

# TAGGART I N V E S T M E N T S



## **3100 Leitrim Road**

Design Brief and Rationale in Support of a  
Site Plan Control, Private Road Naming and Plan of  
Condominium Application

Submitted By:  
Submitted on behalf of:

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Taggart Investments and  
The Barrett Co-tenancy  
June 2022

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## 1.1 Background

Taggart Investments has prepared this rationale for a zoning compliant site plan and plan of condominium development for the Barrett Co-Tenancy who are the developer of the lands described as Block 178, Part of lot 16 Concession 4 (Rideau Front), Geographic Township of Gloucester, City of Ottawa, which are identified on the draft subdivision plan for Findlay Creek Stage 4 Phase 3 (File Number D07-20-0011). The property is 1.29757 hectares in size.

The subject site is designated “Neighbourhood” in the City of Ottawa Official Plan with an “Evolving” Overlay. It is zoned General Mixed Use, subzone 12 in the City of Ottawa zoning bylaw 2008-250.

The owner is proposing to develop the subject site as a zoning compliant residential site plan. An application for Site Plan Control, Plan of Condominium and a Private Road Naming Application is required to facilitate the proposed development.

## 1.2 Pre-Consultation

A pre consultation meeting was held July 27, 2021, with City of Ottawa staff. The revised meeting minutes were provided on August 21, 2021, and updated plan and study requirements were provided on October 20, 2021.

The following plan and studies are submitted in support of the applications:

- Site Servicing Plan
- Site Servicing Study / Assessment of Adequacy of Public Services
- Grade Control and Drainage Plan
- Geotechnical Study / Slope Stability Study
- Erosion and Sediment Control Plan / Brief
- Noise Study
- Transportation Impact Assessment (TIA)
- Site Plan
- Landscape Plan
- Survey Plan
- Architectural Building Elevations
- Archaeological Resource Assessment
- Phase 1 ESA
- Tree Conservation Report

Along with this Rationale | Design Brief and the Public Consultation Strategy.

## 1.3 Public Consultation

After the filing of the necessary development applications the following meetings are planned:

- A formal consultation with the Findlay Creek Community Association & the Ward Councillor
- An on-site information sign will allow comments from the general public.

## 2.1 Location and Site Description

The subject site is described as Block 178, Part of lot 16 Concession 4 (Rideau Front), Geographic Township of Gloucester, City of Ottawa, which are identified on the draft subdivision plan for Findlay Creek Stage 4 Phase 3 (File Number D07-20-0011).

The subject site has a total land area of 1.29757 hectares and is shown in Figure 1 below.



Figure 1 - Subject Site Location

## 2.2 Surrounding Area

The surrounding area can be described as having a mix of land uses. The following are key existing and planned land uses in the vicinity of the subject site:

**North:** The subject site is bound to the North by Barrett Farm Drive. Just beyond Barrett Farm Drive exists the Gloucester City Yard Works, a farm and a garden centre/nursery.

**South:** The subject site is bound to the South by the Hope Cemetery Lands.

**East:** The subject site is bound by a commercial land use that will be subject of a future site plan application and further east is the Ottawa Rotary Home

**West:** The Subject site is bound to the West by future residential development in the Findlay Creek community. cation and further east is the Ottawa Rotary Home

**Photo Context**



Photo #1 - Peter Knippel Garden Centre

Photo 2 - Ottawa Rotary Home - Respite and residential services for individuals and families

Photo 4 - Bus Stop - 93 Leitrim  
Bus Stope - 699 Pierre-de-Blois

Photo 3 - Hope Cemetery independently-operated Roman Catholic cemetery, chapel and crematorium facility.

**Photo #1 - Peter Knippel Garden Centre**



Photo #2 - Ottawa Rotary Home - Respite and Residential Services for individuals and families



Photo #3 - Hope Cemetery independently operated Roman Catholic cemetery, chapel and crematorium facility.



Photo #4 - Bus Stop for Bus #93 Leitrim and Bus # 699 Pierre-de-Blois



The surrounding transportation network is provided as Figure 2. Bank Street and Leitrim Road are arterial roadways. Rotary Way, directly East of the subject site, is classified as a collector. Local roads exist within the Findlay Creek subdivision to the West.



