



February 6, 2020

Mélanie Gervais MCIP, RPP Planner / Urbaniste
Development Review /
Examen des demandes d'aménagement
Planning, Infrastructure and Economic Development Department /
Services de la planification, de l'infrastructure et du développement économique
City of / Ville d'Ottawa
110, avenue Laurier Avenue West / Ouest,
4th Floor / 4^{ième} étage
Ottawa, ON K1P 1J1

Attn: Mélanie Gervais

Dear Melanie,

**Re: Draft Site Specific Policies
Official Plan Amendment Application: Heron Gate
Your File No.: D01-01-19-0010**

The following are draft Site Specific Policies prepared in connection with an Official Plan Amendment Application for the Heron Gate lands (City of Ottawa File No.: D01-01-19-0010). The below policies are considered draft and should be reviewed together with the attached schedules.

1.0 Introduction

The Heron Gate Site Specific Policies provide the strategic planning direction to guide future development and redevelopment of lands that are in the Heron Gate neighbourhood. The area is bounded by Heron Road to the north, Walkley Road to the south; Sandalwood Park and the property to the east of Sandalwood Dr., south of Heron Road; and, Heron-Walkley Park to the west.

2.0 Planning Area

The Planning Area is shown on Schedule A – Study Area.

3.0 Vision and Guiding Principles

3.1 Vision

Heron Gate will be a complete, vibrant and sustainable community that enhances the quality of life for residents, visitors, and neighbours, while harmonizing with surrounding communities.

3.2 Guiding Principles

1. (Re)shape a vibrant community identity that enhances the quality of life for all.
2. Recognize the future for heron gate as a safe, healthy, and diverse sense of place.
3. Create focal points, places of gathering for the community.
4. Design for flexibility to meet the diverse needs of residents.
5. Embrace environmental sustainability and social responsibility.
6. Prioritize pedestrians, and support multimodal transportation options.
7. Strengthen the quality, utility and character of open spaces.
8. Harmonize with valued aspects of the current community setting.

4.0 Land Use Policies

4.1 Density

- 4.1.1 A cumulative maximum of 6,400 units are permitted across the planning area.

4.2 Heron Road Area

- 4.2.1 Permitted residential uses:

- 4.2.1.1 Mid-rise buildings up to a maximum height of 6 storeys are permitted along the Heron Road frontage

- 4.2.1.2 High-rise buildings up to 18 storeys

- 4.2.2 The height of any building must not project into a 45-degree angular plane along Heron Road, as measured from the opposing property line.

- 4.2.3 Commercial uses are permitted along the Heron Road frontage.

- 4.2.4 Publicly accessible, pedestrian through-block connections will be provided as follows:

- 4.2.4.1 A minimum of two (2) connections along the Heron Road frontage, from Heron Road to Public Road 'A'; and, a minimum of 1 connection east of Sandalwood Drive from Heron Road to Sandalwood Park; and connections internal to the block, as identified in Schedule C – Public Realm and Transportation.

- 4.2.4.2 The location of future pedestrian connections is approximate and will be confirmed through the site plan approval process.

4.3 Neighbourhood Area

- 4.3.1 Permitted residential uses:

- 4.3.1.1 Low-rise buildings in the form of townhouses, stacked townhouse, and apartment buildings.

- 4.3.1.2 Mid-rise buildings up to a maximum height of 9 storeys.

- 4.3.1.3 High-rise buildings up to 25 storeys.
- 4.3.2 Proposals that retain existing residential towers are designed to integrate the existing tower within the proposed redevelopment and complement the adjacent urban fabric;
- 4.3.3 Provide building frontages comprising the majority of the lot width facing a public street edge in order to achieve a continuous street frontage;
- 4.3.4 Locate buildings close to the street to achieve a continuous street wall;
- 4.3.5 Design buildings that have active entrances facing the street;
- 4.3.6 Notwithstanding the above Policies 4.3.3 and 4.3.4, properties may provide for front yard setbacks where one of the following is provided: a public art display; the entrance to privately-owned public spaces (POPS), or a public plaza;
- 4.3.7 Publicly accessible pedestrian through-block connections will be provided as follows:
 - 4.3.7.1 A minimum of two (2) connections along the Public Road 'A' frontage, connecting through to Sandalwood Drive and Baycrest Drive; a minimum of three (3) connections from Cedarwood Drive to Heron-Walkley Park; from Cedarwood Drive through to the area of properties abutting the site to the north west, south of Heron Road, east of Heron Walkley Park, and west of Baycrest Drive; and, from Cedarwood Drive south through the block to Public Road 'B', as shown on Schedule C – Public Realm and Transportation.
 - 4.3.7.2 The location of future pedestrian connections is approximate and will be confirmed through the site plan approval process.
- 4.3.2 Permitted Commercial Uses
 - 4.3.2.1 Limited commercial uses are permitted in the Neighbourhood Area, and are intended to be small scale retail spaces or amenities to support local resident needs, or as part of ground oriented, live-work units.

