

**CLARIDGE LANDS**  
4789 Bank Street

**PLANNING RATIONALE**

**October 2016**

Prepared for:

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JLR 25818-01

**CLARIDGE LANDS  
4789 Bank Street**

**PLANNING RATIONALE**

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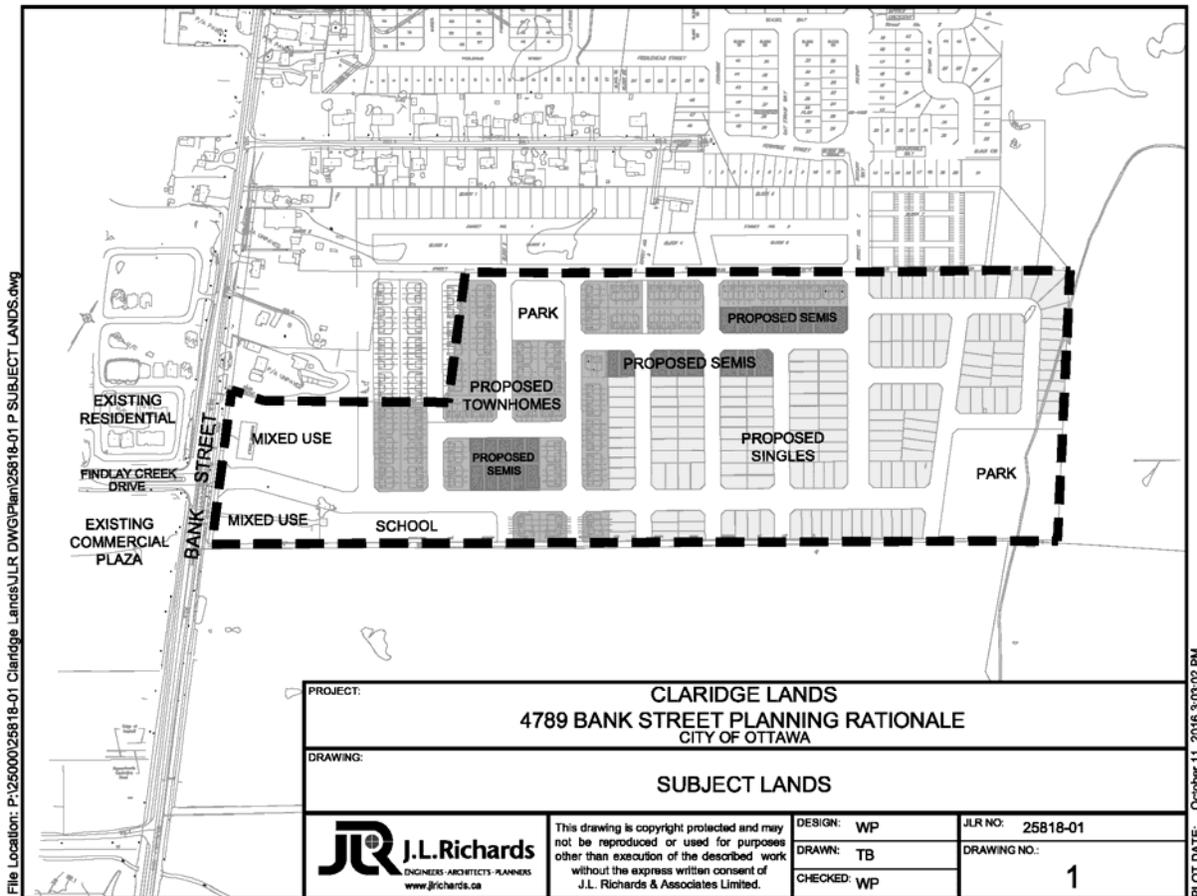
# CLARIDGE LANDS 4789 Bank Street

## PLANNING RATIONALE

### 1.0 INTRODUCTION

This Planning Rationale Report (Report) has been prepared in support of a Draft Plan of Subdivision (Draft Plan) and a Zoning By-law Amendment for a proposed mixed use commercial and residential subdivision development which is a natural extension of the adjacent Leitrim community.

The subject lands are located south of Analdea Drive / Fernside Street / Chamomile Way and east of Bank Street, in the former City of Gloucester, now the City of Ottawa (City). As shown on Figure 1, the subject lands are 25.0 hectares (ha.) (61.8 acres).



## 1.1 Purpose

J.L. Richards & Associates Limited (JLR) has reviewed the intent of the proposed development and has prepared this Report in support of the Zoning By-law Amendment and Draft Plan Approval for a proposed 25.0 ha. (61.8 acre) mixed use commercial and residential subdivision adjacent to the Leitrim community.

This Report will outline the various land use components of the proposed development that support the development model currently being used in the City. This Report will also demonstrate how the development will:

- a) be consistent with the 2014 Provincial Policy Statement;
- b) conform to the City Official Plan; and
- c) be consistent with the intent of the existing Leitrim Community Design Plan, while ensuring the provision of new mixed use commercial and residential nodes that meet the needs of both this growing community and the City as a whole.