Figure 2 - Road Classifications

The proposed development is mixed use, and the residential portion will accommodate 50 units which includes 36 gallery townhouses and 14 standard townhouse units. A commercial concept is included in this rationale to illustrate the relationship between the 2 uses. Streetscape cross sections illustrating the street design and right of way for the residential development are included in the engineering submission supporting this application.

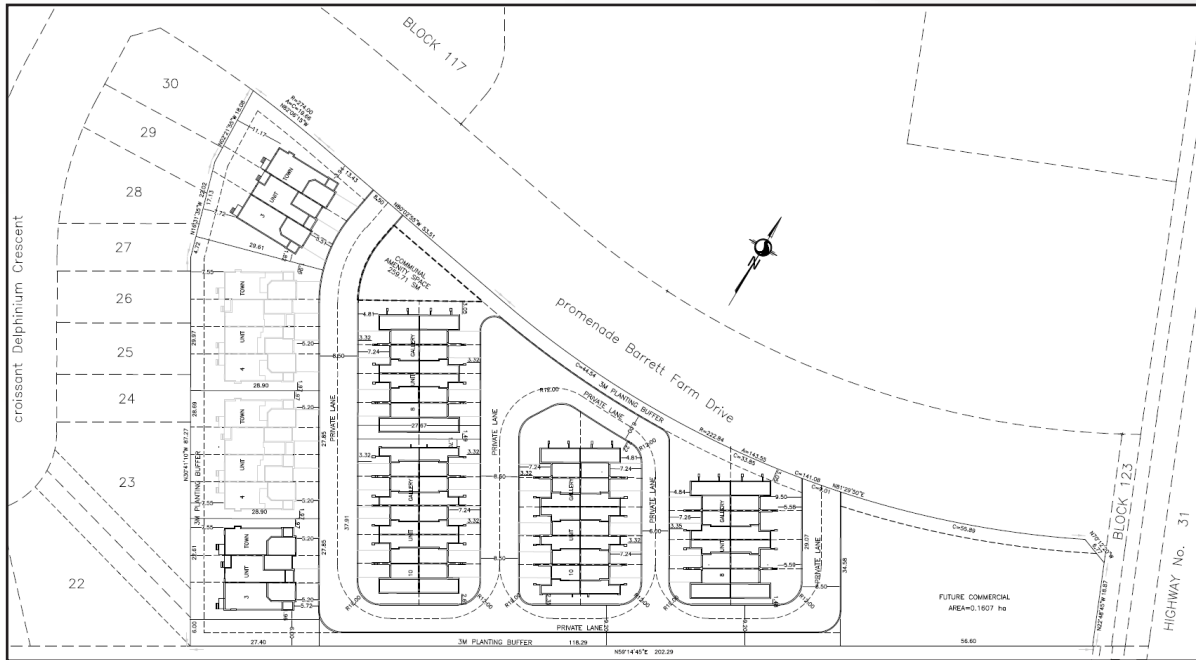


Figure 3 - Proposed Residential Site Plan

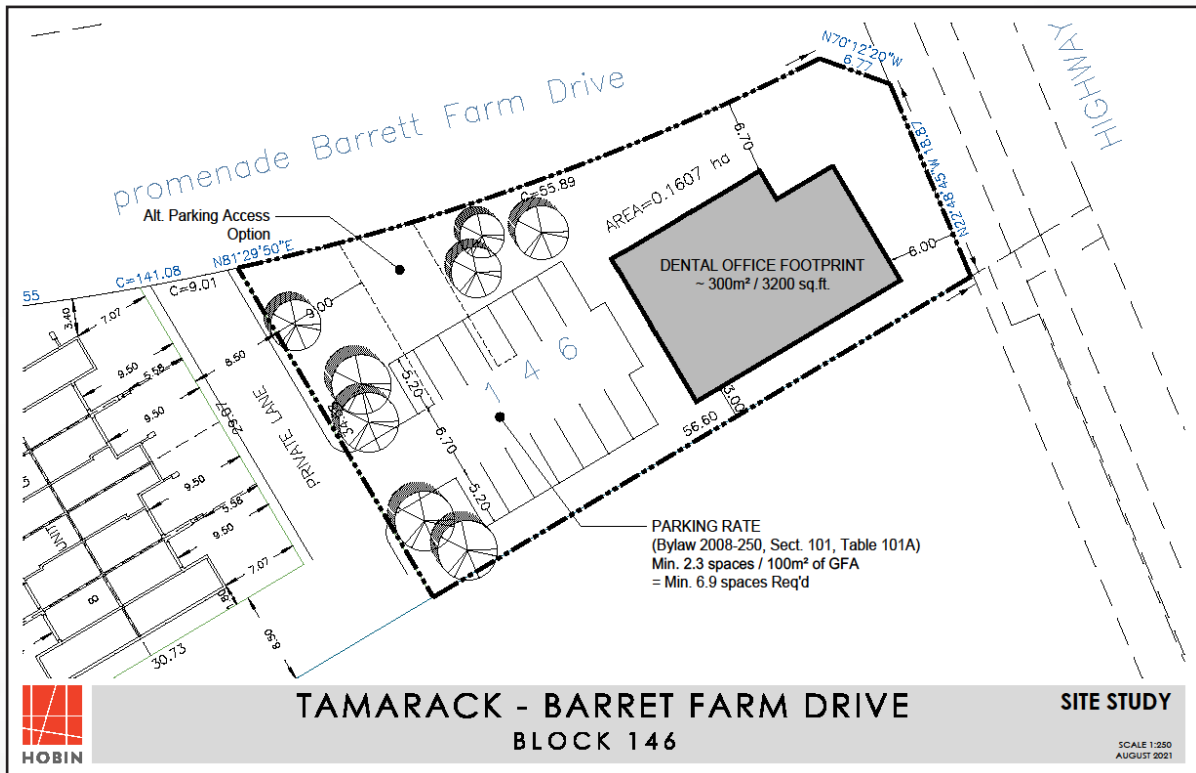


Figure 4 - Commercial Concept



Access to the residential site is via two entrances, both off Barrett Farm Drive. The site is internally accessed via private lanes. The proposed private road widths are 6.0m, 8.5m and 9.2m. The proposed internal private lanes that are 8.5m and 9.2m are designed to facilitate on street visitor parking when required.

The western portion of the site starts with 14 standard townhomes and extensive planting and landscaping along the northern property line including areas for tree planting. This landscaping supplements the tree planting that is being undertaken along Barrett Farm Drive as part of the requirements of the subdivision.

The town homes are 2 storeys in height which matches the height of the single-family homes on Delphinium Crescent and provides a transition to the denser 3 storey back-to-back townhouses located centrally and on the eastern side of the site.

The townhomes have gabled roof lines and defined edges such that each unit is easily identified from the street giving the streetscape a varied and individual presence. Each unit has a distinctive brick and wallboard siding combination using different colour combinations to accentuate each unit. An example is provided in the Rendering Annex to this report.

