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**Idone Lands (4840 Bank St.)**

**McGann Subdivision (4747 Bank St.)**

**Claridge Homes (Bank St.) Inc.  
(4789 Bank St.)**

**Urbandale Corporation (4791 Bank St.)**

**Revised Planning Rationale**

**Engineering excellence. Planning precision. Inspired landscapes.**

**Idone Lands (4840 Bank Street)**  
**and**  
**McGann Subdivision (4747 Bank Street)**  
**and**  
**Claridge Homes (Bank St.) Inc. (4789 Bank Street)**  
**and**  
**Urbandale Corporation (4791 Bank Street)**  
**Ottawa, Ontario**

Revised Planning Rationale  
in support of an  
Official Plan Amendment

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# Table of Contents

<b>1.0</b>	<b>INTRODUCTION .....</b>	<b>1</b>
1.1	SITE LOCATION AND CONTEXT.....	1
1.1.1.	<i>Idone Lands (Regional Group) .....</i>	<i>2</i>
1.1.2.	<i>Claridge Homes .....</i>	<i>3</i>
1.1.3.	<i>Urbandale Corporation – Kellam Lands.....</i>	<i>5</i>
<b>2.0</b>	<b>THE ISSUE.....</b>	<b>6</b>
<b>3.0</b>	<b>PLANNING POLICY REVIEW .....</b>	<b>10</b>
3.1	<i>Provincial Policy Statement (2014) .....</i>	<i>10</i>
3.2	<i>City of Ottawa Official Plan.....</i>	<i>12</i>
3.3	<i>Leitrim Community Design Plan .....</i>	<i>16</i>
<b>4.0</b>	<b>PROPOSED OFFICIAL PLAN AMENDMENT .....</b>	<b>18</b>
<b>5.0</b>	<b>CONCLUSION .....</b>	<b>19</b>

## Appendices

Appendix A: Draft Plan of Subdivision for the Idone Lands (4840 Bank Street)

Appendix B: Draft Plan of Subdivision for the McGann (4747 Bank Street)

Appendix C: Draft Plan of Subdivision for Claridge (4789 Bank Street)

Appendix D: Draft Plan of Subdivision for Urbandale (4791 Bank Street)

## 1.0 INTRODUCTION

Novatech has been retained by 4840 Bank St. Ltd. (Regional Group), Claridge Homes (Bank St.) Inc., and Urbandale Corporation to prepare a planning rationale for an Official Plan Amendment to support the Draft Plan of Subdivision applications for four subdivisions in the Leitrim Community. Three of the Draft Plan of Subdivisions are designated Developing Community (Expansion Area) on Schedule B of the Official Plan. The fourth Draft Plan of Subdivision was recently subject to an Official Plan Amendment (OPA 196) that changed the designation of the lands to General Urban Area. An Official Plan Amendment is required to address the unit mix and minimum density policies of Section 3.12 of the Official Plan and to add a site-specific exception under the General Urban Area policies to address the unit mix and density policies of Section 3.11 Urban Expansion Study for lands owned by Urbandale Corporation.

The subject properties are the Idone subdivision (D07-16-17-0006), located at 4840 Bank Street and owned by 4840 Bank St. Ltd. (managed by Regional Group), the McGann subdivision (D07-16-17-0026), located at 4747 Bank Street and owned by the McGann Family (managed by Claridge Homes), the adjacent subdivision at 4789 Bank Street (D07-16-17-0007), owned by Claridge Homes (Bank St.) Inc., and the Cowan's Grove (Kellam Lands) subdivision, located at 4791 Bank Street (managed by Urbandale Corporation). The first three subdivision applications are currently under review by the City. The Cowan's Grove (Kellam Lands) subdivision (D07-16-13-0035) was recently Draft Approved by the City of Ottawa on January 11, 2018.

### 1.1 Site Location and Context

The subject lands are located outside of the Greenbelt, approximately 13 kilometres southeast of downtown Ottawa and 2 kilometres southeast of the Ottawa International Airport. All four subdivisions are located south and east of the boundary of the Leitrim Community Design Plan (CDP). Figure 1 provides context to the site locations in relation to each other and to the Leitrim CDP.



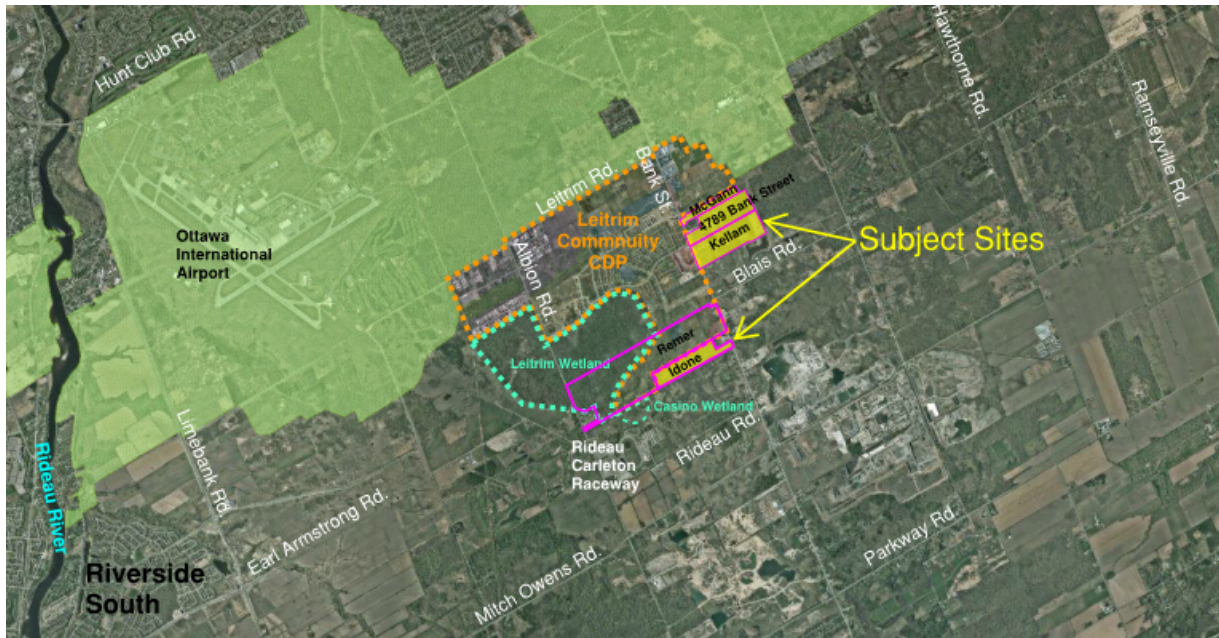


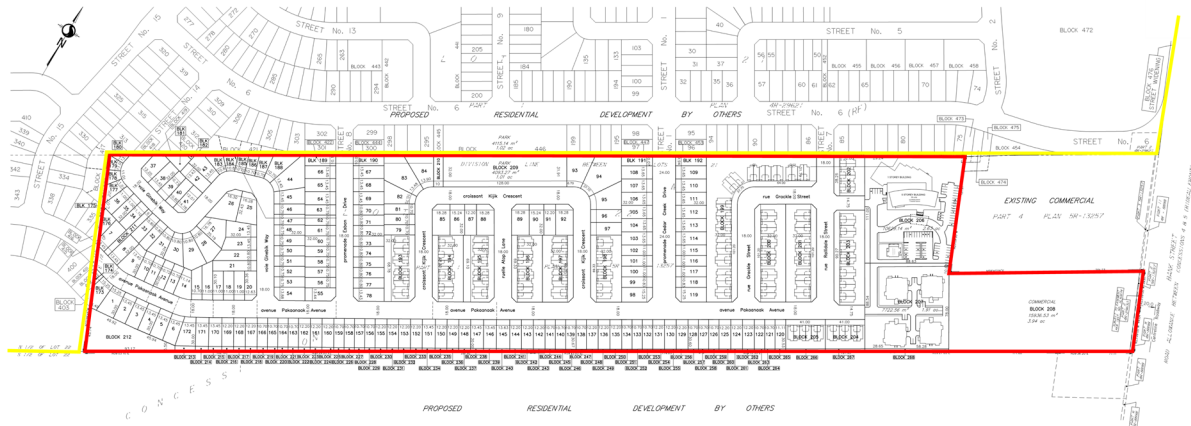
Figure 1: Site Location and Context

### 1.1.1. Idone Lands (Regional Group)

#### **4840 Bank Street**

The Idone subdivision (4840 Bank Street) has a gross area of 19.48 hectares with 83.65 metres of frontage on the west side of Bank Street. The lands are legally described as Part of Lots 22 Concession 4 Rideau Front and are Parts 1 and 2 on Plan 4R-29630, Township of Gloucester. The property is identified as PIN 04328-3633.