A Planning Rationale is required by the City to provide planning support for all applications for development approvals.

## 1.2 Background

### 1.2.1 Location and Site Description

The legal description of the subject lands is *'Part of Lots 18 and 19, Concession 5 (Rideau Front), Geographic Township of Gloucester, City of Ottawa'*. The subject lands are located south of Analdea Drive / Fernside Street / Chamomile Way and east of Bank Street opposite Findlay Creek Drive. As shown in Figure 1, the subject lands are 25.0 ha. (61.8 acres). The site is currently undeveloped.

### 1.2.2 Community Context

The area surrounding the subject lands consist of the Leitrim community to the north and west; Findlay Creek, undeveloped lands, and a stormwater management pond to the south, and a rural area to the east. The subject lands have frontage on Bank Street, which is an Arterial Road as defined in the City's Official Plan. Bank Street is the historical north-south roadway in the City. The subdivision is being developed in accordance with the City's Official Plan, Infrastructure Master Plan and Transportation Master Plan.

## 2.0 THE PROPOSAL

### 2.1 Draft Plan of Subdivision

As shown on Figure 2, the proposed Draft Plan is to include:

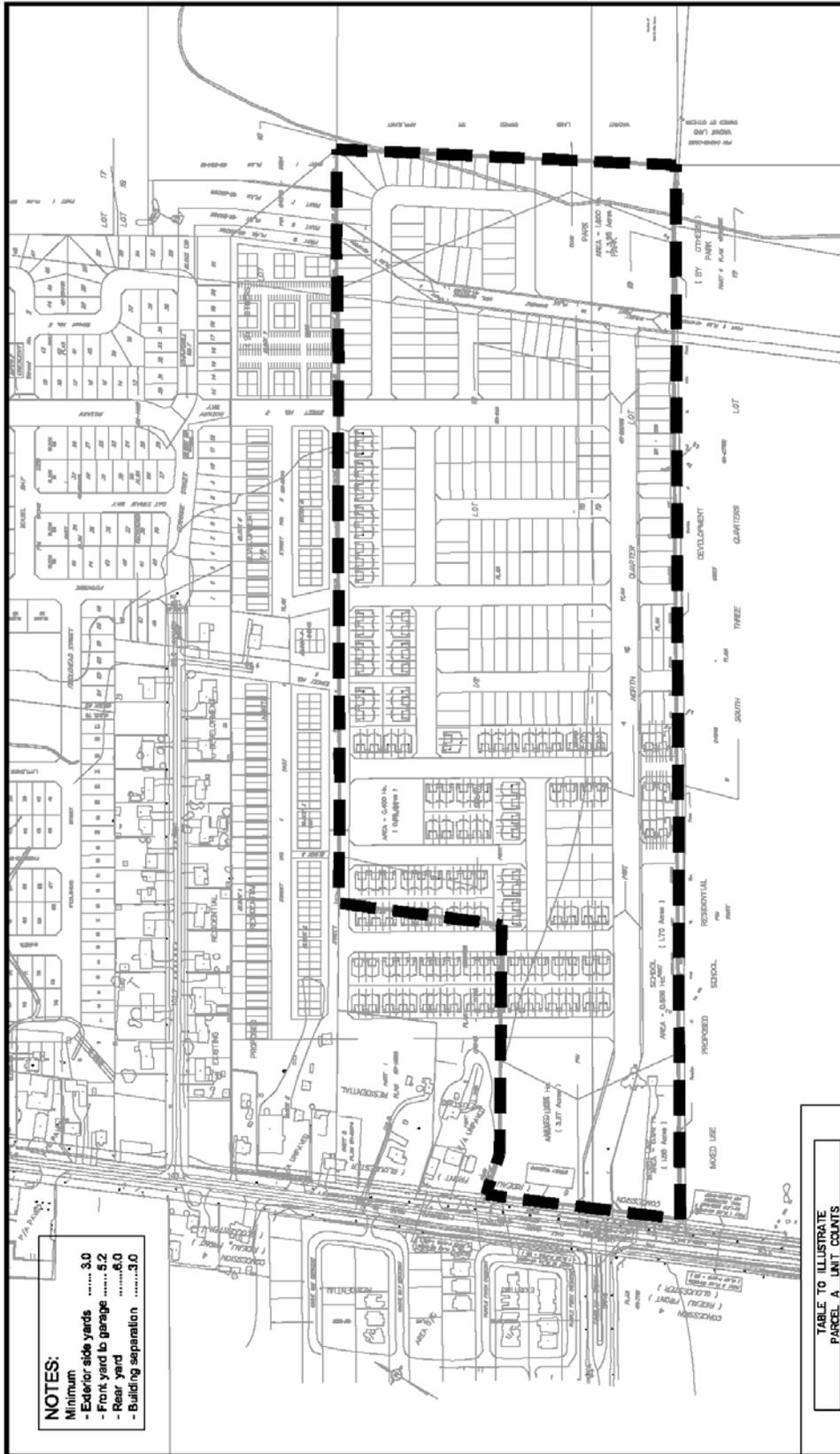
- a) 181 single dwelling units;
- b) 62 semi-detached dwelling units;
- c) 176 multiple attached housing units;
- d) a 2.0 ha. (4.9 acre) mixed use commercial node along Bank Street;
- e) 48 apartment units within the mixed use commercial node along Bank Street;
- f) a 1.6 ha. (3.9 acre) park block in the central east portion of the subject lands;
- g) a 0.4 ha. (1.0 acre) park block in the north-west area of the subject lands;
- h) a 0.7 ha. (1.7 acre) school site block in the southwest portion of the subject lands, which is reserved to be part of a future school site block immediately to the south; and
- i) a future street abutting the north boundary of the park block in the central east portion of the subject lands, which allows for a future connection to the east, and to access the stormwater management pond and can accommodate a future pathway network extension around the pond.