Moving east from the western entrance to the site the introduction of the back-to-back units begins. The units don't start immediately as a 260 metres tree planting area provides a defacto landscaped entrance feature to the new housing. This passive green planting area accommodates large tree plantings and softens both the entrance to the new community and the streetscape along Barret Farm Drive.

The back-to-back townhomes are 3 storeys in height and include animation in the form of front doors and balconies on all four sides of the buildings. This animation is especially important along the Barrett Farm frontage as people walking and cycling along Barrett Farm Drive will visually interact with an active streetscape verses a sterile streetscape of fencing and walls.

The back-to-back townhomes have peaked roof lines and with accentuation elements at the roof edges to break up the roof line and balconies at the 2nd storey to provide eyes on the street and providing individual unit presence. Each unit has a distinctive brick and wallboard siding combination using different colour combinations to accentuate each unit. An example is provided in the Rendering Annex to this report.

A 3-meter planting buffer is proposed along Barret Farm Drive, along the existing residential to the West and to separate the development from the Hope Cemetery Lands to the south.

This planting buffer will define the community edge and provide enhanced landscape to accentuate the plantings proposed for Barrett Farm Drive.

## 4.1 Provincial Policy Statement

The Provincial Policy Statement (PPS), issued under Section 3 of the Planning Act (PA), in effect since May 1, 2020, identifies provincial interests in land use planning and development through policy direction. Under the PA, the PPS must be considered by approval authorities in the review of development applications. The proposed site plan was reviewed in relation to the various policies and principles in the PPS.