As shown on Figure 1, the lands are located directly south of the boundary of the area of the Leitrim Community Design Plan, and adjacent to the draft approved Remer Subdivision (D07-16-17-0003), also managed by Regional Group. The plan of subdivision for the two parcels is fully integrated with the road pattern and shared parks. The provincially significant Leitrim Wetland is located north and west of the Remer Lands, and the smaller Casino Wetlands abuts a small portion of the Remer Lands southwest of the subject property.



**Figure 2: Draft Plan of Subdivision for the Idone Lands (red) showing integration with the adjacent Remer subdivision (yellow) to the north**

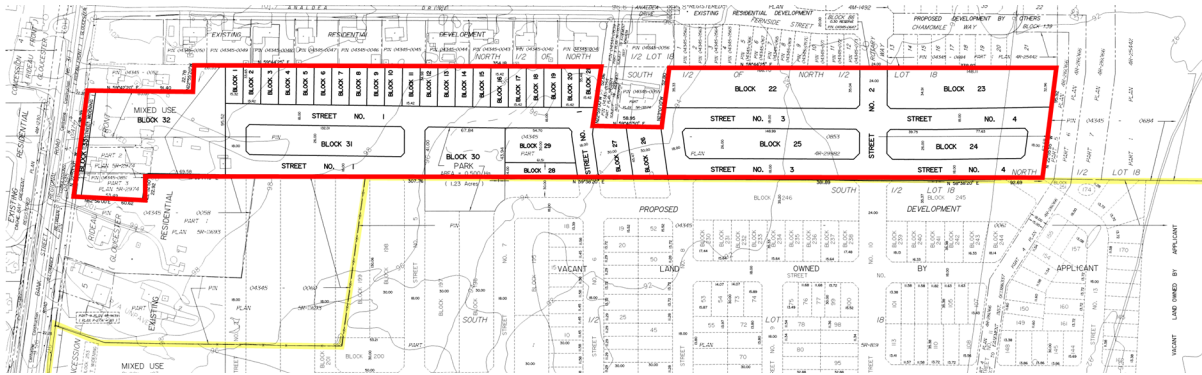
A Draft Plan of the proposed 4840 Bank Street subdivision is shown as Figure 2 and as Appendix A. The proposed subdivision includes 192 single detached dwellings, including 20 partial singles on lots shared with the Remer lands to the north, 150 townhouse dwellings, two blocks proposed for multi-unit residential development with an estimated 144 apartment units. The subdivision also includes a park block shared with the Remer Subdivision, environmental land adjacent to the Casino Wetland, and a proposed commercial block adjacent to Bank Street and the existing Home Hardware.

The net area of the residential lands is 12.8 hectares, giving the subdivision a total residential density of 38 units/net hectare.

### 1.1.2. Claridge Homes

#### **4747 Bank Street**

The McGann property (4747 Bank Street) has a gross area of 7.74 hectares and 92 metres of frontage on Bank Street. The lands are legally described as Part Lot 18, Concession 5 (Rideau Front) Gloucester, otherwise described as Part 1 Plan 4R-29982 City of Ottawa. The property is identified as property as PIN 043450853 and 043450851. There is currently a single storey building (shop) used as a trailer hitch manufacturer and supplier with former mini-storage spaces, an abandoned dwelling, and two storage sheds (Leitrim Supply and A & A Storage) on the west portion of the property. The remainder of the site is undeveloped land. Figure 3 shows the Draft Plan of Subdivision for 4747 Bank Street, also as Appendix B.



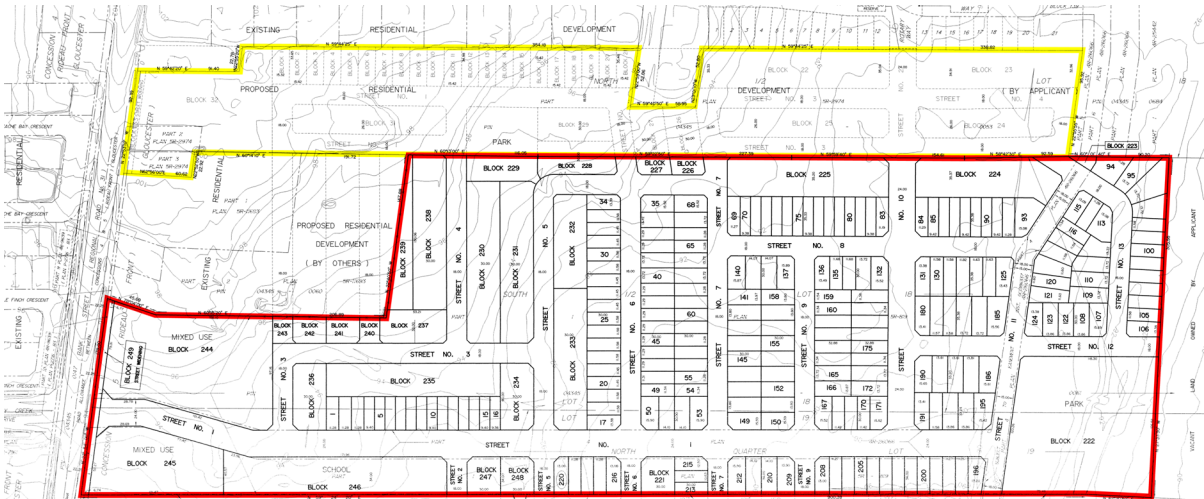
**Figure 3: Draft Plan of Subdivision for 4747 Bank Street Lands (red) showing integration with the adjacent 4789 Bank Street subdivision to the south (yellow)**

The 4747 Bank Street subdivision includes a proposed 42 Semi detached dwellings, 68 townhouse dwellings, and 108 back-to-back townhouse dwellings for a total of 218 dwellings. A neighbourhood park straddles the property line with the subdivision to the south, and a mixed-use block is proposed adjacent to Bank Street. It is intended for this mixed-use block to be developed with a retirement residence and residential care facility.

The net area of the residential lands is 4.2 hectares, not including the block intended for the future retirement home. The net residential density of the proposed subdivision is 52 units/net hectare.

### **4789 Bank Street**

The Claridge subdivision (4789 Bank Street) has a gross area of 25 hectares. It is legally described as Part of Lots 18 and 19, Concession 5 (Rideau Front), Gloucester, City of Ottawa. The property is identified as PIN 043450861 and 043450860. A Subdivision and Zoning By-Law Amendment application for this development was submitted in February 2017.



**Figure 4: Draft Plan of Subdivision for 4798 Bank Street (red) showing integration with the 4747 Bank Street subdivision (yellow)**

The proposed Draft Plan of Subdivision is shown as Figure 4 and as Appendix C. A total of 481 residential dwelling units are proposed, with 220 single detached dwellings, 213 townhouse dwellings, and 48 apartment dwellings located on the Mixed-Use Block 244. The subdivision also includes a park block shared with the 4747 Bank Street subdivision, an additional park block in the south-east corner of the site, a portion of a future school block and a second mixed use block along Bank Street.

The net residential area is 14.5 hectares, giving the subdivision a net residential density of 33 units/net hectare.