The subject lands will be serviced by municipal water services and municipal sanitary sewers. Stormwater management will be accommodated by the existing stormwater management pond found south of the site, and any required alterations / expansion to this existing pond will be to the east and south of the subject lands.

The proposed street network has been designed to provide a link with Bank Street as well as existing and future developments. More specifically, access is provided by extending Findlay Creek Drive to the east of Bank Street, with a connection to Analdea Drive and the existing Leitrim community to the north as well as additional internal connections to the main access point. The layout of the north-south streets will also accommodate road linkages to future development to the south. The proposed streets will vary between 18 metre (m.) and 24 m. rights-of-way. The streets will be paved and designed using City standards for new roads, including sanitary sewers, street lighting, sidewalks and stormwater management. The total road area inside the subject lands is approximately 7.5 ha. (18.5 acres).

Regarding access to public transit services and as noted above, the proposed street network provides a link with Bank Street, which is cited as both a Transit Priority in the City's Transportation Plan and a Cycling Route in the City's Cycling Plan.

PLOT DATE: October 11, 2016 3:04:09 PM



**NOTES:**  
Minimum  
- Exterior side yards .....3.0  
- Front yard to garage .....5.2  
- Rear yard .....6.0  
- Building separation .....3.0

**PROJECT:**  
**CLARIDGE LANDS**  
**4789 BANK STREET PLANNING RATIONALE**  
**CITY OF OTTAWA**

**DRAWING:**  
**DRAFT PLAN OF SUBDIVISION**

JLR NO: 25818-01  
DRAWING NO.: 2

DESIGN: WP  
DRAWN: TB  
CHECKED: WP

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**JLR**  
**J.L. Richards**  
ENGINEERS-ARCHITECTS-PLANNERS  
www.jlrchards.ca

**TABLE TO ILLUSTRATE PARCEL A UNIT COUNTS**

TOTAL NUMBER OF SINGLES	= 18
TOTAL NUMBER OF TOWNHOUSE UNITS	= 176
<small>(To be used in adjustment (based on other use 1 number)</small>	
TOTAL NUMBER OF SEMIS	= 62
MIXED USE BLOCK	= 48 UNITS

**TABLE TO ILLUSTRATE PARCEL A AREAS**

NET RESIDENTIAL AREA (SINGLES)	7,540 sq. ft.
NET RESIDENTIAL AREA (TOWNHOUSES)	4,598 sq. ft.
NET RESIDENTIAL AREA (SEMIS)	1,868 sq. ft.
PARK AREA	2,000 sq. ft.
SCHOOL AREA	0,680 sq. ft.
WALKWAY	0,680 sq. ft.
STREETS	7,459 sq. ft.
FUTURE ACCESS BLOCK	0,654 sq. ft.
PANEL A TOTAL AREA	= 25,02 sq. ft.

File Location: P:\25000\25818-01 Claridge Lands\LR DWG\Plan\25818-01 P Draft\PlanSubdivision.dwg

## 2.2 Official Plan Considerations

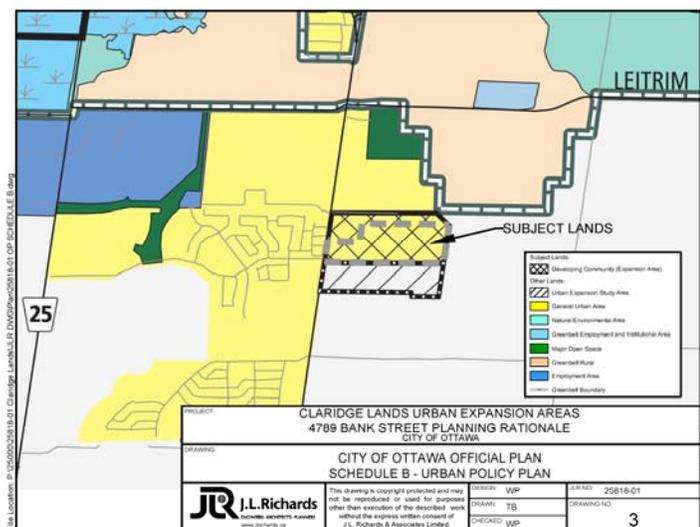
### 2.2.1 Context

The City's Official Plan, adopted by City Council in May 2003, has been updated and amended numerous times by both Council and the Ontario Municipal Board (OMB). In June 2009, City Council adopted Official Plan Amendment (OPA) 76 which included a series of amendments based on a comprehensive 5-year review of the Official Plan as required by the *Planning Act*. OPA 76 was subject to numerous appeals to the OMB, which were concluded by June 2012.