Under section 1.0 - Building Strong Healthy Communities, policies encourage efficient land use and development patterns to support communities that are healthy, economically sustainable and environmentally sound. The policies encourage the provision of a mix of employment, residential, recreational and open space uses to meet long term needs and ensuring that necessary infrastructure and public service facilities will be available for both current and projected needs. The proposed site plan meets the intent of the PPS policies that pertain to Urban Areas by:

- Developing the site as a healthy, liveable and safe community (Policy 1.1.1). The site is being developed with cost effective and efficient road patterns and densities. There are two residential unit types proposed and space for future commercial.
- Being located in a designated settlement area within the City of Ottawa urban boundary (Policy 1.1.3.1).
- Proposing a land use which is appropriate for, and efficiently uses, the infrastructure and public service facilities which are planned or available and avoid the need for their unjustified and/or uneconomical expansion (Policy 1.1.3.2).
- Implementing designated growth areas that are compact in form and contain a mix of uses and densities which allow for the efficient use of land, infrastructure and public service facilities (Policy 1.1.3.6). The development is located adjacent to existing built-up areas.
- Establishing a mix of unit types to meet the current and future needs of households, taking into consideration demography, income and lifestyle (Policy 1.4.1, Policy 1.4.3). Proposed townhouse units and back-to-back townhouse units provide variety in unit type and housing price points.
- Servicing the site with municipal water and sewage services (Policy 1.6.6.2).

## 4.2 City of Ottawa Official Plan (2021)

The City of Ottawa's new Official Plan was adopted by Ottawa City Council on November 24, 2021. Under the new Official Plan, the Subject Site is designated as Neighbourhood. A portion of the Subject Site also has an Evolving Neighbourhood Overlay as shown on Schedule B7 – Suburban (Southeast) Transect of the new Official Plan, Figure 6, below.

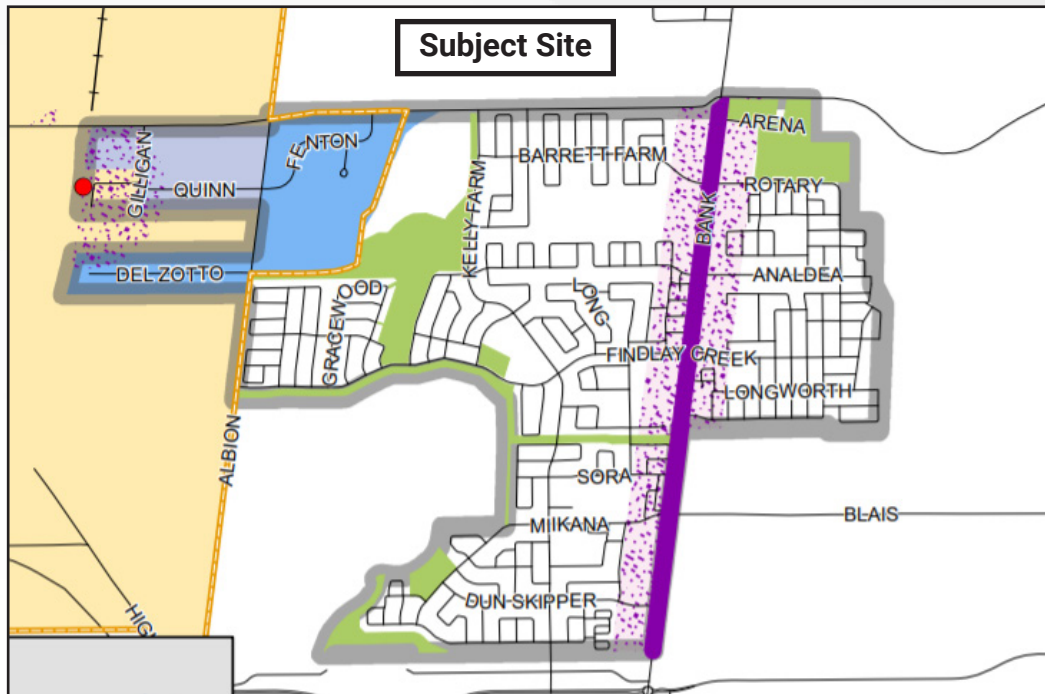


Figure 6 - Schedule B7 - Suburban (Southeast) Transect

The Suburban Transect comprises neighbourhoods within the urban boundary located outside the Greenbelt. The objectives of the Suburban Transect as per Section 5.4 of the Official Plan include an evolution towards 15-minute neighbourhoods, enhancing mobility options and street connectivity, provide direction for Corridors, and provide direction for new development.