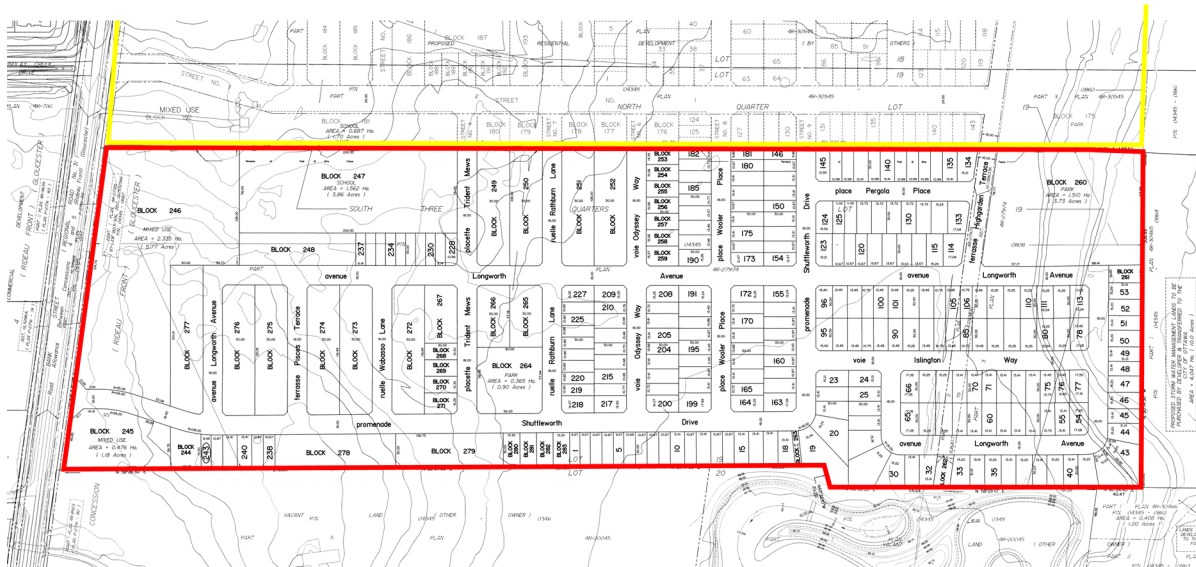
Although separate applications, the two developments function as one. When combined, 4747 Bank Street and 4789 Bank Street have a total of 699 proposed units and a net residential density of 38 units/net hectare.

### *1.1.3. Urbandale Corporation – Kellam Lands*

#### **4791 Bank Street**

Kellam Lands subdivision (4791 Bank Street) has a gross area of 29.0 hectares with 299.78 metres of frontage on the east side of Bank Street. The lands are legally described as Part of Lot 19, Concession 5 (Rideau Front), Gloucester, otherwise described as Parts 1, 2 and 3 on Plan 4R-27974. The property is identified as PIN 043450808.





**Figure 5: Draft Plan of Subdivision for 4791 Bank Street (red) showing integration with the adjacent 4789 Bank Street subdivision to the north (yellow)**

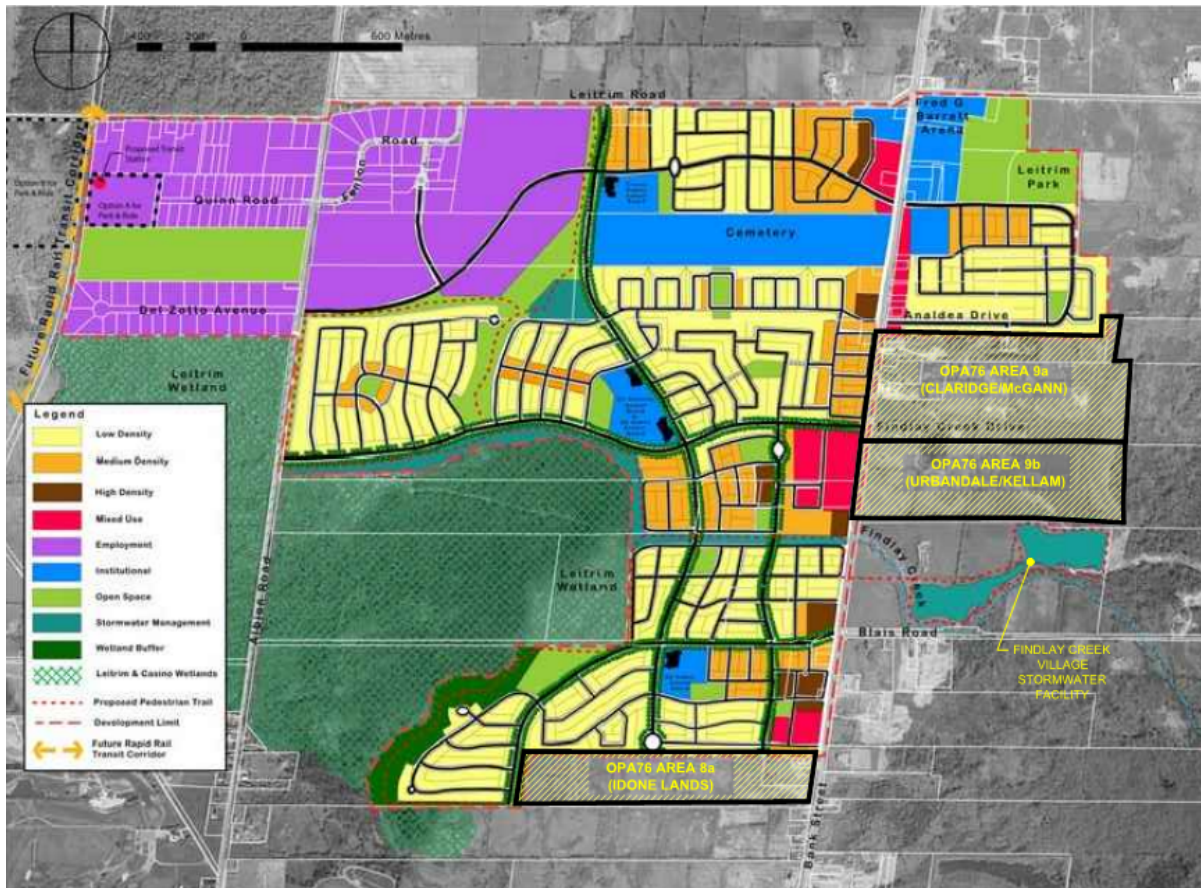
The approved Draft Plan of Subdivision for the proposed 4791 Bank Street is shown as Figure 5 and as Appendix D. A total of 551 residential dwelling units are proposed including 243 single detached dwellings, 228 townhouse dwellings, and one block for high density residential development. The plan of subdivision is fully integrated with the road pattern and shared parks with the adjacent 4789 Bank Street subdivision to the north.

The net area of the residential lands is 16.5 hectares, giving the subdivision a total residential density of 33 units/net hectare.

Like the 4747 Bank Street and 4789 Bank Street subdivisions, the 4791 Bank Street subdivision is a separate development but is fully integrated into the two adjacent subdivisions to the north so that they function as one. When combined with 4747 Bank Street and 4789 Bank Street, all three subdivisions have a net residential density of 36 units/net hectare.

## 2.0 THE ISSUE

In 2012, the City of Ottawa expanded its urban boundary under OPA 76, including an additional 87 ha of land in Leitrim. The four properties subject to this proposed amendment were all added to the Urban Area through this process and at that time were designated in the Official Plan as Developing Community (Expansion Area). Figure 6 shows the original area of the Leitrim Community Design Plan and the three expansion areas added through this process. The 4840 Bank Street subdivision lands are identified as Area 8a, both 4747 Bank Street and 4789 Bank Street are identified as 9a, and 4791 Bank Street identified as 9b.



