

May 13, 2019

City of Ottawa
Planning, Infrastructure and Economic Development Department
110 Laurier Avenue West, 4th Floor
Ottawa, ON K1P 1J1

Attention: Mr. Stream Shen, Planner II

Dear Mr. Shen:

**Reference: Kanata North – CU Developments Inc.
Draft Plan of Subdivision and Zoning By-law Amendment Applications
Planning Rationale Addendum
City File Nos.: D02-02-18-0076 & D07-16-18-0023
Our File No.: 116132**

A Planning Rationale was submitted to the City of Ottawa on August 7, 2018 in support of Zoning By-law Amendment and Draft Plan of Subdivision applications for CU Development Inc.'s proposed subdivision in Kanata North. Following the submission of the applications, comments were received from the City of Ottawa, dated November 27, 2018 and the Conseil des écoles publiques de l'Est de l'Ontario (CEPEO), dated October 19, 2018.

This addendum responds to the CEPEO's and the City's request for revisions to the Planning Rationale to address their respective comments.

City of Ottawa Comment

Please include a chart in the planning rationale comparing how much land has been added to the Shirley's Brook corridor (block 285 and 286) and Block 297 vs what was proposed for the retained natural feature abutting Woodlot S-12 in the CDP demonstration plan. Subject to a minimum net-zero change in the total amount of space preserved, an OPA will not be required to remove the Urban Natural Features designation from Schedule B.

Novatech Response

The following table provides a comparison of the Open Space area attributed to natural features in CU Development Inc.'s (CUD) lands in the Kanata North Community Design Plan (CDP) Demonstration Plan (2016) and CUD's Draft Plan of subdivision (see Appendix 1 for an area comparison figure):

		CDP Demonstration Plan	CUD Draft Plan
Tributary #2	Block 285	1.03ha	1.03ha
	Block 286	1.79ha	1.73ha
	Block 306	0.88ha	0.93ha
Tributary #3 (Block 297)		0.50ha	0.55ha
Subtotal		4.20ha	4.24ha
Open Space/Natural Feature abutting Woodlot S-12		0.18ha	0.00ha
Total Area		4.38ha	4.24ha

As noted in the area comparison table, there is a 0.14ha area difference between the open space provided for natural features in the CDP Demonstration Plan and the CUD Draft Plan. However, at the time the CDP Demonstration Plan was created, the stand of trees in the southwest corner of the subdivision lands was still linked to Woodlot S-12, thereby justifying its protection as a natural feature. As stated in Section 4.2 of the Planning Rationale, the forested area that linked the stand of trees in the subdivision lands to Woodlot S-12 was completely cleared by the abutting landowner after the Demonstration Plan was approved (see Figures 14 and 15 in the Planning Rationale). The Environmental Impact Statement/Tree Conservation Report (dated June 2018) therefore concluded that there is no longer ecological value in preserving the stand of trees in the subdivision lands.

Since the southwest tree stand is no longer linked to Wood-lot S-12, it should no longer be considered natural feature that must be protected. Tributaries 2 and 3 are still natural features and the CUD Draft Plan provides 0.4ha more of open space along them than what was shown in the CDP Demonstration Plan, as indicated by the subtotal in the table above.

CEPEO Comments

The CEPEO site part located on block 304 is to be zone as I1A, Institutional. This zoning doesn't meet the CEPEO requirement for a secondary school site, as done on our other site in the city located at 2405 Mer Bleue (IA1[2530]/R3Z), we would like to propose the following changes with a few additional land uses:

- a. *Rezone the land shown in Planning Rationale as follows:*
 - i. *Block 304 – Rural Countryside (RU) to Minor Institutional Subzone A – Exception XXXX, Height Limit 20 metres /Residential Third Density, Subzone Z (I1A[XXXX]H(20))/R3Z*
 - ii. *Amend Section 239, Urban Exceptions, by adding a new exception, XXXX, with provisions similar in effect to the following:*
 1. *In Column II, add the text, "I1A[XXXX]H(20)"*
 2. *In Column III, add the following land uses:*
 - artist studio*
 - convenience store*
 - instructional facility*
 - medical facility*
 - personal service business*
 - restaurant*

retail food store
community health and resource centre
office
restaurant
retail food store
retail store
service and repair shop

iii. In Column V, add the text:

