

Planning Rationale Addendum Memo

Gladstone Village - Draft Plan of Subdivision

March 25, 2022

Andrew McCreight, MCIP RPP

Manager (A)

Development Review Central

Planning, Real Estate and Economic Development

110 Laurier Ave West | 4th Floor | Ottawa, ON | K1P 1J1

City of Ottawa

**RE: Planning Rationale Addendum Memo
Gladstone Village - Draft Plan of Subdivision – Ottawa Community Housing
Draft Plan of Subdivision (D07-16-21-0022)**

Dear Mr. McCreight,

On behalf of Ottawa Community Housing, Fotenn has prepared the following Planning Rationale Addendum in response to technical circulation comments received January 31st, 2022 addressing the initial submission of the Draft Plan of Subdivision application for 933 Gladstone Avenue (**D07-16-21-0022**).

As a response to the aforementioned technical circulation comments, OCH along with the application team have revisited the plan and structure of the initial proposed Draft Plan of Subdivision originally submitted to the City on July 2nd, 2021. The minor revisions to the submitted plan are detailed further throughout this planning memo.

The intent of this Planning Rationale Addendum Memo is to assess the revised plan against the proposed zoning by-law and Secondary Plan framework, and to provide an analysis of how the revised proposal achieves good design and is appropriate for the site. Information from the original Planning Rationale that did not require any further clarification or discussion has not been included within this memo but remains applicable for consideration. The originally submitted Planning Rationale should be read together with this Addendum.

To obtain a more complete understanding of the development proposal and the justification submitted to obtain the necessary planning approvals from the City of Ottawa, this Planning Rationale should also be read in conjunction with the portfolio of revised technical drawings, reports, and written responses, prepared by the engineering consultants and other specialists as required by the City of Ottawa planning approval process.

1.0 Summary Revised Application

To establish the legal lots and new municipal rights of way needed to foster the desired urban residential, commercial, and mixed-use development envisioned for this area a Draft Plan of Subdivision approval is required. The materials package included herein provides a revised Draft Plan of Subdivision which slightly reworks the block, street, and pathway network to better align with both the overall objectives of the City and Ottawa Community Housing. The revised plan also includes the required road widening (Block 8) for Gladstone Avenue at the southern termination of Street Five. The required sight triangles have also been included at the intersection of Block 3 and the eastern Trillium Multi-use Pathway as well as the south-west corner of the intersection between Street 5 and Gladstone Avenue. Finally, a 400m² additional portion of land has been included at the north-west corner of Block 4.

The proposed revised development is anticipated to consist of 96 townhome units and 1,004 high-rise apartment units including approximately 7,152m² of ground floor retail, commercial and institutional space, as well as 9,290m² of office space. The estimated full buildout date for the proposed development is 2031.

The proposed development land comprises approximately 3.2 hectares of land and is now anticipated to be subdivided into eight (8) blocks and five (5) streets to comprise the public right-of-way (ROW) that will bisect the site. Five (5) blocks are proposed to contain a mixture of townhomes, stacked back-to-back townhomes, mid-rise buildings, and high-rise buildings. The remainder of the blocks will be designated for pathways, servicing corridors and transportation requirements. In total, a gross density of 317 units per hectare is anticipated with a net density of 454 units per hectare.

The proposed Streets provide a ROW width ranging from 16.5 metres for Street 1, 18.5 metres for Streets 3 & 4, and 20 metres for Street 2. The proposed pathway Blocks (3 & 6) each provide a 12 metre width.