**Figure 6: Boundary of the four subdivisions in context with the Leitrim Community Design Plan, Leitrim and Casino Wetlands**

The subject lands are adjacent to the Leitrim CDP and are planned to be developed as an extension of this community; however, they fall under separate Official Plan designations and are subject to different policies regarding unit mix and densities from the rest of the CDP area. This Rationale will focus primarily on the Section 3.12 of the Official Plan because the policies affect three of the four subject properties and the unit mix and minimum density set out under Policy 3.11 for the Urban Expansion Study Area designation and Policy 3.12 for the Developing Community (Expansion Area) designation are the same. 4791 Bank Street is also designated General Urban and not subject to the same unit mix and minimum density policies as Section 3.11 or 3.12 but a condition was added through the application for Draft Plan Approval to impose the same unit mix and minimum density provisions from Section 3.11. The condition that states:

6. *The Owner agrees that the density of housing mix objectives of the City of Ottawa Official Plan, Section 3.11 – Urban Expansion Study Area are met or that an Official Plan amendment is approved, with all appeals disposed of prior to the final approval of the subdivision plan.*

Policy 3.12.3.d requires development within the Developing Community (Expansion Area) designation to:

*Establish the mix and location of residential dwelling which, as a minimum, will constitute the following:*

- i. At least 45% single detached but not more than 55% single detached, at least 10 per cent apartment dwellings and the remainder multiple dwellings, other than apartments.*
- ii. In Developing Community (Expansion Area) designations, overall residential development will meet a minimum average density target of 34 units per net hectare. Net residential density is based on the area of land in exclusively residential use, including lanes and parking areas internal to developments but excluding public streets, rights-of-way and all non-residential uses.*

The four subdivisions subject to this application all provide a full mix of unit types, contributing to the range of options within the overall Leitrim community; however, only the 4789 Bank Street subdivision meets the existing minimum 45% single detached dwellings requirement when calculated individually. Combined, the total percentage of single detached dwellings within the four subdivisions is 38%.

Similarly, two of the four subdivisions do not meet the minimum 10% apartments. When all the subdivisions are combined, the total percentage of apartments is 14%. The 4747 Bank Street and 4791 Bank Street subdivisions do not meet this requirement. The 4747 Bank Street subdivision includes a proposed retirement residence and residential care facility to be located on a mixed-use block adjacent to Bank Street. If partially or fully included in the apartment unit calculation, the retirement residence units would increase the percentage of apartments and likely meet the target.

Policy 3.12.3d sets a minimum average density of 34 units/net hectare. Combined, the development exceeds this minimum target with an overall average density of 36 units/net hectare.

The current unit mix and density for each of the subdivisions is summarised in Table 1.

The following discussion reviews relevant Provincial and City Policy and demonstrates that the proposed development conforms to the intent of accommodating an appropriate range and mix of residential unit types, including housing for older persons and residents of long-term care homes. Additional discussion of the proposed Official Plan Amendment is continued in the following Section 4.

TABLE 1

		<u>Claridge</u>				<u>Kellam</u>		<u>Combined</u>		<u>Idone</u>		<u>Total</u>	
<u>Unit Mix</u>	<u>Current Policy</u>	<u>4789 Bank Street</u>		<u>4747 Bank Street</u>		<u>4791 Bank Street</u>		<u>4789/4747/4791</u>		<u>4840 Bank Street</u>			
<u>Unit Type</u>	% Required by Policy 3.12.4	<u>Units</u>	<u>%</u>	<u>Units</u>	<u>%</u>	<u>Units</u>	<u>%</u>	<u>Units</u>	<u>%</u>	<u>Units</u>	<u>%</u>	<u>Units</u>	<u>%</u>
Total Singles	> 45% and < 55%	220	46%	0	0%	243	44%	463	37%	192	40%	655	38%
Total Semis		0	0%	42	19%	30	5%	72	6%	0	0%	72	4%
Total Towns/Back to Back		213	44%	176	81%	228	41%	617	49%	150	31%	767	44%
Total Apartments*	> 10%	48	10%	0	0%	50	9%	98	8%	144	30%	242	14%
<b>Total Units</b>	<b>100%</b>	<b>481</b>	<b>100%</b>	<b>218</b>	<b>100%</b>	<b>551</b>	<b>100%</b>	<b>1250</b>	<b>100%</b>	<b>486</b>	<b>100%</b>	<b>1736</b>	<b>100%</b>
<u>Density (units/net ha)</u>		<u>Area</u>	<u>Density</u>	<u>Area</u>	<u>Density</u>	<u>Area</u>	<u>Density</u>	<u>Area</u>	<u>Density</u>	<u>Area</u>	<u>Density</u>	<u>Area</u>	<u>Density</u>
Singles/Towns/Other		13.14		4.16		15.54		32.84		10.93		43.77	
Multi-Unit Blocks*		1.32				1.00		2.324		1.83		4.15	
Overall	34 Units/Net ha	14.47	33	4.16	52	16.54	33	35.17	36	12.76	38	47.93	36
*Does not include proposed Retirement Residence													



### 3.0 PLANNING POLICY REVIEW

#### 3.1 Provincial Policy Statement (2014)

The 2014 Provincial Policy Statement (PPS) provides policy direction on land use planning and development matters of provincial interest, as set out in section 2 of the *Planning Act*. All decisions affecting planning matters are required to “be consistent with” policies of the PPS.

Generally, the PPS seeks to promote compact, efficient land use patterns which are financially, socially and environmentally sustainable. It also seeks to protect Ontario's foodlands, aggregate resources and significant environmental features. The proposed development complements and forwards the following interests of the Province as outlined in the PPS.

Section 1.1 of the PPS speaks to managing and directing land use to achieve efficient and resilient development and land use land patterns. *Policy 1.1.1* provides the following directives on sustaining healthy, liveable and safe communities by:

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) *accommodating an **appropriate range and mix of residential** (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and **long-term care homes**), recreation, park and open space, and other uses to meet long-term needs;*
- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) *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;*
- e) *promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;*
- f) *improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;*
- g) *ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and*
- h) *promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.*

The subject lands are designated General Urban Area and Developing Community (Expansion Area) and are located adjacent to the Leitrim Community in a designated growth area within the City of Ottawa. The General Urban Area designation permits all types and

densities of housing, as well as employment, retail uses, service, industrial, cultural, leisure, greenspace, entertainment and institutional uses. The Developing Community (Expansion Area) lands are identified to contribute to the provision of sufficient urban land to support the residential demands of the projected population to 2031.

The proposed subdivisions achieve an efficient development pattern, integrated with adjacent development within the CDP area. The proposed unit mix, including single detached, semi detached, townhouse, back to back townhouse, apartment and proposed retirement home and residential care facility uses contributes to the development of a complete community. The subdivisions as proposed provide a range and mix of housing options to meet long term needs.

Parks, schools and neighbourhood services are also provided to create a complete community. The new community will be serviced by transit and the interior street network designed to be walkable, safe and convenient for cyclists. The proposed commercial and mixed-use areas along Bank Street are appropriately located along a major arterial route and will contribute to creating a commercial core for the community.

Section 1.1.3.2 states that *land use patterns within settlement areas shall be based on:*

*a) densities and a mix of land uses which:*

- 1. efficiently use land and resources;*
- 2. 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;*
- 3. minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- 4. support active transportation;*
- 5. are **transit-supportive**, where transit is planned, exists or may be developed; and*
- 6. are freight-supportive; and*

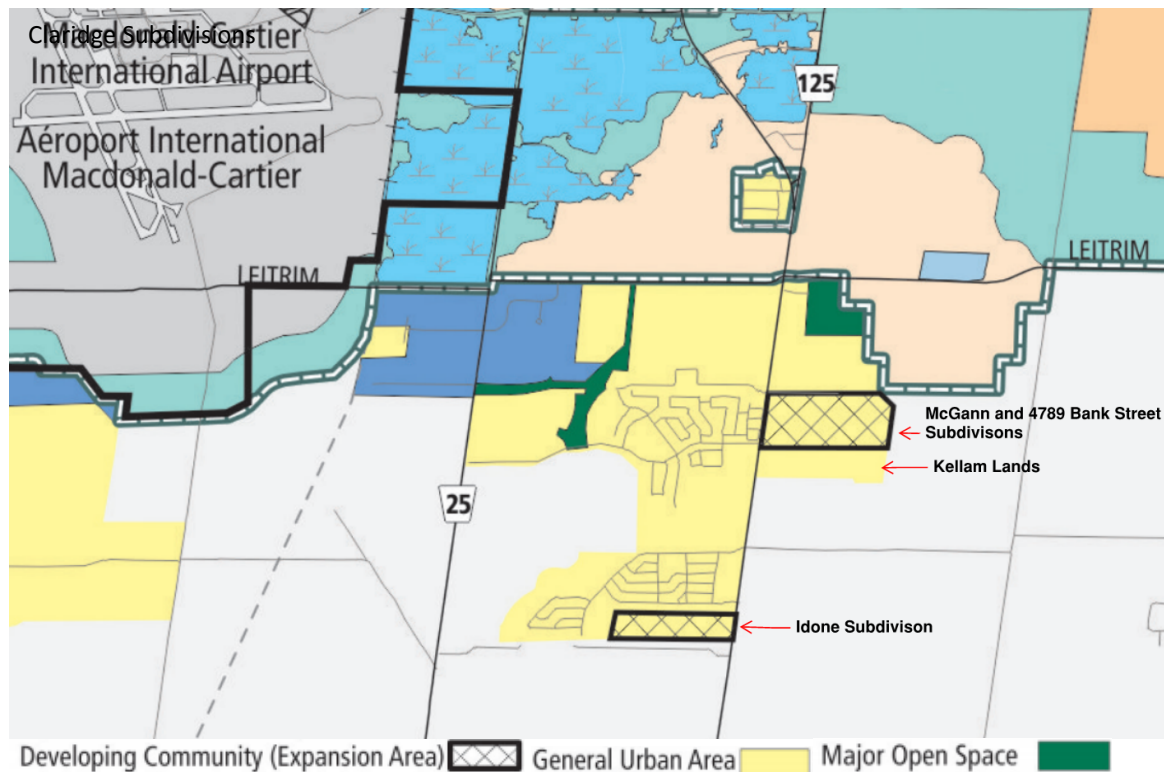
*b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.*