1. *The height limit for a school must not exceed 20 metres in height or 4 storeys, whichever is lesser.*
2. *The additional land uses permitted in Column III must be ancillary to and located in the same building as the school and not have any associated seating area exceed 15 square metres*
3. *The additional land uses permitted in Column III may only be located on the ground floor*
4. *The cumulative total of all the additional land uses, permitted in Column III, must not exceed a gross floor area of 100 square metres*
5. *Section 85 does not apply, and an outdoor commercial patio is permitted, for the additional land uses, permitted in Column III, subject to the following:*
 - a. *it is located on a corner lot;*
 - b. *it is located in the front yard, corner side yard, or both and is completely visible and accessible from a public street;*
 - c. *it does not exceed an area of 10 square metres; and,*
 - d. *it does not exceed an elevation higher than the existing average grade, unless located on a platform with a walking surface no higher than 0.3 metres above grade;*

We would also like to have more information about the implementation of the proposed Building Better and Smarter Suburbs mention on page 34 of the planning rationale and be consulted more specifically for the following aspect:

1. *Safety around our school regrading safe pedestrian crossing and traffic calming measures;*
2. *Connectivity for the community to our site and the park;*
3. *Parking around our site and accessibility, bus route and transportation;*
4. *Trees along municipal streets.*

Novatech Response

Table 3 – *Proposed Zoning Schedule* in Section 2.2 of the Planning Rationale is amended as follows to revise the proposed zone for the CEPEO school block from Rural Countryside (RU) to Minor Institutional Subzone A – Exception XXXX, Height Limit 20 metres /Residential Third Density, Subzone Z (I1A[XXXX]H(20)/R3Z) per the CEPEO’s comment:

Proposed Land Use	Block on Draft Plan	Proposed Zoning
Residential Street-Oriented	Blocks 1 to 280, 282 to 284, 288 to 293, 298 to 301, and 303	R3Z
Residential Multi-Unit	Blocks 281, 305, 307, and 311	R4Z
Institutional (park and ride, fire hall)	Blocks 309 and 310	I1A
CEPEO School Block	Block 304	I1A[XXXX]H(20)/R3Z
Creek Corridors	Blocks 285, 286, 297, 306	EP
Pathways	Blocks 287, 296, and 302	R3Z
SWM Pond	Block 308	O1
Neighbourhood Park	Block 294	O1

Table 3: Proposed Zoning Schedule

Section 3.4 – *School Sites* in the Planning Rationale is amended as follows to address the four items listed in the CEPEO’s comment regarding Block 304 on the proposed Draft Plan of Subdivision which has been reserved as a portion of their potential school site:

School Sites

As per Section 6.2.2 (School Sites) in the CDP, the proposed subdivision meets the following objectives for School Sites as set out in the BBSS Strategic Directions and Action Plan:

- *Prioritize pedestrian and cycling safety on streets around schools.*

The Subject Lands include a portion of a school block (Block 304) reserved for the French Public School Board of Eastern Ontario (CEPEO) in the southeast portion of the Subject Lands at the corner of proposed Streets 10 and 12. As discussed in the Transportation Impact Assessment report (October 2018) for the proposed subdivision, the collector roadway design will encourage the use of active transportation modes for utilitarian trips such as shopping, attending schools, and visiting neighbours. In accordance with the Parks and Pathways Plan in the CDP, a multi-use pathway (MUP) is proposed along the east side of Street 12 and a sidewalk is proposed along the west side of Street 12. A sidewalk is also proposed along Street 10. Intersection narrowing will also be provided at the Street 10/Street 12 intersection to reduce the crossing distance for pedestrians at this intersection. If the lands are developed in the future for a school site, it will be done in accordance with Section 6.2.2 of the CDP.

In addition to any parking provided on the school site, parking will be provided on one side of Street 12 and both sides of local roads. It is proposed that the school site would have frontage on both Streets 12 and 10 to facilitate vehicle and pedestrian circulation to and from the site.

- *Promote the efficient use of land and compact built form*

Block 304 will be dual zoned for institutional and residential uses in the case that the CEPEO does not decide to acquire the lands for a school. The proposed Residential – R3Z zone for Block 304 permits residential building types ranging from detached to townhouse dwellings, consistent with the balance of the subdivision.

- *Plan and design school sites as part of the open space system*

The CEPEO school site is to be co-located with the District Park to the south (outside of CUD's subdivision boundary) as shown in the CDP. The proposed network of MUPs and sidewalks through the subdivision and the entire Kanata North CDP area connects the school site to the Open Space system.

We trust this satisfies the City's and CEPEO's comments regarding updates to the Planning Rationale.