Policy 5.4.1(2) states that “the Suburban Transect is generally characterized by Low- to Mid-density development. Development shall be”:

- a) Low-rise within Neighbourhoods and along Minor Corridors.

The proposed development will feature residential buildings that are considered low-rise and not greater than 3-storeys in height. Access to community amenities such as employment, retail, and green space within close proximity will contribute towards principles of 15-minute neighbourhoods.

Section 5.6 – Overlays are intended to “provide additional policy direction to allow certain types of activities and provide built form guidance in evolving areas that is otherwise not included in the designation section of this Plan”.

Policy 5.6.1.1(1) states that the Evolving Neighborhood Overlay will “apply to areas that are in a location or at stage of evolution that create the opportunity to achieve an urban form in terms of use, density, built form and site design. These areas are proximate to the boundaries of Hubs and Corridors as shown in the B-series of schedules of this Plan. The Evolving Overlay will be applied generally to the properties that have a lot line along a Minor Corridor; lands 150 meters from the boundary of a Hub or Mainstreet designation; and to lands within a 400-metre radius of a rapid transit station. The Overlay is intended to

provide opportunities that allow the city to reach the goals of its Growth Management Framework for intensification through the Zoning By-law, by providing”:

- a) Guidance for a gradual change in character based on proximity to Hubs and Corridors,
- b) Allowance for new building forms and typologies, such as missing middle housing.
- c) Direction to build form and site design that support an evolution towards more urban built form patterns and applicable transportation mode share goals; and
- d) Direction to govern the evaluation of development.

The proposed development consists of a medium residential density that is compatible with the existing and planned development for the Leitrim community. The Subject Site is currently a vacant block of land within the Findlay Creek Subdivision that will contribute to a greater range of housing typologies within the overall Leitrim community.

Policy 5.6.1.1(2) notes that where an Evolving Overlay is applied:

- a) The Zoning By-law shall provide development standards for the built form and buildable envelope consistent with the planned characteristics of the overlay area, which may differ from the existing characteristics of the area to which the overlay applies; and
- b) The Zoning By-law shall include minimum-density requirements as identified in Table 3a, and permissions to meet or exceed the density targets of Table 3b.

Table 3B of the New Official Plan indicates that in the Outer Urban Transect the target residential density per net hectare is 40 to 60 dwellings per net hectare. In this case net hectares refers to privately-owned lands prior to any potential severance or division and excludes private road areas that provide the same function of a public right-of-way.

After deducting roads, greenspace and commercial areas the proposed residential development utilizes .830993 ha of land which with the proposed 50 units provides a unit density of 60.168 units per net hectare. Which conforms to the expectation of the Outer Urban Transect.

The proposed development will feature ground oriented residential buildings in a medium density format that are not greater than 12 metres in height

As discussed in Section 5 of this Rationale, the Subject Site is currently zoned as General Mixed Use 12 – GM12 - which permits building heights up to 18.0 metres as of right under the City of Ottawa’s Zoning By-law 2008-250. The proposed development meets the development standards planned for the subject site.

Section 4.6 – Urban Design addresses policies in regard to the design of both the built form and public realm. Urban design supports the “City’s objectives such as building healthy 15-minute neighbourhoods,

growing the urban tree canopy and developing resilience to climate change”.

15-minute neighbourhoods require appropriate density to support and attract neighbourhood amenities. The proposed density of 60 units per net hectare is consistent with the Official Plan expectation of the density number required to create a 15-minute community.

The proposed landscape plan supplements the landscaping approved for Barrett Farm Drive. It adds trees, open spaces and low shrubs like fragrant sumac that are good ground cover. This landscaping softens urban development and provides good ground stabilization reducing erosion.

Policy 4.6.2(4) requires that “Development abutting Scenic Routes, as identified on Schedule C13, shall contribute to conserving or creating a desirable context. The proposed development is set 50 meters back from Bank Street which is identified as a Scenic Route per Schedule C13 – Scenic Routes.

The proposed development is not located in manner that will affect context or the views of natural or cultural heritage features.

