



# PLAN OF SUBDIVISION & ZONING BY-LAW AMENDMENT

## Proposed Subdivision



PLANNING RATIONALE | 1055 Klondike Road



### Prepared for:

Maple Leaf Custom Homes  
PO Box 94  
Ottawa, ON K0A 1T0

### Prepared by:

Lloyd Phillips & Associates Ltd.  
File: 1746  
Date: September 25, 2019



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## 1. OVERVIEW

Lloyd Phillips & Associates Ltd. has been retained by Maple Leaf Custom Homes (the 'Owner') to prepare a Planning Rationale report for a combined application for Plan of Subdivision and Zoning By-law Amendment for the property located at 1055 Klondike Road (the 'site') in the City of Ottawa.

The site is a large parcel of land located on the north side of Klondike Road, in the Kanata Lakes – Marchwood Lakeside – Morgan's Grant – Kanata North Business Park neighbourhood, just to the south of Kanata North. The site formerly contained a residential building, which was demolished due to extensive fire damage. The site is presently vacant.

The Owner is proposing to redevelop the site as a residential subdivision. To do so, a simultaneous application for Plan of Subdivision and Zoning By-law Amendment (Major) is required. The proposed development is to consist of 58 dwelling units in a mix of townhouse and semi-detached styles as part of Phase 1, and a low-rise apartment building with approximately 56 units in Phase 2.

## 2. SUBJECT SITE & SURROUNDING CONTEXT

The site is located in the City of Ottawa's west end in Ward 4 – Kanata North. The site is located in the Kanata Lakes – Marchwood Lakeside – Morgan's Grant – Kanata North Business Park neighbourhood, which is generally located south of Dunrobin and the Greenbelt, west of the Ottawa River and Greenbelt, north of the Beaverbrook neighbourhood, and northeast of Carp. This area is located on the edge of the urban/rural areas and is characterized by low-rise residential subdivisions, some low-rise commercial development, and low-rise business parks.

Specifically, the site is located on the north side of Klondike Road, bounded by a tributary to Shirley's Brook to the north and west, and by vacant land to the east.

To the immediate north of Shirley's Brook is a low-rise residential subdivision, and to the west is a low-rise commercial plaza. The subdivision and commercial plaza are separated from the site by Shirley's Brook which travels along the westerly and northern property lines. There is a stormwater management pond to the west, and some low-rise residential on larger lots to the immediate west and east. There is also the South March Public School and The Greenwoods Academy located on the south side of Klondike Road to the east of the site.

The following building types and land uses abut the site:

- < **North** Shirley's Brook; low-rise residential subdivision
- < **South** Low-rise residential; The Greenwoods Academy Montessori school
- < **East** Vacant land; Brookshire Park; South March Public School; Low-rise residential subdivision
- < **West** Shirley's Brook; Low-rise residential; Stormwater management pond; Low-rise commercial plaza

The site is characterized by grass fields with some tree cover adjacent to Shirley's Brook creek, which travels north-south along the westerly property line and wraps east-west along the northern property line. There is a gravel driveway travelling north-south along the westerly property line which leads to the site of





a former single-detached residence which was destroyed by a fire and removed. The site is presently vacant.

The site consists of the following specifications and legal description:

<b>Area</b>	4.49 ha (44,920.11 m <sup>2</sup> )
<b>Frontage</b>	109.73 m
<b>Depth</b>	327.78 m (east) (irregular)
<b>Legal Description</b>	Part of Lot 11 Concession 4, Geographic Township of March
<b>PIN</b>	045271015



*Figure 1. Site context demonstrating property addresses and boundaries (GeoOttawa, 2017)*

Figure 2 below is an extract of the existing draft plan of survey. Figure 3 presents aerial imagery of the site, and Figures 4 through 6 represent the subject site and immediately surrounding context from the streetscape.

