Program as the intersection is an arterial and collector.

Land use/Site design:

- The proposed nine storey building is out of character with the subdivision
- Concerned about on-street parking shortage associated with townhomes.
- Concerned about the high number of units proposed.
- Would like the whole lot developed into commercial uses instead of residential.

Response: The Official Plan provides direction for urban design and compatibility, outlining, in a broad nature, design objectives such as defining quality spaces, ensuring safety and accessibility, respecting the character of the community. The height and scale of the buildings was reviewed in accordance with the Official Plan, and key design guidelines as discussed in this report. The Official Plan prioritizes intensification within the existing urban area, and this location represents a significant opportunity for intensification along a Mainstreet Corridor. The infrastructure and transportation studies submitted in support of the application indicate that there are sufficient capacities to serve the proposed development.

Commercial uses are proposed at grade along Hazeldean Road west of the north-south collector roadway.

Construction/Infrastructure:

- Concern about impacts of potential blasting
- Concern about impacts to water pressure in surrounding homes
- Concern about rear yard flooding

Response: The construction of the proposed development is required to follow all applicable City and Provincial regulations and industry best practices relating to safety, noise, dust, blasting and construction. Construction activity must adhere to relevant City by-laws, including the Noise By-law, Traffic and Parking By-law and Encroachments on City Highways By-law. If issues are experienced during construction, a concerned citizen may contact 311 to report non-compliance with the by-laws.

The plans and studies submitted in support of the application conclude that there is adequate storm and water infrastructure to service the proposed development. As per



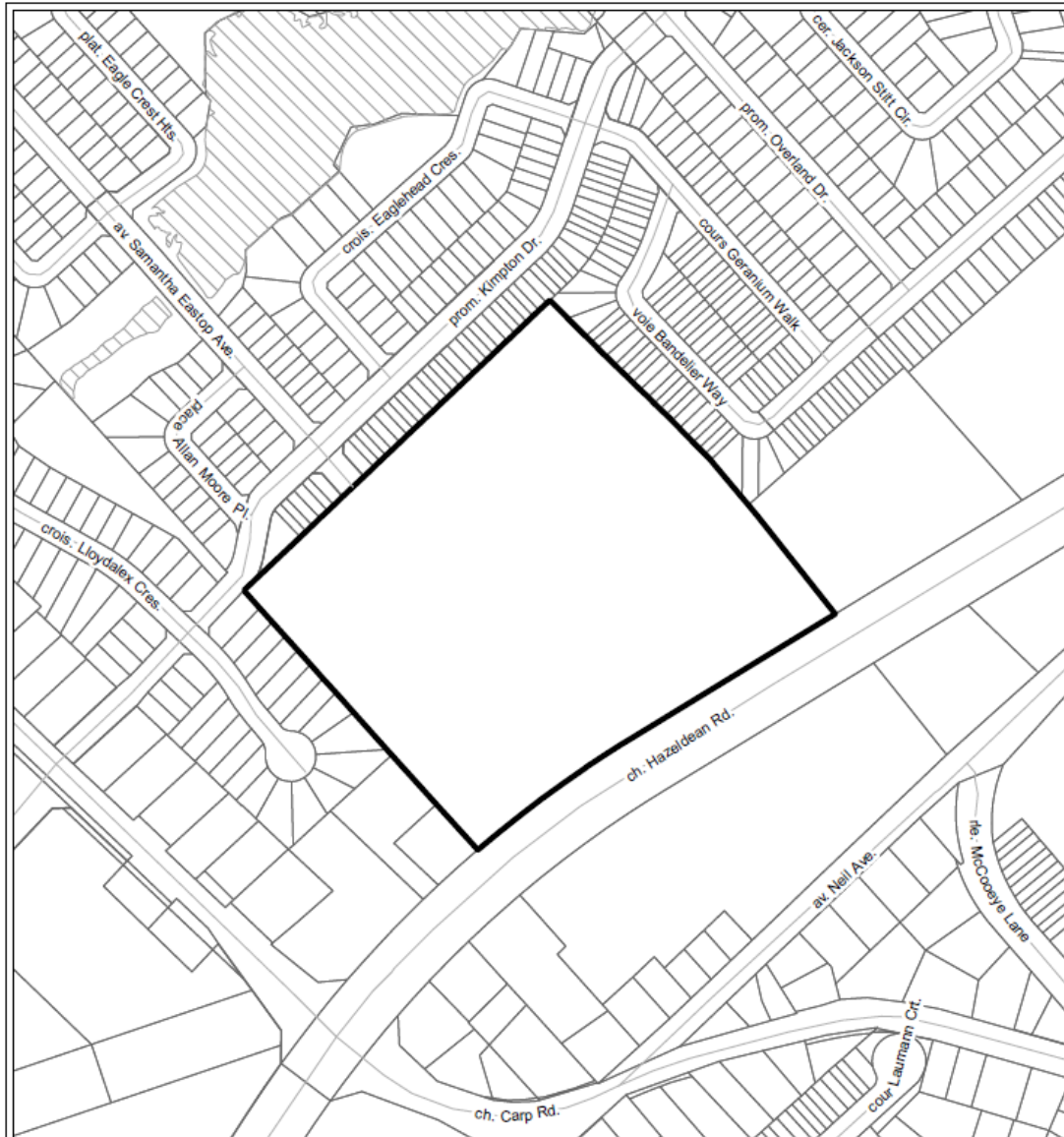
City and provincial requirements, stormwater will not be directed towards adjacent properties and will be managed in an on-site stormwater management pond.

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 engineering issues.

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Lisa.Stern@ottawa.ca.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE PLAN OF SUBDIVISION / PLAN DE LOTISSEMENT	
D02-02-20-0097	20-0908-L		6171 ch. Hazeldean Rd.
D07-16-20-0026			
I:\CO\2020Zoning&_Sub\Hazeldean_6171			Existing Flood Plain (Section 58) / Plaine inondable (Article 58)
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REVISION / RÉVISION - 2020 / 10 / 14			