The four subdivisions are being developed as an integrated extension to the Council Approved Leitrim Community Design Plan. The overall development includes a wide variety of land uses including commercial retail, institutional, parks and open space, as well as low medium and high density residential. The development is in proximity to planned public transit and all three subject sites have been designed around a modified street grid system to facilitate direct movement of pedestrian, bicycle and vehicle traffic. The proposed mix of land uses and residential density is an efficient use of land and a natural extension of the existing Leitrim neighborhoods to the north and is consistent with Section 1.0 of the PPS.

### 3.2 City of Ottawa Official Plan

As discussed, the subject lands were added to the Urban Area through OPA 76. The 4840 Bank Street, 4789 Bank Street, and 4747 Bank Street subdivisions are designated Developing Community (Expansion Area) on Schedule B of the Official Plan. The 4791 Bank Street subdivision was designated General Urban through OPA 196. The Urban Boundary of the City of Ottawa now follows the eastern and southern boundaries of the 4840 Bank Street subdivision and the southern and eastern boundary of the 4747 Bank Street, 4789 Bank Street, and the 4791 Bank Street subdivisions.

An excerpt from Official Plan Schedule B – Urban Policy Plan is provided as Figure 7 below.



**Figure 7: Official Plan Schedule B - Urban Policy Plan**

Lands within the Urban Expansion Area and Developing Community (Expansion Area) designations are intended to contribute to the provision of sufficient urban land to support the residential demands of the projected population. These areas are intended to develop primarily for residential purposes, although minor, non-residential uses to meet the needs of a neighbourhood are also permitted.

As discussed in Section 2 above, the proposed developments conform to the policies of Section 3.11 and Section 3.12 except for the unit-mix. Discussion of the relevant policies of Section 3.12 is provided below:

1. *Lands designated on Schedule B as 'Developing Community (Expansion Area)' and 'Urban Area' on Schedule A contributes to the provision of sufficient urban land to*

*support the residential demands of the projected population to 2031. The intent is that these lands will be developed primarily for urban residential uses, once the policies of this section have been satisfied.*

The 4840 Bank Street, 4879 Bank Street, and 4747 Bank Street subdivisions meet the intent of the Developing Community (Expansion Area) designation by providing a range of dwelling types and densities to support residential demands and complement the existing residential development in the Leitrim area. The subject developments are primarily residential with commercial, parks and neighbourhood services proposed to create a complete community.

- 2. The policies of this section will be achieved through the preparation of a plan of subdivision.*

Applications for Draft Plan Approval have been submitted for the 4840 Bank Street, 4789 Bank Street, and 4747 Bank Street lands. This application for an Official Plan Amendment is required to allow these applications to proceed to approval.

- 3. Proponents of development will complete, to the satisfaction of the City, studies and a plan of sufficient detail to:*
  - a. Identify the location, timing and cost of roads and transit facilities, water and wastewater services, public utilities, stormwater management facilities, etc. required on-site and off-site to service the area; and*
  - b. Identify the natural heritage system on the site independent of the potential developable area. Typically, an environmental management plan as described in Section 2.4.3 will be prepared where a sub-watershed study does not exist or does not provide sufficient guidance to identify the environmental features on the site and their functions, which together constitute the natural heritage system. The components of this system are generally described in Section 2.4.2, with the exception that significant woodlands are to be further evaluated consistent with the Urban Natural Areas Environmental Evaluation Study. No development is permitted within this system, which is to be conveyed to the City for public use before development of the area is approved; and*
  - c. Identify Recreational Pathways on the site;*

Studies addressing environmental management, servicing and transportation have been prepared and submitted with each of the Subdivision applications. Public sidewalks and recreational pathways have been identified throughout the developments, connecting into the sidewalk and recreational pathway network throughout the Leitrim community.

- d. Establish the mix and location of residential dwelling which, as a minimum, will constitute the following:*
  - i. At least 45% single detached but not more than 55% single detached, at least 10 per cent apartment dwellings and the remainder multiple dwellings, other than apartments.*

Individually, only one of the subdivisions meets the minimum requirement of 45% single detached dwellings. The 4789 Bank Street subdivision achieves 46%, whereas the 4840 Bank Street, 4747 Bank Street, and 4791 Bank Street subdivisions only achieve 40%, 0%, and 44% respectively.

Recent development applications in other communities in the City of Ottawa subject to the policies of Section 3.11 and 3.12 of the Official Plan have found that the minimum requirement of 45% single detached dwellings does not reflect current market demand, nor is it the most efficient use of land. When combined with the minimum density requirement of 34 units/net hectare set out in part ii. of policy 3.12.3 d., this unit mix creates a situation where the number of apartment units required to meet the density makes it virtually impossible to include any townhouses in the development. Townhouses are currently in high demand and are an essential component in a viable community, particularly for young families and empty nesters.

The requirement for a minimum 10% apartments is closer to being met, and between the four subdivisions is achieved. The 4840 Bank Street subdivision includes 30% apartment units proposed to be a mix of low-rise condominium flats and a mid-rise apartment building. The 4747 Bank Street and 4789 Bank Street subdivisions currently include a proposed 48 apartment units, and with the addition of independent living units in a proposed future retirement residence within the 4747 Bank Street subdivision may also independently achieve the target of 10%. Currently, not including the retirement residence, the combined 4747 Bank Street, 4789 Bank Street, and 4791 Bank Street subdivisions have 8% of the total number of dwelling units as apartments. When combined, all four subdivisions achieve 14%.

The mathematics is starting to override good planning through the example of the 4791 Bank Street. The 4791 Bank Street subdivision conformed to the policies of Urban Expansion Area designation in Section 3.11 of the Official Plan when the subdivision application was initially submitted. At the time of Draft Plan Approval, the plan had been modified through the development review process such that it no longer conformed to the policies with the percentage of singles dropping to 44% and the apartments to 9% and an overall density of 33 units/net hectare.

It is proposed that the policies for the General Urban Area and Developing Community (Expansion Area) be amended within the Leitrim area, as overall targets for the policy area, rather than requiring each individual subdivision to conform to the specific unit mix. The intent of the policy is to create a complete community with an appropriate range of unit types to support projected population growth and offer housing options that meet the needs of families and individuals at all stages of life. Focusing on specific unit targets and the mathematical calculations on a subdivision by subdivision basis does not improve the range of dwelling types available in the community, and becomes increasingly difficult to achieve for smaller subdivisions.

The four subdivisions subject to this application have all been designed to be integrated with each other and with existing residential development to the north. They will not function as separate distinct communities but as part of the overall housing available in the Leitrim community. Considering the unit mix target for the combined subdivisions proposed within the Developing Community (Expansion Area) allows for a more balanced and efficient use of land.

- ii. *In Developing Community (Expansion Area) designations, overall residential development will meet a minimum average density target of 34 units per net hectare. Net residential density is based on the area of land in exclusively residential use, including lanes and parking areas internal to developments but excluding public streets, rights-of-way and all non-residential uses; and*

Overall, the proposed residential development of the three subject subdivisions exceeds the minimum density target of 34 units/net hectare, with an overall density of 36 units/net hectare.