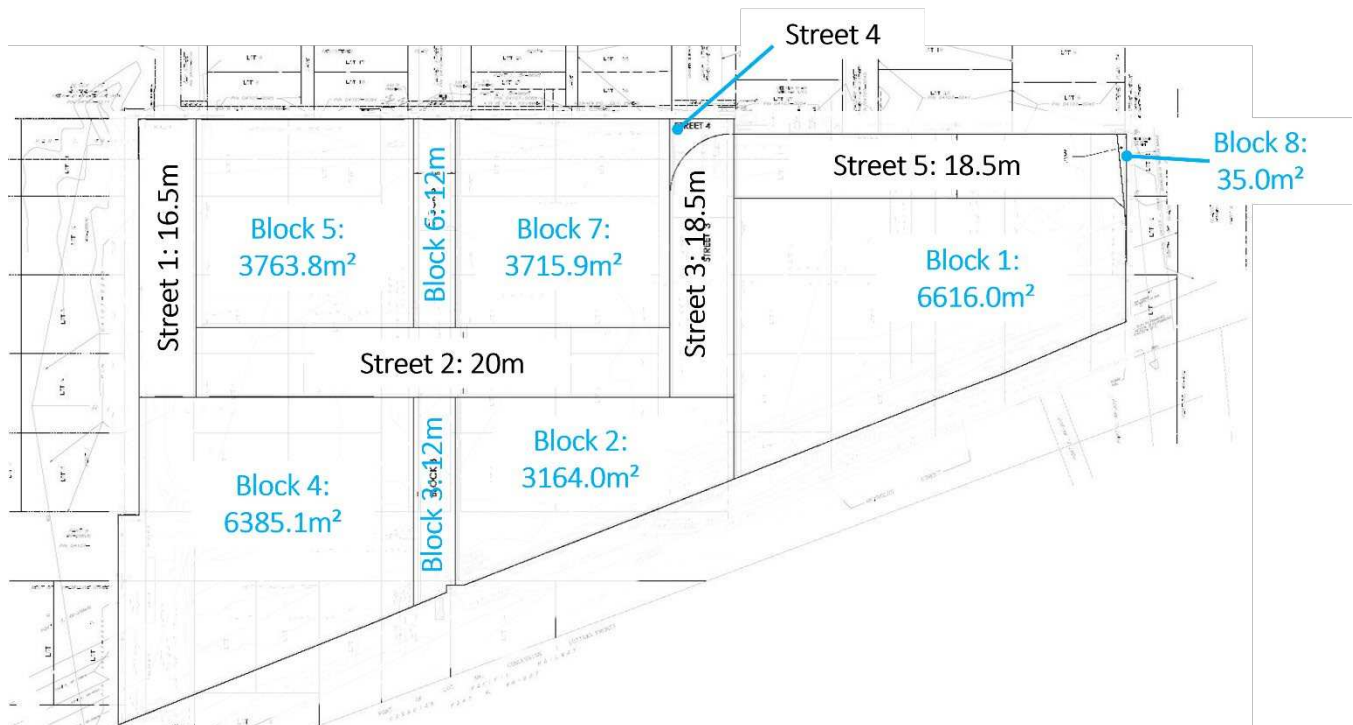


Figure 1 Revised Gladstone Village Draft Plan of Subdivision.

This **Draft Plan of Subdivision application is requesting** to subdivide the subject lands with a residential and mixed-use lot layout, and municipal streets as summarized in Table 1.

Table 1 Draft Plan of Subdivision Summary.

Block	Land Use	Area (M ²)
Development Blocks		
1	Mixed Use	6616.0 m ²
2	Mixed Use	3164.0 m ²
4	Mixed Use	6385.1 m ²
5	Mixed Use	3763.8 m ²
7	Mixed Use	3715.9 m ²
Development Blocks Total Area:		23,644.8m²
Right-of-Way Blocks		

Street 1	16.5 Metre Wide Municipal ROW	1320.8 m ²
Street 2	20.0 Metre Wide Municipal ROW	2728.9 m ²
Street 3	18.5 Metre Wide Municipal ROW	1333.8 m ²
Street 4	Municipal Street Extension	148.4 m ²
Street 5	18.5 Metre Wide Municipal ROW	2061.4 m ²
Block 8	Municipal Road Widening	35.0 m ²
Municipal ROW Total Area: 7,628.3 m²		
Pathway Blocks		
Block 3	12.0 metre wide Municipal Multi-Use Pathway	689.0 m ²
Block 6	12.0 metre wide Municipal Multi-Use Pathway	720.9 m ²
Multi-Use Pathway Total Area: 1,409.9 m²		
TOTAL SUBDIVISION AREA: 32,683 m²		