Yours truly,

NOVATECH

Prepared by:



Ellen Potts, BES (PI)
Planner

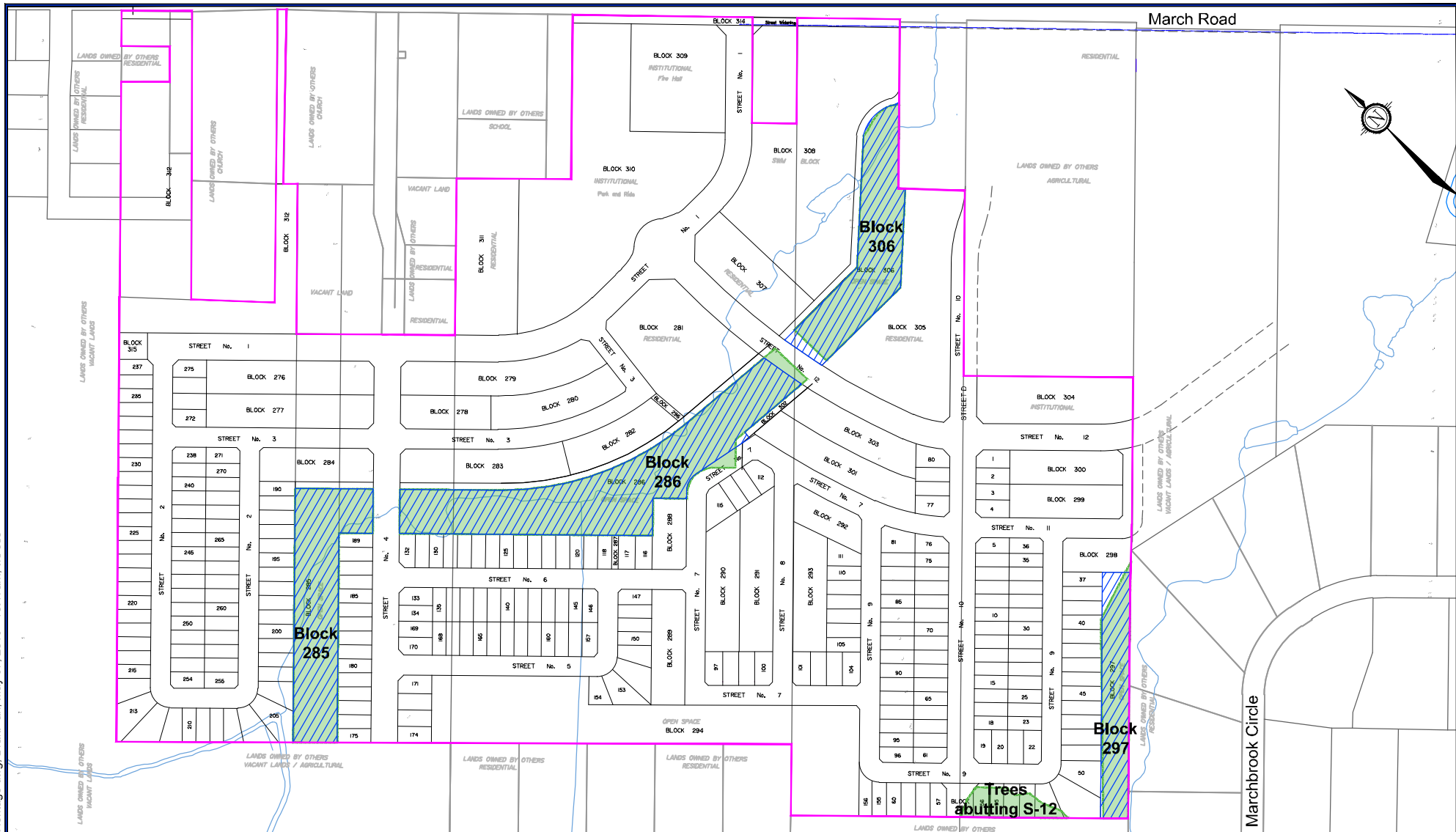
Reviewed by:



Greg Winters, RPP, MCIP
Senior Project Manager

Appendix 1: Natural Feature Open Space Area Comparison

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Legend

- KN CDP Demonstration Plan
Natural Feature Open Space
- CUD Draft Plan
Natural Feature Open Space

Base Plan Source:
 Draft Plan of Subdivision, Rev7, Dated April 29, 2019

**NATURAL FEATURE
 OPEN SPACE**

**CUD DRAFT PLAN vs.
 CDP DEMONSTRATION PLAN**

SCALE 1 : 500

DATE APR 2019 JOB 116132 FIGURE Fig-NatH