### **Leitrim Community Design Plan (LCDP)**

The Leitrim Community Design Plan (LCDP) was initiated and approved by the City of Ottawa in July 2005. The LCDP defined the Leitrim Community to be bounded generally between Bank Street to the east, Albion Road to the west, Leitrim Road to the north and the Leitrim Wetlands to the southwest. The LCDP includes the subject site.

The total land area of the Leitrim Community is approximately 500 hectares. The Leitrim community is partially developed with residential, industrial and commercial uses and is rural in character in some areas including the subject site. Once established, the new Leitrim community will house more than five thousand new dwellings; four thousand new jobs; numerous parks and an abundance of recreational and community services.

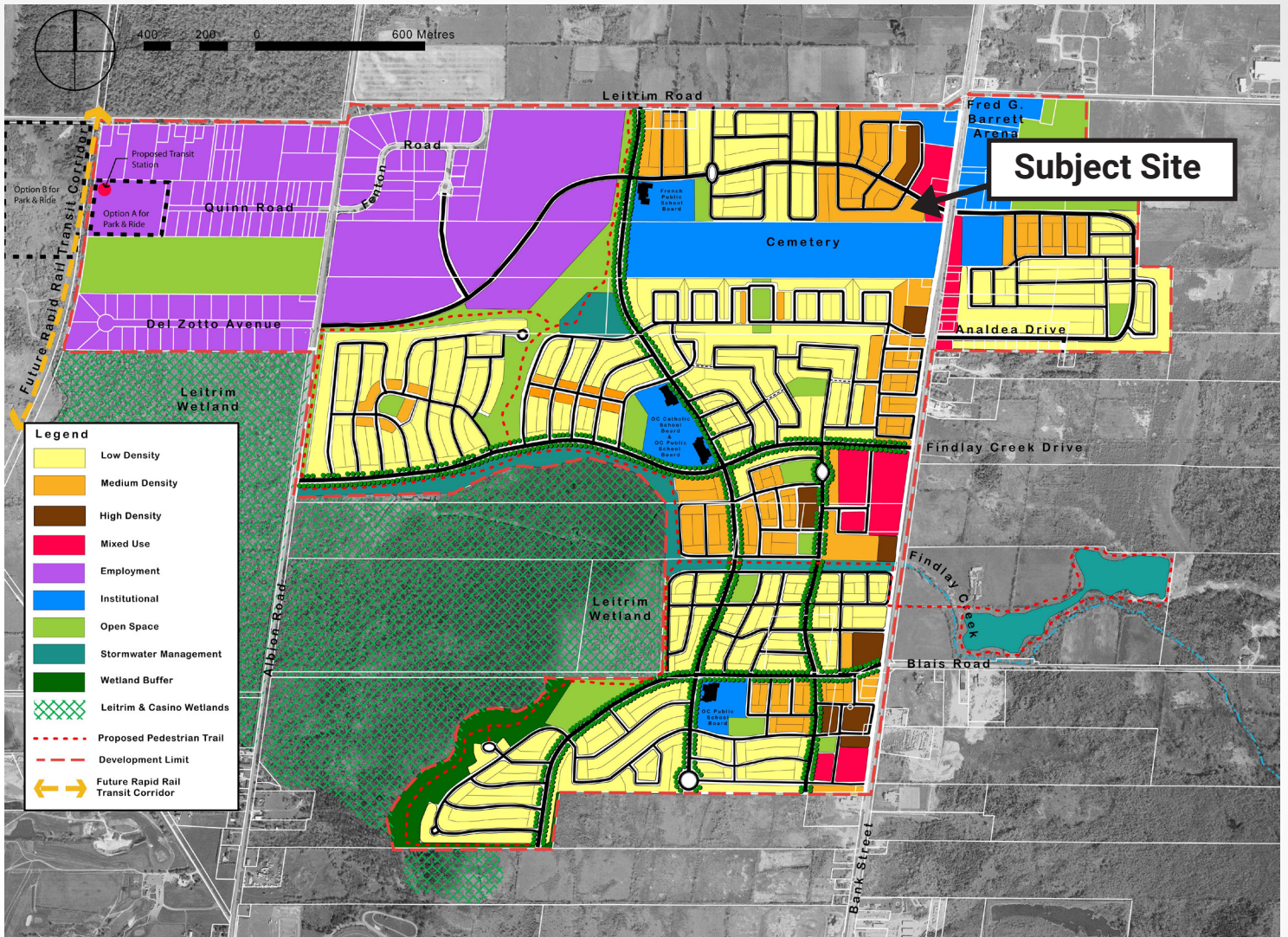


Figure 8 - Leitrim Community Design Plan

The subject site is located in zone 2 of the LCDP as shown in Figure 8. The land use designation outlined for the subject property within the CDP allows for Medium Density Residential and Mixed Use.