As discussed above, the density target becomes very difficult to meet while achieving the minimum of 45% single detached dwellings. To compensate for a greater proportion of single detached dwellings, additional apartment units would be required to maintain the required density, leaving insufficient land area to provide a range of medium density housing options including semi-detached, townhouse and back-to-back townhouse units. These medium density housing options are an essential component of the unit mix to create a complete community including residents of all ages and stages of life.

- e. *Show how the plan will achieve other policies of this Official Plan including, but not limited to, affordable housing and design; and*

Affordable housing is defined in Policy 1 of Section 2.5.2 of the Official plan *as housing, either ownership or rental, for which a low or moderate income household pays no more than 30 per cent of its gross annual income. Income levels and target rents and prices will be determined by the City on an annual basis.* The proposed townhouse, apartment and condominium units are expected to fall within these targets and are critical to achieve the City's target set out in the Official Plan.

- f. *Meet the requirements of Phase 1 and 2 of the Environmental Assessment Act where required.*

An Environmental Management Plan and 2016 Final Updated Serviceability Report (Class EA OPA 76 Areas 8a, 9a & 9b) were prepared to meet the requirements of the *Environmental Assessment Act*.

- 4. *Proponents of development will prepare a Financial Implementation Plan and commit to providing:*
  - a. *The on-site and off-site servicing systems described above through development charges or at the expense of the developer; and*
  - b. *The natural heritage system as non-developable lands to be transferred to the City for \$1; and*
  - c. *The Recreational Pathways as identified in this Plan through development charges or at the expense of the developer.*

Discussion with the City has confirmed that a Financial Implementation Plan will be required prior to approval. It is not required at time of submission.

5. *An amendment to this Plan will not be required to remove the designation of Developing Community (Expansion Area) and replace it with General Urban Area, but an amendment may be required to implement infrastructure and open space provisions of plans approved for individual areas. Development may proceed once the City is satisfied that the requirements of this section have been met and the City has approved the plan of subdivision. [Amendment #76, Ministerial Modification # 46, OMB File # PL100206, September 07, 2011]*

No Official Plan Amendment is required to implement the proposed developments, except as discussed for the unit mix provision discussed in 3.12 d. and to address the condition of Draft Plan Approval for 4791 Bank Street.

The proposed subdivisions meet the intent of the Official Plan and the General Urban Area, and Developing Community (Expansion Area) designations by creating mixed density, primarily residential development adjacent to and integrated with existing communities at the edge of the Urban Area. The combined subdivisions exceed the density target of 34 units/net hectare, and provide a range of primarily low to medium density street oriented development, while also including alternative, higher density housing options to meet the needs of smaller households and provide a range of affordable unit types.

### ***3.3 Leitrim Community Design Plan***

The subject lands are located outside of the boundaries of the Leitrim Community Design Plan; however, the development has been designed to integrate with development to the north which falls within the CDP area. The major north/south routes through the CDP area will continue through the Remer subdivision and through the 4840 Bank Street subdivision west of Bank Street. 4747 Bank Street, 4789 Bank Street and 4791 Bank Street will connect through the existing north/south collector Rotary Way and proposed local street network east of Bank Street. The Land Use Plan for the Leitrim Community Design Plan is shown as Figure 8.



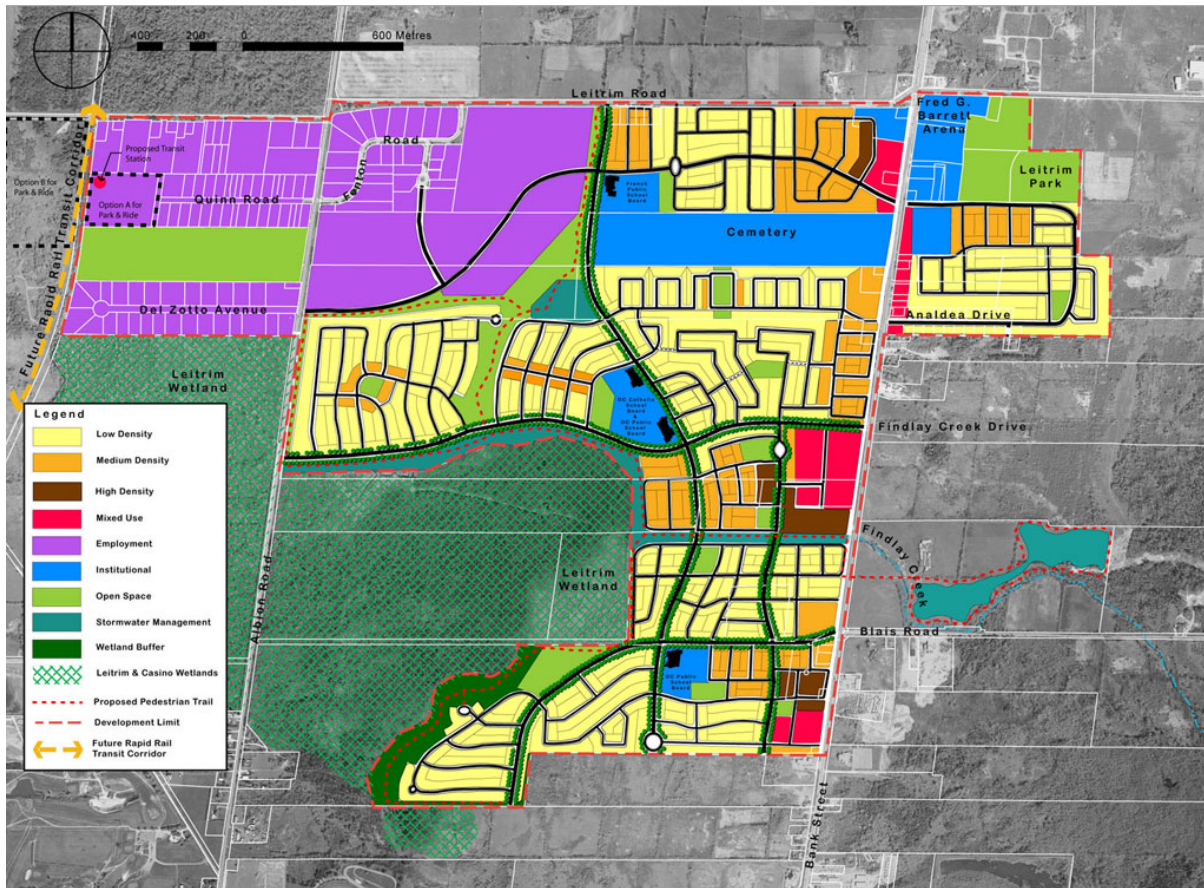


Figure 8: Leitrim Community Design Plan (CDP) Land Use Plan

Lands within the Leitrim CDP are subject to different policies regarding unit mix and density. The CDP sets out targets for the total number of hectares set aside for low, medium and high density residential development as shown on the CDP land use plan.

The CDP defines low density residential as including single detached, semi-detached and duplex dwellings. Street townhouses are also permitted in the low density residential designation and are encouraged near focal points of the community including parks, surrounding commercial areas and along collector roads. Overall, the CDP area has 195.6 hectares of land designated for residential use. Of that total, 148.5, or 76% of the total area is designated as low rise residential.

An additional 41.2 hectares (21%) is designated for medium density residential, and 5.9 hectares (3%) for high density residential, defined as apartment uses or any residential development of greater than 80 units/net hectare.

The following table shows the existing unit mix of all built or approved subdivisions within the CDP area.