A series of OMB appeals regarding OPA 76 focused on candidate urban expansion areas. The 'Residential Land Strategy for Ottawa, 2006 to 2031' had identified a need for an additional 850 gross hectares of urban residential lands through an urban boundary adjustment. The intent of the expansion was to add small amounts of urban land to the boundary in a number of locations, and thereby use residual capacity in existing infrastructure and provide the highest probability of integration with the existing community.

There were eleven candidate areas, of which the subject lands were referred to as Area 9a. The eleven candidate areas comprised 2,035 gross hectares. Fifteen evaluation criteria were then used to finalize the specific 850 gross hectares to be recommended for inclusion in the Urban Area, from among the 2,035 gross hectares initially identified.

Based on the evaluation criteria, the subject lands (or Area 9a) were ultimately included in the Urban Area as part of OPA 76. As shown on Figure 3, through OPA 76 and related OMB appeals, the subject lands were designated as Urban Area, 'Developing Community (Expansion Area) in the City's Official Plan.



It is also important to note that in January 2013, the City engaged its second 5-year statutory review of the Official Plan. This review is part of the City's 'Building a Liveable Ottawa 2031' initiative. In November and December 2013, City Council adopted OPA 150 which included a

series of amendments based on this second 5-year statutory review. OPA 150 was subject to numerous appeals to the OMB, which have yet to be concluded.

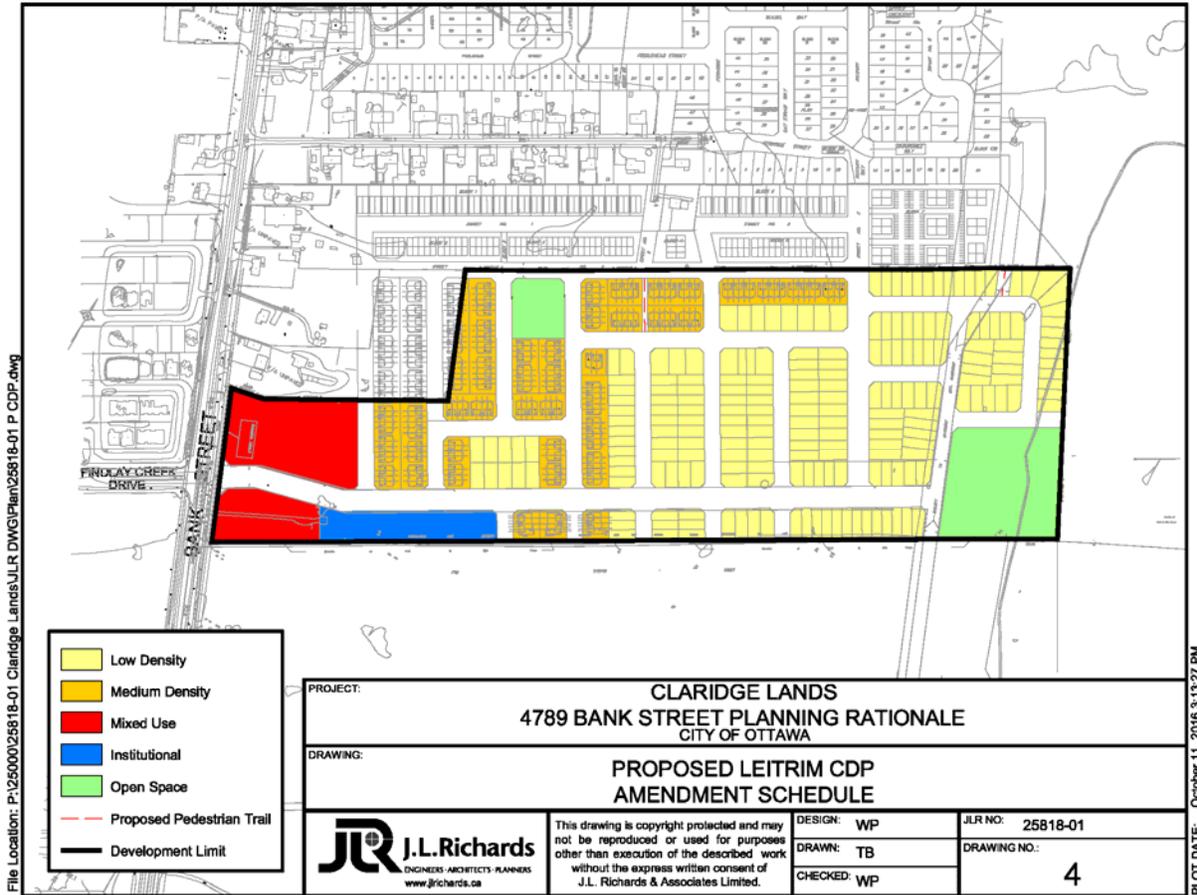
With the above in mind and as shown below, this Report has taken excerpts from the on-line version of the 'Developing Community (Expansion Area) policies in the Official Plan. The intent of the 'Developing Community (Expansion Area)' is to provide sufficient urban land to meet projected demand to 2031. Specific policies are outlined under Section 3.12 of the Official Plan and are excerpted as follows:

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



3. Design a connected road network that provides accessibility to bus routes that will connect to the future location of the light rail transit station and park and ride lot.
4. Accommodate three mixed use centres along Bank Street to act as focal points that will accommodate a wide range of commercial, institutional, residential and service uses.
5. Support four elementary school sites that are focal points with schools designed as “landmark” buildings.
6. Encourage highest density residential uses adjacent to focal points such as mixed use centres or surrounding parks.
7. Design a series of ten residential neighbourhoods that result in the development of 5,301 total dwelling units, and of which the unit mix and density requirements in the Official Plan are satisfied, as follows:
  - a) 2,940 low density units, representing 55% of the total housing mix;
  - b) 1,825 medium density units, representing 34% of the total housing mix; and
  - c) 536 high density units, representing 10% of the total housing mix.
8. Accommodate land for employment generating uses to fulfill the Official Plan’s direction for a balance between housing and employment.

Figure 4 is a schedule that JLR recommends to the City should they decide the amendment to the Community Design Plan is appropriate as an additional policy update that is not necessarily a part of the subdivision review process. This could be adopted as an amendment to the previously adopted Amendment to the Official Plan for Leitrim (OPA #30). Such an amendment would result in the inclusion of the subject lands within the Leitrim CDP. This would complement the recent work on the Infrastructure and the Environmental Management Plans.



The lands are included within the Urban Area of the current Official Plan. And the developing communities designation requires submission of the subdivision application as the means to approve development; therefore, an OPA would not be required to approve the subdivision.

