



Planning Rationale Summary

Site Plan Control Application

150 and 170 Akerson Road

City of Ottawa

January 20, 2023

Prepared by:
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Cavanagh Developments
154 Iber Road, Ottawa, Ontario K2S 1E9

Introduction

This Planning Rationale Summary is submitted in support of a site plan control application for the vacant development site at 150 and 170 Akerson Road, in the community known as Trailwest in the western Ottawa suburb of Kanata. A full Planning Rationale for the proposed development is on file at the City of Ottawa for the related zoning by-law amendment File N° D02-02-22-0080. The subject property is owned by Cavanagh Developments (1384341 Ontario Ltd.). **Table 1** confirms the legal descriptions for these properties. **Table 2** includes the land areas, street frontages, and block depths for the properties to be developed.

Table 1: Municipal Addresses and Legal Descriptions

MUNICIPAL ADDRESS	LEGAL DESCRIPTION
150 Akerson Road and 170 Akerson Road	PIN 044780152: BLOCK 78, PLAN 4M1383, OTTAWA PIN 044780154: BLOCK 76, PLAN 4M1383, OTTAWA

Table 2: Land Areas, Street Frontages, and Block Depths

SITE	AREA	FRONTAGE	BLOCK DEPTH
150 Akerson Road	3,462.50 m ²	69.52 m	47.42 m
170 Akerson Road	3,461.40 m ²	69.55 m	47.42 m

The site plan, landscape plan, urban design, and architecture proposed in this application are highly cohesive and complete the south streetscape along Akerson Road. Once built, this proposed development will enhance the community's sense of identity and integrity.

A Design Brief accompanies this Planning Rationale Summary, to provide the details of the proposed architecture and landscape design.

Site Location and Context

The location and context of this development site are shown in **Figure 1**. This site has been vacant and maintained as a future multi-unit residential development site ever since Plan of Subdivision 4M-1383 was approved in 2009.

The development site at 150 and 170 Akerson Drive abuts Akerson Drive to the north; existing townhouse dwellings to the east; two semi-detached dwellings immediately to the west and then townhouse dwellings further to the west; and stormwater management facilities (Monahan Drain) and linear open space with a multi-use pathway to the south.



Figure 1: Location Plan for Development Site

Development Proposal Overview

The proposed development will maintain the general structure and overall balance of residential uses intended for the Trailwest community, as approved in Plan of Subdivision 4M-1383. The intended development of back-to-back townhouse dwellings will add greater variety of housing choice in this community, which is presently developed with single-detached, semi-detached, and townhouse dwellings. The smaller unit sizes and efficient site layout of this proposed development will also accommodate a housing type that is more affordable than what the existing community provides. The proposed site layout, building footprints, landscaping, and internal circulation will ensure that this built form will be well integrated with the surrounding neighbourhood.

48 back-to-back townhouse dwellings are proposed in this site plan control application.

Policy and Regulatory Compliance

Compliance of the proposed development with planning and design policy and regulations of the Province of Ontario and the City of Ottawa is confirmed in the Planning Rationale of August 15, 2022, and the Planning Rationale Update of January 17, 2023, submitted in support of the zoning by-law amendments requested for the subject site.

The proposed development is consistent with the Vision and Policies of the 2020 Provincial Policy Statement and the Ontario Planning Act. Development of the subject site in accordance with this site plan control application will complete a well planned community that already achieves the efficient use of land, resources, infrastructure, and public services.

This proposed development will enhance the Trailwest community’s mix of housing types, which is well served by active transportation and transit systems that provide excellent access to nearby commercial development, parks, and recreational amenities. The community’s access to employment and retail amenities will support the region’s economy, while its efficient mix of housing types will promote social interaction and sustain public health. The integrated natural and engineered servicing systems will be resilient in the face of extreme weather events and other effects of climate change.

This site plan control application is consistent with the policies and guidelines of both the previous City of Ottawa Official Plan and the most recently approved Ottawa Official Plan. The proposed development complies with the previous City of Ottawa Official Plan policies for the General Urban Area; walking, cycling, transit, roads, and parking; water and wastewater servicing; geotechnical investigation; Environmental Site Assessment; parks and open space; urban design and compatible development; residential densities; and mix of housing types.