**Table 2: Existing Leitrim Unit Mix and Density**

Sourced from City prepared spreadsheet  
updated July 25, 2017

<b>Leitrim Community</b>										
	<b>Approved</b>			<b>Draft Approved</b>					<b>Total Approved CDP</b>	
	<b>Units</b>	<b>Area (ha)</b>	<b>% Mix</b>	Hope Cemetery	Remer	FC, St.2, Ph 4C			<b>Total Units</b>	<b>% Mix</b>
Singles	1,392	67.33	<b>40.6</b>	84	403	52			539	<b>45.9</b>
Semis	750	15.28	<b>21.9</b>						0	<b>0.0</b>
Towns	1,035	24.66	<b>30.2</b>	46	326	101			473	<b>40.3</b>
Back to Backs	0		<b>0.0</b>						66	<b>5.6</b>
Stacks	252	3.48	<b>7.3</b>						0	<b>0.0</b>
Apartments	0		<b>0.0</b>		96				96	<b>8.2</b>
<b>Total Units</b>	3,429			130	825	219			1174	
<b>Area (ha)</b>		110.75		4.56	28.24	5.67			38.47	
<b>Density</b>		<b>30.96</b>		28.51	29.21	38.62			<b>30.52</b>	
										<b>30.85</b>

While development within the CDP boundary is not required to meet the same policies as the Urban Expansion Area and Developing Community (Expansion Area) designations in the Official Plan, Table 1 shows that the proposed subdivisions will help to round out the overall unit mix of the Leitrim Community. The existing Leitrim Community is predominantly low density residential with 58% of the approved or draft approved units being single detached or semi-detached units. Only 2% of the units in the Leitrim CDP area are apartments. The subject subdivisions will increase the proportion of back-to-back townhouses and apartment units available in the community. This moves the community closer to meeting City and Provincial Policy on providing a range of housing options, as well as moving toward the City's intensification targets.

#### 4.0 PROPOSED OFFICIAL PLAN AMENDMENT

The four subdivisions subject to this Official Plan Amendment have been designed to integrate with the land use plan developed through the Leitrim CDP process and to meet current market demand, while providing a range of housing options complementing what is already available in the surrounding Leitrim Community.

An Amendment is required to Policy 3.d.i of Section 3.12 of the Official Plan to adjust the minimum percentage of single detached dwellings and the minimum number of apartment dwellings permitted in the Developing Community (Expansion Area) designation. The wording of the existing policy is as follows:

- a. *Establish the mix and location of residential dwelling which, as a minimum, will constitute the following:*
  - i. *At least 45% single detached but not more than 55% single detached, at least 10 per cent apartment dwellings and the remainder multiple dwellings, other than apartments.*

It is proposed that the policy be amended for the combined Developing Community (Expansion Area) within the Leitrim area, as an overall target for the policy area as a whole rather than requiring each individual subdivision to conform to the specific unit mix. The following amended policy is proposed to replace Policy 3.d.i of Section 3.12 for the Developing Community (Expansion Area) within the Leitrim area:

- i. *At least 30% single detached dwellings, at least 10% per cent apartment dwellings and the remainder multiple dwellings, other than apartments.*

The Amendment will also add a site-specific exception to the General Urban Area policies to address the unit mix and minimum density policies of Section 3.11 Urban Expansion Study Area designation and to permit the 4791 Bank Street subdivision to also be included in the above noted overall target for the policy area.

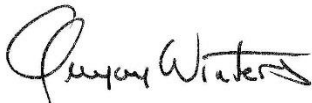
## 5.0 CONCLUSION

As demonstrated by this Rationale, the proposed development is consistent with the Provincial Policy Statement, meets the intent of the City of Ottawa Official Plan for the General Urban Area, Urban Expansion Study Area and Developing Community (Expansion Area) to provide a range of housing options to meet the needs of the population to 2031, and integrates with existing development within the boundary of the Leitrim Community Design Plan. The proposed subdivision is compatible with planned surrounding uses and has been designed to respect the adjacent natural area.

The proposed amendment to permit the minimum percentage of single detached dwellings to 30% will create a more efficient and balanced unit mix to ensure the proposed subdivisions develop with an appropriate mix of housing types a range of demographic needs.

## NOVATECH

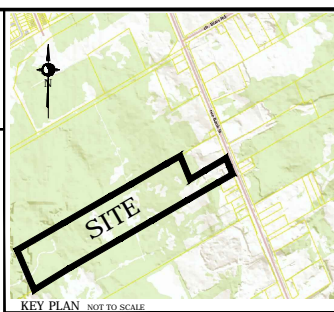
Reviewed and revised by:




Greg Winters, MCIP, RPP  
Senior Project Manager

Appendix A:

Draft Plan of Subdivision for the Idone Lands



Scale 1 : 1000



METRIC CONVERSION

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

DATE \_\_\_\_\_

BRIAN J. WEBSTER  
ONTARIO LAND SURVEYOR

DATED : \_\_\_\_\_

DAVID KARDISH  
4840 BANK ST. LTD.  
I HAVE THE AUTHORITY  
TO BIND THE CORPORATION

SCHEDULE OF LAND USE			
LOT/BLOCK	USE	UNITS	AREA (sq/ft)
LOTS 150 TO 176	RESIDENTIAL (SINGLE-FAMILY)	753	7.53 / 8.60
LOTS 173 TO 192	PARTIAL (SINGLE-FAMILY)	120	3.40 / 3.81
BLOCKS 193 TO 205	RESIDENTIAL (TOWNH)	120	1.40 / 1.61
BLOCKS 206	RESIDENTIAL	120	1.08 / 1.23
BLOCKS 207	RESIDENTIAL	120	0.91 / 1.01
BLOCKS 208	COMMERCIAL	120	1.39 / 1.54
BLOCKS 209	PARK	0.41	1.01 / 1.01
BLOCKS 210 AND 211	WALKWAYS	0.07	0.17 / 0.17
BLOCKS 212	WALKWAYS	0.07	0.17 / 0.17
BLOCKS 213 TO 268	SEAPAGE	0.22	0.63 / 0.63
STREETS		1.40	0.36 / 0.36
TOTALS		856.61 (41.50%)	18.49 / 48.15

**INFORMATION REQUIRED UNDER  
SECTION 51 (7) OF THE PLANNING ACT R.S.O. 1990**

a. SEE PLAN  
b. SEE PLAN  
c. SEE PLAN  
d. SEE PROPOSED LAND USE SCHEDULE (ABOVE)  
e. SEE PLAN  
f. SEE PLAN  
g. SEE PLAN  
h. CITY WATER AVAILABLE  
i. SEE SOIL REPORT  
j. SEE TOPOGRAPHICAL INFORMATION  
k. ALL CITY SERVICES AVAILABLE  
l. NO EASEMENTS REGISTERED ON TITLE / SUBJECT TO


**Stantec** Geomatics Ltd.  
 Ontario Land Surveyors  
 Canada Lands Surveyors  
 1331 CLYDE AVENUE, SUITE 400, OTTAWA, ON, K2C 3G4  
 PHONE (613) 722-4420 FAX (613) 722-2799  
[stantec.com](http://stantec.com)

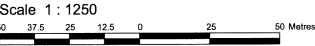
DRAWN BY: CEC	CHECKED BY: *	PM: FP	FIELD: *	PROJECT No.: 161612863-131
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Appendix B:

Draft Plan of Subdivision for the 4747 Bank Street

DRAFT PLAN OF SUBDIVISION OF  
PART OF LOT 18  
CONCESSION 5 ( RIDEAU FRONT )  
Geographic Township of Gloucester  
CITY OF OTTAWA

Prepared by Annis, O'Sullivan, Vollebakk Ltd.



Metric  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:  
The boundaries of the lands to be subdivided and their relationship  
to adjoining lands have been accurately and correctly shown.