2.0 Corso Italia Station District Secondary Plan

As indicated below, the revised Draft Plan of Subdivision creates the development blocks to align with the Concept Plan illustrating how the subject property could be developed in compliance with the vision, guidelines, and design principles of the Corso Italia Station District Secondary Plan.

To inform the built form policy and objectives a Concept Plan was created as part of the Secondary Planning process. The Plan was prepared by Ottawa Community Housing in collaboration with the City of Ottawa's policy team responsible for the drafting of the Secondary Plan. The Plan was fully embedded in the Secondary Plan as Annex C – Demonstration Concept Plan for 933 Gladstone Avenue by Ottawa Community Housing Corporation.

This Plan illustrates the intent for the overall development of Gladstone Village, including a preferred local road layout and active transportation network, locations of community facilities, and public transit. This plan identifies both residential, and mixed-use areas along with public streets and areas for POPS.

As demonstrated in Figure 2 below, the revised Draft Plan of Subdivision took direction for the Demonstration Plan and Land Use Plan. The road network, land use allocation, and block configuration continue to align with the overall direction included in the Secondary Plan.



Figure 2 Revised Plan with Approved Concept Plan overlaid.

3.0 Zoning Framework

Zoning By-law Amendment (Under Appeal)

A site-specific Zoning By-law Amendment was tailored by the City of Ottawa for the Ottawa Community Housing as part of the Secondary Plan process. The zoning allowed for the development of 933 Gladstone Avenue (this subdivision) to be built out as per the Demonstration Plan. City Council approved the amendment; however it was appealed and at the time of writing this Planning Rationale it is not yet in force.

The amendment rezoned the site from the current Mixed Use Centre Zone, Floor Space Index 1.5 (MC F (1.5)) to Mixed Use Centre, Subzone 17 (MC 17) subzone and Residential Fourth Density, Subzone T (R4T). The amendment replaced the floor space index provision with specific height requirement instead, ones that aligned with the height permissions of the Corso Italia Station District Secondary Plan (Schedule B).