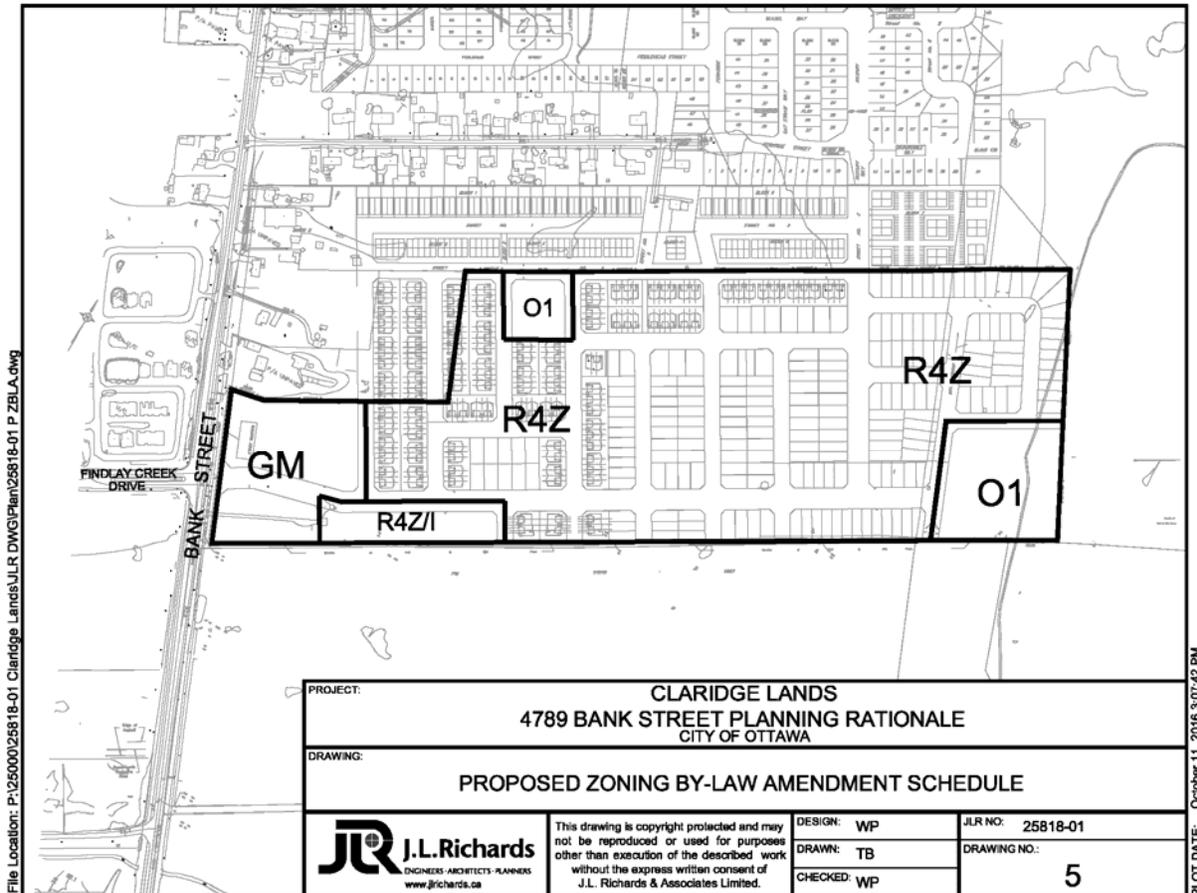
### 2.3 Zoning By-law Amendment

The subject lands are currently zoned Rural Countryside Zone (RU) under the City’s Zoning By-law (2008-250 Consolidation). The purpose of the RU Zone is to “accommodate agricultural, forestry, country residential lots created by severance and other land uses characteristic of Ottawa’s countryside.”

The permitted uses in the RU Zone include: agricultural use, animal care establishment, animal hospital, artist studio, bed and breakfast, cemetery, converted retirement home, detached dwelling, equestrian establishment, environmental preserve and education area, forestry operation, group home, home-based business, kennel and secondary dwelling unit.

As shown on Figure 5, the Zoning By-law Amendment seeks to change the current zoning of the subject lands from the RU Zone to: Residential Fourth Density Subzone Z (R4Z); R4Z/I Zone; General Mixed Use (GM) Zone; and Open Space (O1) Zone.

This would permit the development of the subdivision plan in its current form. This would meet the requirements of the current Official Plan policies.



## 2.4 Parkland Dedication Requirements

As per the City's Parkland Dedication By-law (2009-95), the minimum parkland conveyance requirement for the proposed Draft Plan is as follows:

1. 2% of the gross land area of the site being developed for commercial and industrial purposes [or 0.04 ha. (0.1 acres) for the proposed 2.0 ha. (4.9 acre) mixed use commercial node].

2. 1.0 ha. (2.5 acres) for every 300 dwelling units in the development [or 1.6 ha. (4.0 acres) for the proposed 473 dwelling units].
3. 5% of the gross land area of the site being developed for other purposes [or 0.04 ha. (0.1 acres) for the proposed 0.7 ha. (1.7 acre) school site].

Based on the above, the total minimum parkland conveyance requirement for the proposed Draft Plan is 1.68 ha. (4.2 acres). In accordance with the recent agreement for parkland development, it is assumed that the Owner would develop the parkland at the time the subdivision is developed.

### **3.0 PLANNING RATIONALE**

#### **3.1 2014 Provincial Policy Statement**

The 2014 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use and planning and development. The 2014 PPS provides for appropriate development while protecting resources of provincial interest, public health and safety as well as the quality of the natural environment. Issued under Section 3 of the Planning Act, all local planning matters shall be consistent with the 2014 PPS.

The proposed Draft Plan is consistent with the 2014 PPS. Section 1.1.3.1 states:

*'Settlement Areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.'*

The proposed Draft Plan promotes growth adjacent to the Leitrim community by adding approximately 473 dwelling units. As such, it is a logical and anticipated extension of the Leitrim community and will foster fluid connections in the area.

Section 1.1.3.2 of the 2014 PPS states:

*'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 unjustified and/or uneconomical expansion’.*

The proposed Draft Plan efficiently uses land and resources by providing a natural extension of the surrounding neighbourhoods. The road network has been designed to provide a link with Bank Street and adjacent neighbourhoods through a connection to Analdea Drive. As such, the proposed development prevents unjustified and uneconomical expansion and is proposing to implement the City’s Official Plan, in that the lands were recognized as a part of the Urban Area.

Section 1.1.3.6 of the 2014 PPS states:

*‘New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.’*

The proposed Draft Plan has been designed with a mix of land uses as per the Developing Communities Expansion Area policies. The parcel is adjacent to the Leirim community and will include a majority of residential uses, with complimentary commercial and open space uses. Of the 467 units in the proposed development: 181 will be single dwelling units; 62 will be semi-detached dwelling units; 176 will be multiple attached housing units; and the remaining 48 units will be apartment units. There is also a 2.0 ha. (4.9 acre) mixed use commercial node along Bank Street and approximately 2.1 ha. (5.2 acres) of parks and open space for local residents.

Section 1.6.6 of the 2014 PPS provides policies relating to the servicing of new developments in Settlement Areas. Section 1.6.6.1 states:

*‘Planning for sewage and water services shall:*

- b) *ensure that these systems are provided in a manner that:*
  - 1) *can be sustained by the water resources upon which such services rely;*
  - 2) *is feasible, financially viable and complies with all regulatory requirements; and*
  - 3) *protects human health and the natural environment;*

- d) *integrate servicing and land use considerations at all stages of the planning process.'*

Section 1.6.6.2 of the 2014 PPS states that:

*'Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas.'*

The proposed Draft Plan will be serviced by municipal water services and municipal sanitary sewers as confirmed in the Master Servicing Update that has been submitted in support of these applications.