July 19, 2017 Edward M. Lancaster  
Date Edward M. Lancaster  
ONTARIO LAND SURVEYOR

ADDITIONAL INFORMATION REQUIRED UNDER  
SECTION 51-17 OF THE PLANNING ACT

- (a) see plan
- (b) see plan
- (c) see plan
- (d) multi-family residential housing, mixed use, park land, open space
- (e) vacant, residential, commercial
- (f) see plan
- (g) see plan
- (h) City of Ottawa
- (i) glacial till, gravel, sand, silty sand, silty clay
- (j) see plan
- (k) sanitary, storm sewers, municipal water, bell, hydro, cable and gas to be available
- (l) see plan

OWNER'S CERTIFICATE

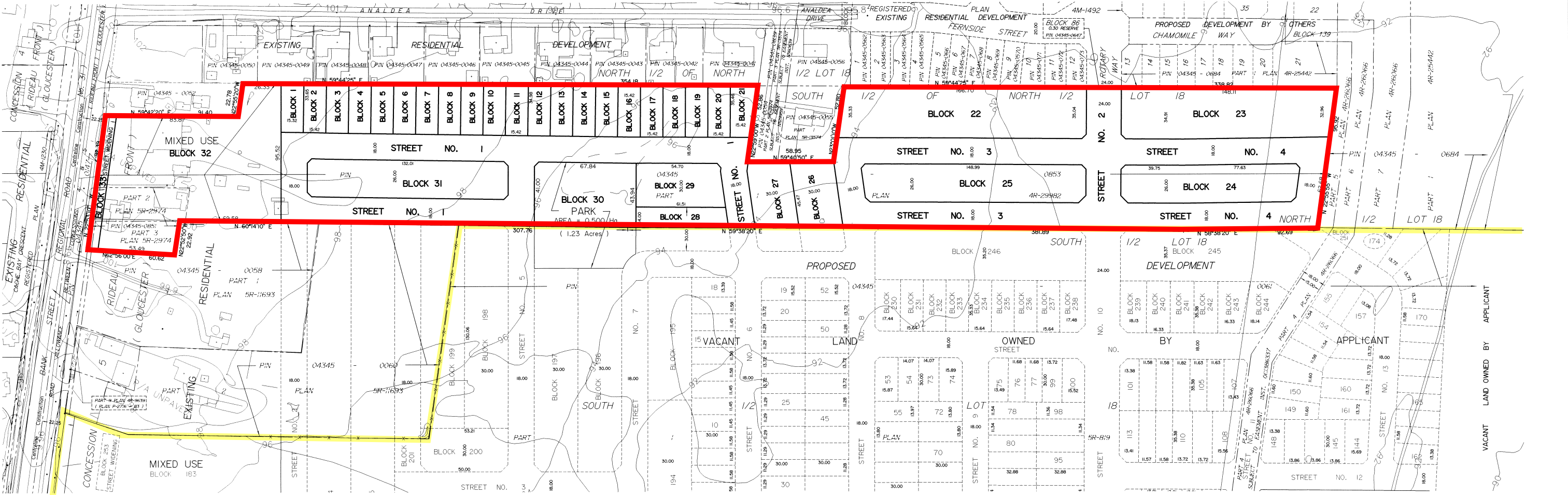
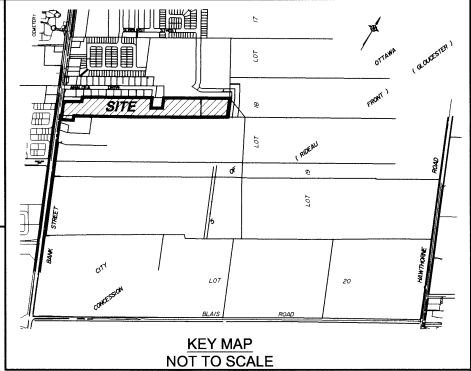
This is to certify that I am the agent for the owners of the lands to be subdivided and that  
this plan was prepared in accordance with my instructions.

July 17, 2017  
Date  
Jim Burghout  
CLARIDGE HOMES (BANK ST.) INC.  
I have the authority to bind the corporation.

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER  
DATED

THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER  
SECTION 51 OF THE PLANNING ACT.  
THIS DAY OF 20

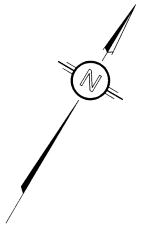
DON HERWEYER, MCIP RPP, MANAGER  
DEVELOPMENT REVIEW SOUTH  
PLANNING, INFRASTRUCTURE AND ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



## Appendix C:

### Draft Plan of Subdivision for the 4789 Bank Street

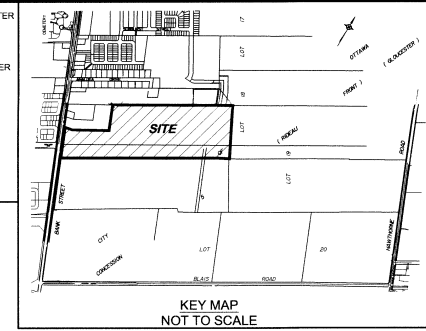




SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED \_\_\_\_\_

THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 51 OF THE PLANNING ACT. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DERRICK MOODIE, MANAGER  
DEVELOPMENT REVIEW, SUBURBAN SERVICES  
PLANNING, INFRASTRUCTURE AND ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



**DRAFT PLAN OF SUBDIVISION OF  
PART OF LOTS 18 And 19  
CONCESSION 5 ( RIDEAU FRONT )**  
Geographic Township of Gloucester  
**CITY OF OTTAWA**  
Prepared by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 1250  
0 10 20 30 40 50 Metres

Metric  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
The boundaries of the lands to be subdivided and their relationship to adjoining lands have been accurately and correctly shown.

*October 11, 2016*  
Date  
Edward M. Lancaster  
ONTARIO LAND SURVEYOR

Plan Revised November 1st, 2017

**OWNER'S CERTIFICATE**  
This is to certify that we are the owners of the lands to be subdivided and that this plan was prepared in accordance with our instructions.

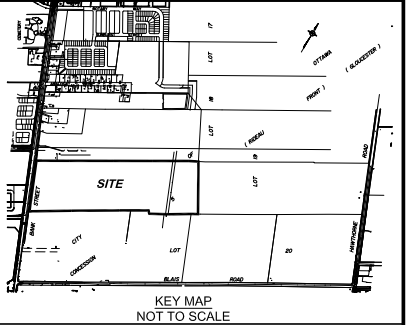
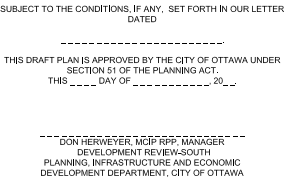
October 11, 2016  
Date  
*Jim Burghout*  
CLARIDGE HOMES (BANK ST.) INC.  
I have the authority to bind the corporation.

**ADDITIONAL INFORMATION REQUIRED UNDER  
SECTION 51-17 OF THE PLANNING ACT**  
(a) see plan  
(b) see plan  
(c) see plan  
(d) single family, multi-family residential housing, park land, open space mixed use and institutional  
(e) see plan  
(f) see plan  
(g) see plan  
(h) City of Ottawa  
(i) see soils report  
(j) see plan  
(k) sanitary, storm sewers, municipal water, bell, hydro, cable and gas to be available  
(l) see plan



Appendix D:

Draft Plan of Subdivision for the 4791 Bank Street



Prepared by Annis , O'Sullivan , Vollebakk Ltd.  
NOV 9, 2017

Scale 1 : 1250



50 37.5 25 12.5 0 12.5 25 50 Metres

**Metric**

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
--

### SURVEYOR'S CERTIFICATE

**I CERTIFY THAT:**  
The boundaries of the lands to be subdivided and their relationship to adjoining lands have been accurately and correctly shown.

-----  
Date

-----  
Edward M. Lancaster  
ONTARIO LAND SURVEYOR

## OWNER'S CERTIFICATE

This is to certify that I am the owner of the lands to be subdivided and that this plan was prepared in accordance with my instructions.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized Signing Officer  
Urbandale Corporation  
I have the authority to bind the corporation

### ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51-17 OF THE PLANNING ACT

- (a) see plan
- (b) see plan
- (c) see plan
- (d) residential housing, mixed use, institutional, park land and open space
- (e) see plan
- (f) see plan
- (g) see plan
- (h) City of Ottawa
- (i) see soils report
- (j) see plan
- (k) sanitary, storm sewers, municipal water, bell, hydro, cable and gas to be available
- (l) see plan

PROPOSED STORM WATER MANAGEMENT LANDS TO BE  
PURCHASED BY DEVELOPER & TRANSFERRED TO THE  
CITY OF OTTAWA  
(AREA = 4.047 Ha ( 10.0 Acres )

LANDS TO BE PURCHASED BY  
DEVELOPER & TRANSFERRED  
TO THE CITY OF OTTAWA  
FOR STORM-WATER  
MANAGEMENT



**ANNIS, O'SULLIVAN, VOLLEBEKK LTD.**  
14 Concourse Gate, Suite 500  
Nepean, Ont. K2E 7S6  
Phone: (613) 727-0850 / Fax: (613) 727-1079  
Email: Nepean@aovtl.com