4.4 Walkley Road Arterial Mainstreet

- 4.4.1 Permitted Residential Uses:
 - 4.4.1.1 Low-rise buildings in the form of townhouses, stacked townhouse, and apartment buildings.
 - 4.4.1.2 Mid-rise buildings up to a maximum height of 9 storeys are permitted.
 - 4.4.1.3 High-rise buildings up to a maximum height of 25 storeys are permitted.
- 4.4.2 Permitted Commercial Uses

4.4.2.1 Commercial uses are permitted along the Walkley Road frontage.

4.4.3 Publicly accessible pedestrian through-block connections will be provided as follows:

4.4.3.1 From Public Road 'B', between Cedarwood Drive and Baycrest Drive, through the site to Walkley Road;

4.4.3.2 From Baycrest Drive through the site to Sandalwood Park;

4.4.3.3 From Sandalwood Drive, east of Baycrest Drive, through the site to Walkley Road, as shown on Schedule C – Public Realm and Transportation.

4.4.3.4 The location of future pedestrian connections is approximate and will be confirmed through the site plan approval process.

4.4.4 Built Form

4.4.4.1 A minimum building height of 3 storeys is required along the Walkley Road frontage.

4.5 Commercial Uses

3.5.1 Commercial spaces in Heron Gate are intended to be neighbourhood-oriented, and meet local, daily retail, service or amenity needs within a short walking distance for residents of the community, and to encourage reduced vehicle trips. Commercial spaces are encouraged to be congregated in close proximity to each other, along Heron Road or Walkley Road, to foster greater street level activity. Limited, small scale commercial spaces are permitted in Apartment Neighbourhoods.

3.5.2 Where permitted, commercial uses must be provided in buildings with a minimum height of three (3) storeys.

3.5.3 Pedestrian access to commercial uses must be provided at-grade, and oriented towards the street with active frontages.

3.5.4 Big-Box Retail is not permitted.

3.5.5 Auto-oriented uses, including a drive-thru, are not permitted.

3.5.6 Required parking for commercial uses should be minimized.

5.0 Built-Form

5.1 Low-Rise Buildings

- 5.1.1 Permitted low-rise building typologies include row houses, townhouse, or low-rise apartment buildings.
- 5.1.2 Detached or semi-detached houses are not permitted.
- 5.1.3 Low-rise buildings will have a minimum height of three (3) storeys.
- 5.1.4 Frontages onto streets, open spaces, and pathways should provide at-grade direct entrances to units.

5.2 Mid-rise buildings

- 5.2.1 Mid-rise buildings will be between 5-9 storeys in height.
- 5.2.2 Mid-rise buildings will incorporate a mixture of setbacks, projections, and articulation along facades to reduce the appearance of building mass.
- 5.2.3 Frontages onto streets, open spaces, and pathways will incorporate building elements to encouraged animation, including at-grade building entrances, direct entrances to units, and windows.

5.3 High-rise buildings

- 5.3.1 The floor plate for towers should generally be a maximum of 850 sq. m.
- 5.3.2 High-rise buildings will be provided with podiums up to 9 storeys, incorporating a mixture of setbacks and articulation to define the lower portion from the tower portion.
- 5.3.3 Frontages onto streets, open spaces, and pathways will incorporate building elements to encouraged animation, including at-grade building entrances, direct entrances to units, and windows.
- 5.3.4 Podium portions of building should relate to adjacent buildings through a mix of massing, height, datum lines, and architectural rhythm.
- 5.3.5 Provision of a separation distance between towers of generally 25 metres with any minor variation to this provision being required to demonstrate that the existing towers or future towers can be off-set to allow for enough space between tower units and that undue shadow impacts are not increased as a result of the minor variation sought; and
- 5.3.6 Tower portion of proposed building generally being a minimum of 10 metres from the side and rear property lines or centre line of an abutting lane.

5.4 Active frontages

5.4.1 Properties that have a lot line abutting an Active Frontage Line, identified in Schedule C – Public Realm and Transportation, are to provide the following attributes at the time of redevelopment:

5.4.1.1 All development on the south side of Heron Road and north side of Walkley Road adjacent to an Active Frontage Line will be designed to animate the public spaces they face through various techniques including incorporating pedestrian-oriented uses and architectural features and details that will enhance pedestrian safety and provide visual interest to enrich the pedestrian experience, including:

- a. Provision of active main entrances;
- b. Use of high-quality building materials on all elevations facing the public realm;
- c. Provision of a continuous built edge along the street or public space, with building breaks for Privately Owned Public Space (POPS) or pedestrian through-block connections.
- d. No exterior surface parking between the building and the street;
- e. Provision of individual direct pedestrian access to ground level uses;
- f. Parking internal to a site being screened from view to any public realm space; and,
- g. The public realm includes existing or new trees.