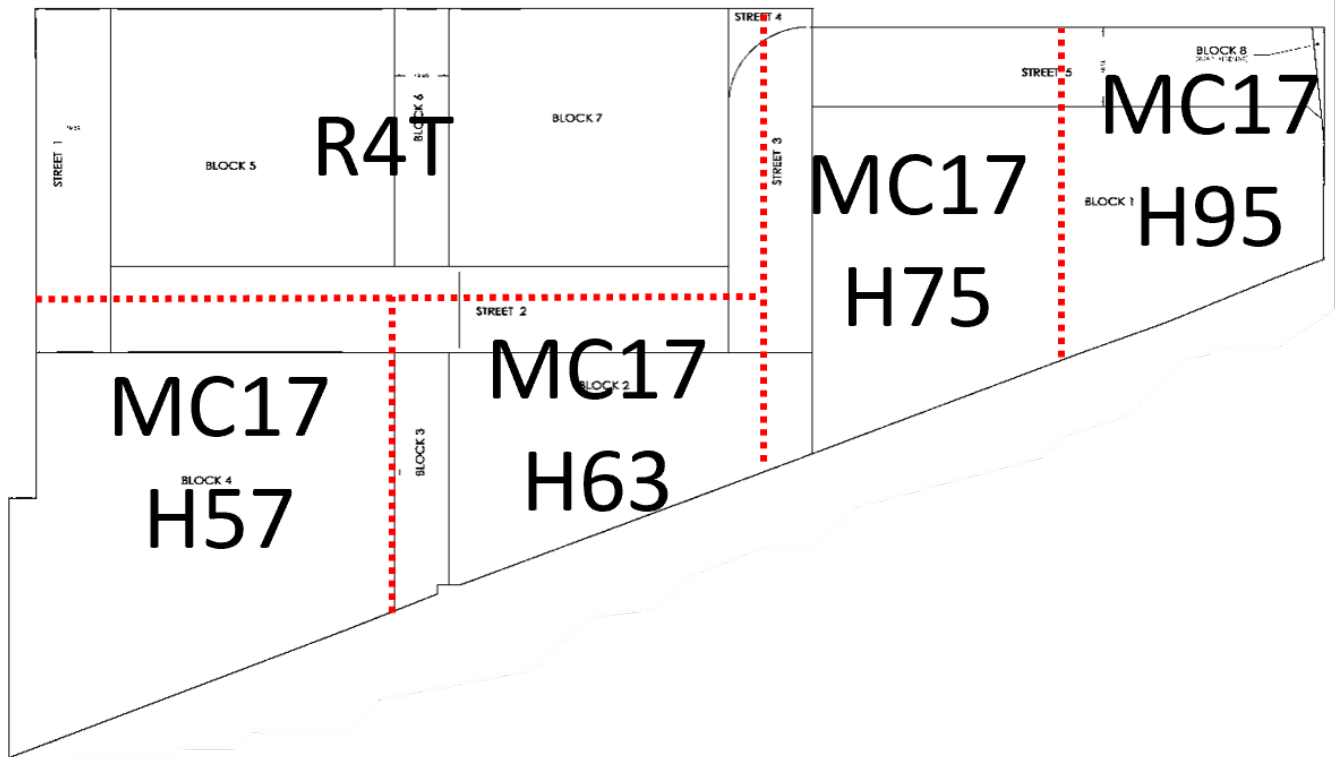


Figure 3 Approved Appealed Zoning (hashed red lines) with Draft Plan of Subdivision overlaid.

This amendment also modified Schedule 1A to Zoning By-law (2008-250) to apply minimum parking space requirements defined by “Area Z: Near Major LRT Station” for the area covered by the Corso Italia Station District Secondary Plan.

The revised Draft Plan of Subdivision continues to comply with the proposed zoning framework for the area including building heights, parking counts, permitted uses, and built form/design. The revised subdivision will meet the above stated intentions of the Zoning By-law and the policies of the Corso Italia Station District Secondary Plan, and the Official Plan.

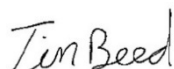
4.0 Conclusion

It is Fotenn’s professional opinion that the proposed revised Draft Plan of Subdivision continues to represent good planning and is in the public interest for the following reasons:

- / The proposed revised subdivision continues to be **consistent with the Provincial Policy Statement** (2020) in developing an area that is located within the City of Ottawa’s urban area, immediately adjacent to an existing built-up area, which allows for the logical and efficient extension of existing services and roads. The proposal creates lots which will provide for a range of housing options along with commercial areas.
- / The proposed subdivision continues to **adhere to the objectives and intent of the recently approved Corso Italia Station District Secondary Plan**. The submitted Concept Plan was created as part of the Secondary Planning process to reflect the built form policy and objectives of the Plan. The Concept Plan has now been fully embedded in the Secondary Plan and was the basis for the lot fabric proposed in the Draft Plan of Subdivision.

- / The proposed subdivision continues to **conform to the Official Plan** (2003, as amended). The subject lands are designated Mixed Use Centre and the lot division proposed will accommodate the range of uses permitted in that designation in a built form that is compatible with the existing context.
- / The proposed subdivision continues to **have regard to the draft of the City's New Official Plan**. It promotes regeneration on an under-developed site close to transit.
- / The proposed development is **supported by a range of technical studies**, including geotechnical, civil engineering, transportation, and environmental reports.

Sincerely,



Tim Beed, MCIP RPP
Senior Planner