This proposal is also consistent with the five major strategic policy directions of the new Official Plan: Growth, Mobility, Urban Design, Resiliency, and Economy. The proposed development specifically advances the Official Plan priorities for achieving a 15-minute neighbourhood and meeting the residential density target range for the Suburban Transect. **Figure 2** confirms that the subject site is located within less than a 15-minute walk from the complete range of commercial retail and personal service businesses. The proposed net residential density on this development site will be approximately 69 dwelling units per net hectare (u/ha), slightly above the target range of 40 to 60 u/ha for the Suburban Transect. Marginally higher density on this development site will be balanced by the density proposed for the other four development sites on Cope Drive, which are also subject to zoning by-law amendment application File N° D02-02-22-0080. This will assist in increasing the overall net density of the Trailwest community.



Figure 2: 15-minute Community of Trailwest

City of Ottawa Zoning By-law 2008-250

Zoning by-law amendment File N° D02-02-22-0080 proposes a base zoning of R3Q, with exceptions to permit townhouse dwellings, which include back-to-back townhouse dwellings. The proposed exceptions also provide alternative performance standards to accommodate the proposed development, which are set forth in **Table 3**. This site plan control application conforms with all the requirements of the R3Q zone and the proposed exceptions.

Table 3: Proposed R3Q Zoning Exceptions for 150 and 170 Akerson Road

Applicable Zone	Exception Provisions - Additional Land Uses Permitted	Exception Provisions - Land Uses Prohibited	Exception Provisions – Provisions
R3Q[XXXX] H(14)	<ul style="list-style-type: none"> • semi-detached dwelling • townhouse dwelling * <ul style="list-style-type: none"> * townhouse dwelling includes back-to-back townhouse dwelling 	<ul style="list-style-type: none"> • all uses are prohibited except semi-detached dwelling and townhouse dwelling * <ul style="list-style-type: none"> * townhouse dwelling includes back-to-back townhouse dwelling 	<ul style="list-style-type: none"> • the R3Q zone provisions for semi-detached dwelling and townhouse dwelling apply, except as follows: <ol style="list-style-type: none"> 1. minimum lot area for a townhouse dwelling 80 m² 2. maximum building height 14 m 3. minimum rear yard setback for semi-detached dwelling and townhouse dwelling 6.0 m; except no rear yard setback required for back-to-back townhouse dwelling 4. minimum interior side yard setback 3.0 m

Parkland

The land for the nearby Kristina Kiss Park was dedicated when Plan 4M-1383 was registered. The area of Kristina Kiss Park is 3.33 hectares, or 10.4% of the total 32.03-hectare area of Plan 4M1383, which satisfied all municipal parkland dedication requirements.

Summary Opinion

It is the professional opinion of Don Schultz, MCIP, RPP that this site plan control application represents good land use planning and is appropriate for the subject site and its surroundings for the following reasons:

- The proposed development is consistent with the Provincial Policy Statement policies with respect to the efficient use of land, infrastructure, and public facilities. This proposed development exemplifies cost-effective development patterns and standards, which will minimize land consumption and servicing costs.
- This site plan control application conforms to both the previous and current versions of the City of Ottawa Official Plan, particularly in relation to promoting an appropriate range of housing choices. The location of this development site provides the opportunity to take advantage of transit, employment, retail, service, and institutional uses in the area. Development of this site in accordance with this site plan control application will complete the buildout of the Trailwest community and will further support the local commercial, retail, and public services that are already well established in the area.
- In the event that zoning by-law amendment File N° D02-02-22-0080 is approved, the proposed development will meet the general purpose and intent of the City of Ottawa Zoning By-law. This site plan control application proposes development of a scope and scale that will be compatible with the community, provide greater variety and affordability of housing, and meet the City's intensification objectives.

General Consistency and Conformity with Provincial Policy Statement and Official Plan

Notwithstanding the specificity of the foregoing, this site plan control application demonstrates general consistency and conformity with the Provincial Policy Statement issued under Section 3 of the Ontario *Planning Act* on May 1, 2020. In addition, this site plan control application exhibits overall consistency and conformity with the City of Ottawa Official Plan.

In conclusion, the proposal to develop 48 back-to-back townhouse dwellings on the subject site represents good land use planning and is in the public interest.

Prepared by:



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