Medium Density Residential supports ground oriented multiple unit dwellings adjacent to focal areas such as commercial areas or parks. Small-scale, convenience shopping is encouraged to locate close to these residential uses at collector intersections and collector/arterial intersections.

The site is bisected by land use designations. The western portion of the site is designated medium density residential while the eastern portion of the site is designated mixed use. The proposed development in the medium density designation is proposed at 50 units and generates 60 units per net hectare of density.

Section 5.7 Residential Neighbourhoods provides general guidelines for all housing types which encourage recessed garages, dwellings to be located close to the street, and a variety of housing types.

The proposed development is consistent with LCDP Land Use plan and meets the intents of the guidelines outlined in section 5.7. The proposed site plan includes recessed garages, units with 3.0m front yard setbacks and provides for additional variety in housing types within the Community. Front porches will maintain proximity to the street to encourage a stronger relationship between the dwelling and street. The setbacks and detailed fronts will provide for a more interesting streetscape. Driveways will be grouped where possible to provide more green space and reduced asphalt on the lots.

Opportunities exist with some of the proposed units to create live work spaces in keeping with the broader desire to allow for a mix of uses. The units with doors facing onto Barrett Farm Drive could provide that opportunity and in the rendering annex we are showing how discrete signage can be incorporated into the building design.

## Zoning By-law 2008-250

The Subject Site is currently zoned General Mixed Use, subzone 12 – GM12 – under the City of Ottawa's Zoning By-law 2008-250. The purpose of the General Mixed Use – GM is to:

- allow residential, commercial and institutional uses, or mixed-use development in the General Urban Area and in the Upper Town, Lowertown and Sandy Hill West Character Areas of the Central Area designations of the Official Plan.
- limit commercial uses to individual occupancies or in groupings in well-defined areas such that they do not affect the development of the designated Traditional and Arterial Mainstreets as viable mixed-use areas.
- permit uses that are often large and serve or draw from broader areas than the surrounding community and which may generate traffic, noise or other impacts provided the anticipated impacts are adequately mitigated or otherwise addressed; and
- impose development standards that will ensure that the uses are compatible and complement surrounding land uses.

The proposed development of townhomes and gallery townhomes are permitted within the General Mixed Use – GM zone. The Subject Site was rezoned as part of the 3100 Leitrim Road Plan of Subdivision and Zoning By-Law Amendment process (Stage 4)

The following table illustrates the proposed setbacks that meet the GM (S187) zoning provisions.

<b>Bylaw Section</b>	<b>Zoning Mechanism</b>	<b>Zoning Standard</b>	<b>Proposed Site Plan Zoning Compliant</b>
GM (S187)	Min Front Yard	3m	Yes
	Min Corner Yard	3m	Yes
	Min Interior Yard	1.2m	Yes
	Min Rear Yard	3m-abutting street 7.5m - abutting residential zone 0m - all other cases	Yes
	Min width of landscaped area abutting a street, residential zone	3m	Yes
PUD (S131)	Min width of private way	6m	Yes
	Min setback for any wall of a residential use building to a private way	1.8m	Yes
	Min setback for any garage from a private way	5.2m	Yes
	Minimum separation area between buildings within a PUD	1.2m	Yes
S-101	Parking	1 per unit	Yes
S-106	Parking space provisions	Width 2.6m - 3.1m Length 5.2m (parallel parking 6.7m)	Yes
S-106	3m	1.47m	

\*Visitor Parking, Bicycle spaces, amenity areas: not required.



Based on the analysis presented in this report, it is concluded that the proposed development is appropriate for the lands, builds upon and enhances the existing assets of the community, and is compatible with its surroundings. Furthermore, the development is consistent with the intent of the applicable policy and regulatory documents and is supported by the technical studies submitted as part of this application.