Section 2.0 of the 2014 PPS provides policies related to the use and management of resources. The proposed Draft Plan is consistent with these provisions regarding:

1. Section 2.1 (Natural Heritage): The studies supporting the draft approval process did not identify any natural heritage features on the subject lands.
2. Section 2.2 (Water): The subject lands do not include any surface or groundwater features identified as ecologically significant.
3. Section 2.3 (Agriculture): The subject lands do not contain any prime agricultural areas for long-term use for agriculture and have not been identified in the Official Plan for protection.
4. Section 2.4 (Minerals and Petroleum): The subject lands have no known areas of mineral or petroleum potential.
5. Section 2.5 (Mineral Aggregate Resources): The subject lands have no mineral aggregate potential identified by the Official Plan.
6. Section 2.6 (Cultural Heritage and Archaeology): The subject lands have no built heritage nor has it been identified as being an area of archaeological potential.
7. Section 3.0 of the 2014 PPS provides policies relating to the protection of public health from natural and human-made hazards. There are no natural hazards affecting the proposed Draft Plan.

### 3.2 Official Plan and Leitrim CDP

The proposed Draft Plan was created with special consideration for the policies highlighted in this Report regarding the Official Plan and the Leitrim CDP. More specifically:

1. The Official Plan addresses the challenges of growth over the next 20 years by pursuing strategic directions in four key areas, as excerpted below:

- a) Managing growth by directing it to the urban area where services already exist or where they can be provided efficiently; and where it can be accommodated in compact and mixed-use development, and served with quality transit, walking and cycling facilities.

The proposed Draft Plan:

- i. promotes growth as a logical and anticipated extension of the Leitrim community by adding 467 dwelling units;
- ii. provides an open space system that offers residents a range of scale and function to foster a variety of active and passive recreational uses; and
- iii. incorporates a proposed street network that provides a link with Bank Street (an Arterial Road, Transit Priority and Cycling Route) as well as existing and future developments.

- b) Providing Infrastructure with emphasis on transit, walking, cycling as well as public water and sanitary wastewater facilities.

The proposed Draft Plan:

- i. will maximize access opportunities to all modes of transportation, as noted above; and
- ii. will be serviced by full municipal water services and municipal sanitary sewers.

- c) Maintaining Environmental Integrity by improving air quality through access to transit, walking and cycling; maintaining ecosystem functions; and valuing

greenspaces for their environmental, cultural heritage, recreational, educational and aesthetic qualities.

The proposed Draft Plan:

- i. does not impact natural heritage features;
  - ii. will maximize access opportunities to all modes of transportation, as noted above; and
  - iii. sets aside 2.1 ha. (5.2 acres) of parks and open space for local residents.
- d) Creating Liveable Communities by creating complete communities with a good balance of facilities and services to meet people's everyday needs, including schools, community facilities, parks, a variety of housing, and places to work and shop. Agricultural lands will be preserved for future generations and mineral resources will be protected for extraction.

The proposed Draft Plan:

- i. is, for the most part, surrounded by a mix of residential and supporting uses as part of the Leitrim community; and
  - ii. impacts neither prime agricultural areas nor any known areas of mineral or petroleum potential.
2. The Official Plan sets out to both guide meaningful development and help achieve compatibility in both form and function within the proposed setting. As a logical and anticipated extension of the Leitrim community, the proposed Draft Plan achieves this compatibility by:
- a) ensuring compatibility with abutting residential development through the proposed locations of the land use nodes;
  - b) incorporating a proposed street network that provides safe and proper access to existing and future developments;

- c) establishing 2.1 ha. (5.2 acres) of parks and open space for local residents that provides safe linkages between destinations within and beyond the community, including:
    - i. to schools and other community facilities;
    - ii. to community and convenience retail and business uses; and
    - iii. to the walkway network in the Leitrim community to the north and a future pathway network extension around the stormwater management pond to the south; and
  - d) recognizing the potential for noise from major streets by designing a proposed development that is sensitive to low density housing.
3. The Official Plan and Leitrim CDP reinforce the role of parks and leisure areas as a necessary element of complete communities. The parks and open space in the proposed Draft Plan will be part of the well-distributed network within the Leitrim community, and will be easily accessible to the public by both the Findlay Creek Drive extension and the north-south walkway.
4. As per the Official Plan, detailed studies related to Transportation, Master Servicing (Water Distribution, Sanitary Sewer and Storm Water Management Systems), Noise Impact and Natural Heritage were completed in support of the proposed development (submitted under separate cover).
5. As per the Leitrim CDP, the development patterns and corresponding densities throughout the development are intended to:
- a) reflect planned growth in the City that was initiated as part of OPA 76 and confirmed by OPA 150;
  - b) represent a natural extension of the adjacent Leitrim community; and
  - c) contribute to the creation of a transit-and-cycling-supportive community.
6. As per the Leitrim CDP, the road network for the proposed development is based on a grid of short east-west and north-south collector roads. The primary axis for the road

system is the extension of Findlay Creek Drive to the east of Bank Street. Other future major and minor collectors within the proposed development will also extend into the Leitrim community to provide additional linkages and easy access to transit routes.