5.4.1.2 Except as provided for in policy 5.4.1.1, all development in the Neighbourhood Area adjacent to an Active Frontage Line will be designed to:

- a. Provide at-grade pedestrian access to dwelling units.
- b. Maximum 3.0 m setback.

6 Public Realm

6.1 Parks

6.1.1 A public park of approximately 1.5 hectares will be provided, as shown on Schedule C – Public Realm and Transportation.

6.1.2 The design of the park and proposed park facilities is to be carried out under the direction of the City and in consultation with the community.

6.2 Privately-Owned Public Spaces (POPS)

6.2.1 Approximately 10,000 square metres of the area is recommended to be occupied by POPS. The conceptual location of three (3) POPS are proposed throughout the area as shown on Schedule C – Public Realm and Transportation.

- 6.2.2 Signage at each POPS is to be placed in visible locations to identify the name and address of the space and which indicates the space is open to the public.
- 6.2.3 POPS are intended to serve as outdoor open spaces in support of each redevelopment phase and are for the exclusive use of the public. No POPS are to be occupied with private space such as outdoor commercial patios.
- 6.2.4 Changes to the location, configuration and/or size of the Privately-Owned Public Spaces do not require an amendment to the Site Specific Policies.

6.3 Streets

6.2.5 Streetscape

6.2.5.1 Public Streets

- a. Where feasible, public roads will be provided with canopy trees lining the street, either within the public right-of-way or on private land, as part of the redevelopment of their property.
- b. Public roads will be provided with sidewalks along both sides, providing pedestrian connections to open spaces and adjoining areas.
- c. Where feasible, sidewalks will be separated from the street edge by softscaped or hardscaped boulevards incorporating a mix of planting areas or street furnishing areas.

6.2.5.2 Private Roads

- a. Opportunities to incorporate street trees, boulevards, and/or other plantings will be encouraged where feasible.
- b. Private roads will be provided with pedestrian paths to connect to public sidewalks and open spaces.

7 Transportation and Circulation

7.1 Public Roads

- 7.1.1 At each phase of redevelopment, adjacent public roads and new public roads will be built or rebuilt to provide enhanced pedestrian comfort and road safety measures including curb bump-outs, raised intersections, through-block connections, and on-street parking.

7.2 New Public Roads

7.1.2 New Public Street A

7.1.2.1 A new public street with a ROW of 18 m (NTD: ROW to be confirmed with City of Ottawa) will be established between Baycrest Drive and Sandalwood Drive, as shown on Schedule C – Public Realm and Transportation.

7.1.3 New Public Street B

7.1.3.1 A new public street with a ROW of 18 m (NTD: ROW to be confirmed with City of Ottawa) will be established between Cedarwood Drive and Baycrest Drive, as shown on Schedule C – Public Realm and Transportation.

8 Sustainability

8.1 Building Design and Materials

8.1.1 The use of permeable, light-coloured or landscaped surfaces, and green roofs should be employed wherever practical to help reduce heat retention and mitigate the urban heat island effect.

9 Implementation

9.1 Transportation

9.1.1 Transportation Demand Management (TDM)

9.1.1.1 Transportation Demand Management (TDM) strategies will be implemented at each phase of redevelopment through the development review and approval process. The provision of transit passes for new residents, on-site, public car-sharing facilities, enhanced transit information signage, enhanced transit stop facilities, bike share, posting of pedestrian and cycling wayfinding signage within the individual buildings and community, and secure covered bicycle parking are recommended Transportation Demand Management strategies to be advanced.

9.1.2 Public Roads

9.1.2.1 Development and conveyance of land for new public roads is intended to coincide with the redevelopment of that portion of the planning area.

9.2 Open Space

8.3 Development Applications

8.3.1 Tree Inventory

8.3.1.1 At the time of future development applications, a tree report identifying potentially retainable trees based on health, condition, and species will be prepared and submitted.

8.3.2 Crime Prevention Through Environmental Design (CPTED)

8.3.2.1 At the time of future development applications, a report by a certified CPTED practitioner will be prepared to provide an assessment of proposed developments.

9.4 Community Benefits

TBD

9. Schedules

- a. Study Area
- b. Land Use
- c. Public Realm & Transportation

Appendix - Demonstration Plan