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**Townhomes**

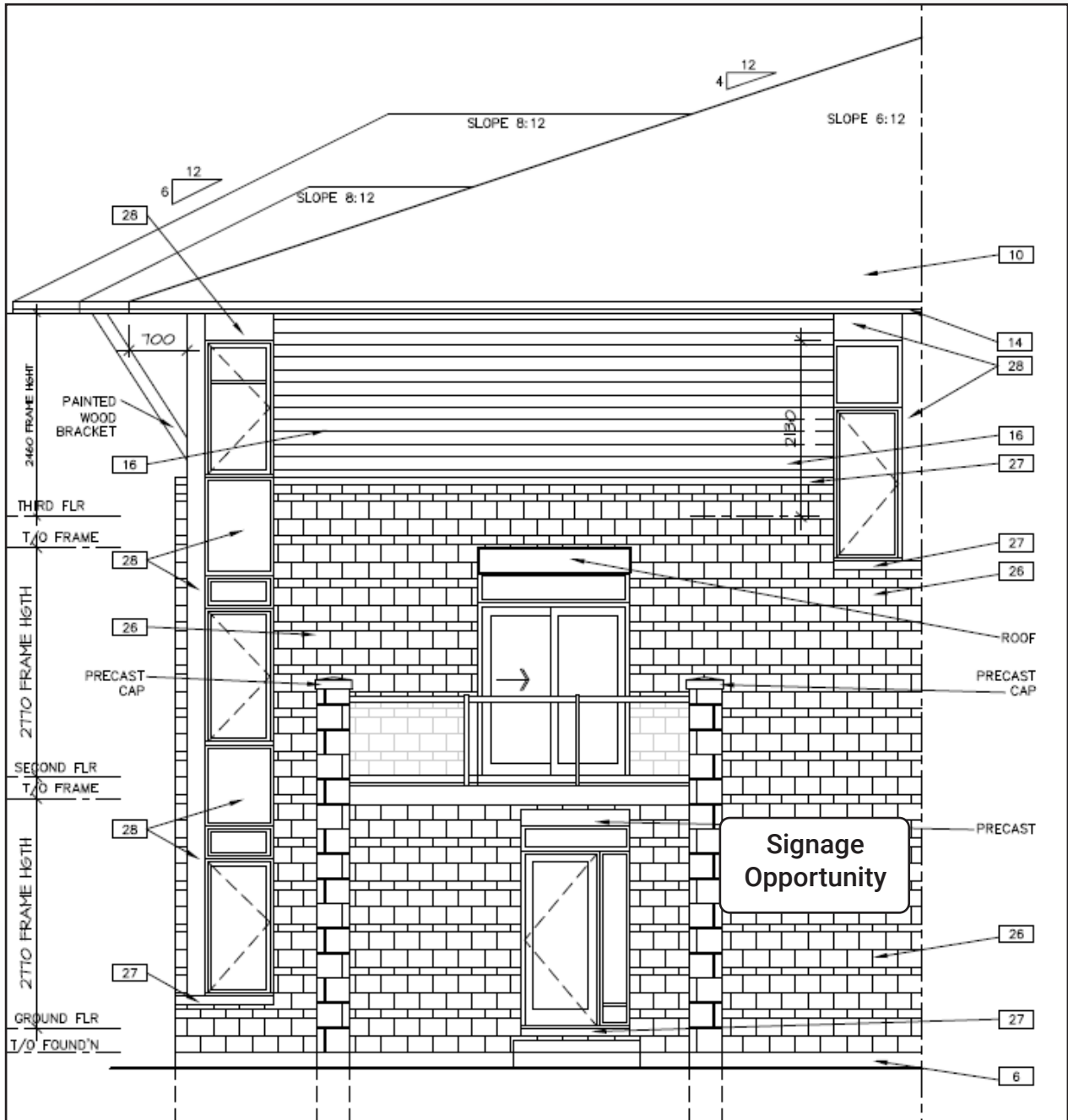


Town home example with gabled roof lines and defined edges with distinctive brick and wallboard siding combination using different colour combinations.

**Back-to-Back Townhomes**



The back to backs examples with balconies, peaked roof lines and accentuation elements at the roof edges. Different and distinctive brick with wallboard siding accentuate each unit.



End unit design with signage opportunity.