7. The proposed development has a mix of residential dwellings. Of the 473 units proposed; 222 units will be single dwelling units; 203 units will be multiple attached housing units; and the remaining 48 units will be apartment units. As shown below, this breakdown in housing mix is compliant with the Official Plan:

Housing Type	Proposed Draft Plan		Official Plan
	Units	% Mix	% Mix
Low Density	243	52%	45% - 55%
Medium Density	176	38%	35% - 45%
High Density	48	10%	10%
<b>Total</b>	<b>473</b>	<b>100%</b>	<b>100%</b>

8. The proposed development has a full range of residential densities. The gross area is 25.0 ha. (61.8 acres), of which approximately 12.8 ha. (31.7 acres) is considered to be the net ground-oriented residential area. With a total of 419 single dwelling, semi-detached and multiple attached housing units proposed, the proposed development represents an overall density of 31.1 units per net ha.

This Report acknowledges that the proposed residential density of 31.1 units per net ha. does not strictly comply with the Official Plan (i.e., 34 units per net ha.). However, the proposed lot fabric respects the intent of the Official Plan and the overall density within the community will achieve the minimum. It provides a range of housing types, logically developed in a modified grid pattern in accordance with the development standards of each zone and urban design guidelines for this community. It should also be noted that minor revisions to the lot fabric and unit counts prior to subdivision registration and site plan approval will also occur. As such, the shortfall in residential densities for this proposed development should be considered minor in nature.

9. As per the Leitrim CDP, the mixed use nodes in the proposed development take full advantage of Bank Street as a major arterial in the City and are consistent with, and complementary to, the mixed use commercial nodes to the west within the Leitrim

community. This mixed use node will be supported by the surrounding higher density residential uses and further enhance Bank Street as the 'core' of the Leitrim community.

10. As per the Official Plan, a school site has been accommodated in the proposed development, which is reserved to be part of a future school site block immediately to the south. This reflects the requirements of the French Catholic School Board. As per the Leitrim CDP, the school site will also serve as a 'landmark' focal point in the community.

### **3.3 Zoning By-law**

As stated earlier, the Zoning By-law Amendment seeks to change the current zoning of RU Zone to: R4Z Zone; R4Z/I Zone; GM Zone; and O1 Zone. The Zoning By-law Amendment will accommodate the proposed Draft Plan in accordance with the City's development standards:

1. The R4Z Zone permits different development standards, primarily for areas designated as 'Developing Community' in the Official Plan. This subzone promotes efficient land use and compact form, while showcasing new design approaches. The R4Z Zone will permit the construction of a full range of housing types contemplated for a developing community, including multiple attached dwellings [maximum building height of 11.0 m. (36.1 ft.)], low-rise apartments [maximum building height of 15.0 m. (49.2 ft.)] as well as single dwellings.
2. The R4Z/I Zone for the school conforms to the recommended dual zoning for school sites.
3. The GM Zone will accommodate the development of the mixed use commercial node along Bank Street.
4. The O1 Zone will accommodate the parks and open space nodes.

### **3.4 Parkland Dedication**

As stated earlier, based on the City's Parkland Dedication By-law, the minimum parkland conveyance requirement for the proposed Draft Plan is 1.68 ha. (4.2 acres). The proposed Draft Plan complies with this requirement, as there are approximately 2.1 ha. (5.2 acres) of parks and open space for local residents.

It should be noted that if the development nodal areas and/or dwelling unit counts subsequently change in the proposed Draft Plan, then the minimum parkland conveyance calculations will have to be adjusted accordingly.

#### **4.0 CONCLUSION**

This Report has been prepared in support of a Zoning By-law Amendment and Draft Plan of Subdivision Approval for a proposed mixed use commercial and residential subdivision development which is a natural extension of the adjacent Leitrim community.

The proposed Zoning By-law Amendment is consistent with the 2014 PPS in that the proposed use is located within a designated Settlement Area and will serve as a natural extension to an existing community. The proposed Draft Plan also respects Provincial Interests (i.e., natural heritage, agricultural, mineral and cultural heritage).

The intent of both the 'Developing Community (Expansion Area)' in the City's Official Plan is to provide sufficient urban land to meet projected demand to 2031. The proposed Draft Plan and Zoning By-law Amendment meet the requirements of the City's Official Plan and is compatible with the Leitrim CDP in terms of the residential uses proposed. It also accommodates mixed use commercial nodes along Bank Street, parks and open space and roads that provide connections to adjacent neighbourhoods and future development.

**Prepared by:**

**Reviewed by:**

**Original signed by**

**Original signed by**

Wes Paetkau, MCIP, RPP

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