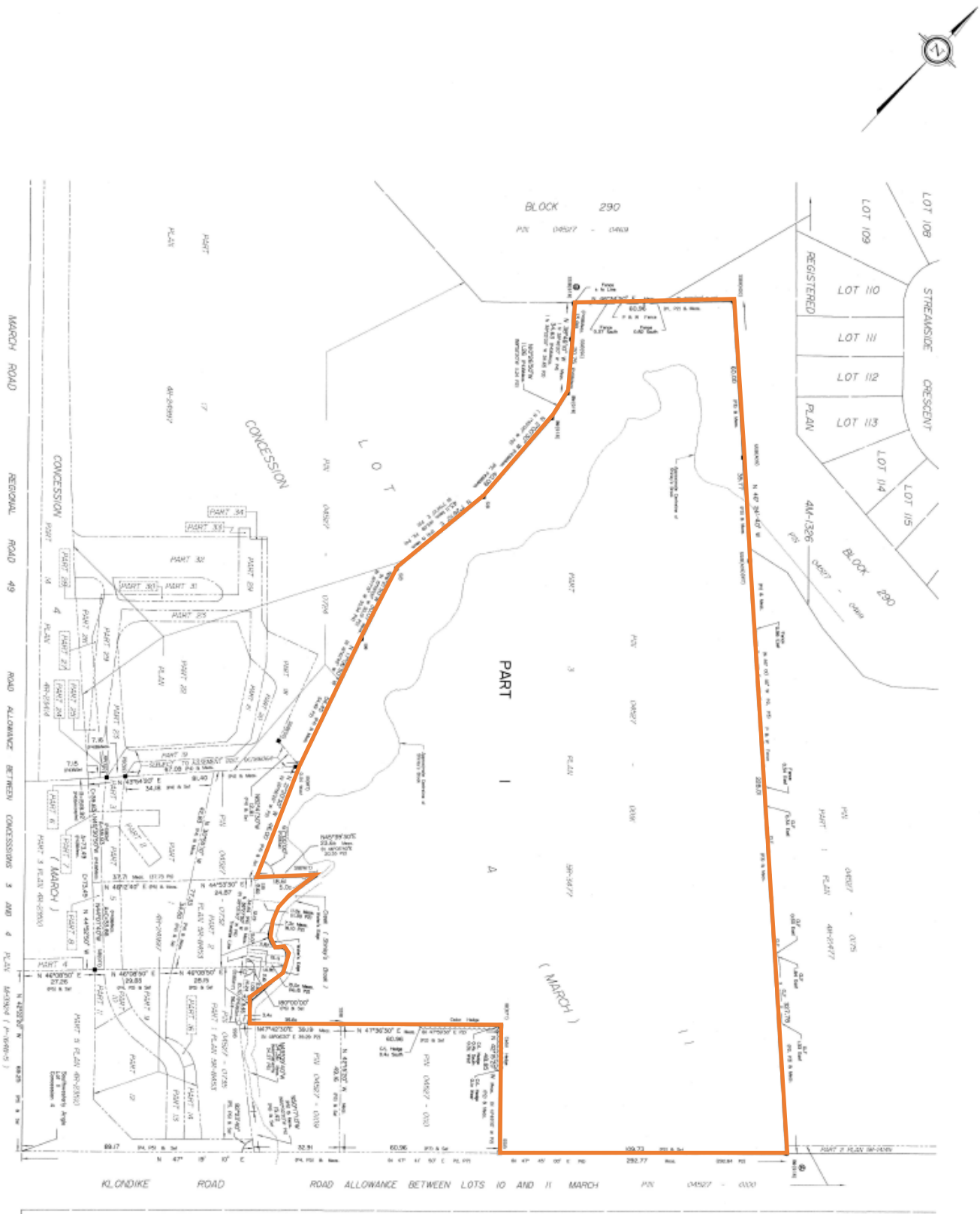


Figure 2. Extract of survey







Figure 3. Aerial imagery of subject site and surrounding context, looking south (Google Maps)





Figure 4. Street views of subject site and surrounding properties (Google Maps, May 2019)





Figure 5. Street views of subject site and surrounding properties (Google Maps, May 2019)



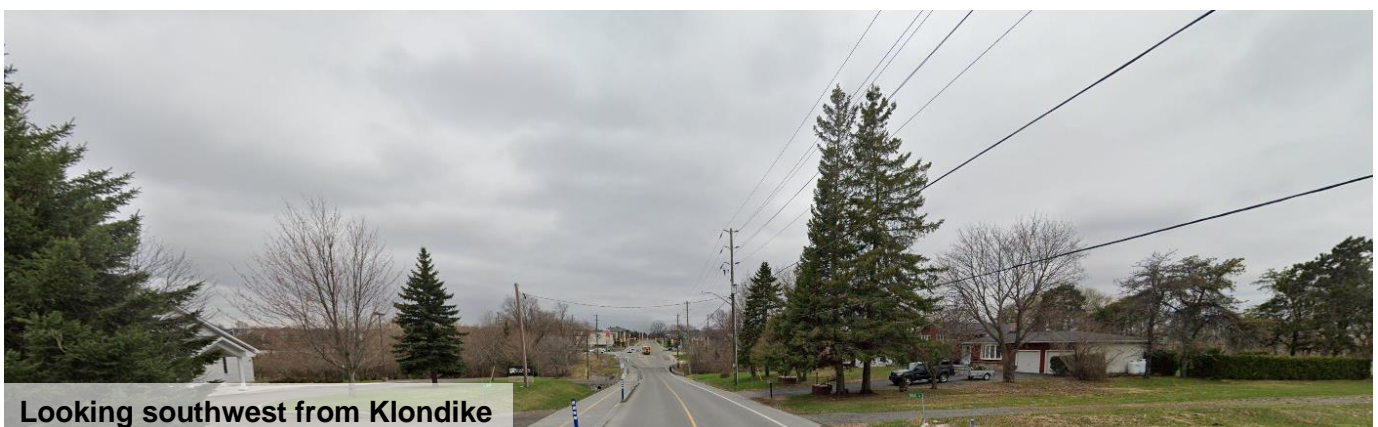


Figure 6. Street views of subject site and surrounding properties (Google Maps, May 2019)

### 3. PROPOSED DEVELOPMENT

The Owner is proposing to develop a residential subdivision with 58 dwelling units in a mix of townhouse and semi-detached dwelling units as part of Phase 1 of the development. The proposed Phase 2 of the development will include a low-rise residential apartment building with 56 units. The proposed subdivision will be serviced by municipal water and sewer. There will be a single roadway access from the north side of Klondike Road to service the townhouses and semis, which will end in a cul-de-sac. A separate entrance will service Phase 2 of the development.

#### 3.1 Site Design

The proposal is comprised of 12 blocks, which will accommodate pathway links, open space, semi-detached dwellings, townhouses, an apartment building, and vacant lands. There will be one public street as part of the plan. The composition of the blocks are as follows:

*Table 1. Proposed subdivision blocks*

Block	Description
1 & 9	46 townhouses with six units in a row in Block 1, and four to six units in a row in Block 9
2, 3, 5 – 8	12 semi-detached dwellings each with two dwelling units, with one semi in each block
10	Low-rise apartment dwelling with approximately 56 dwelling units and associated parking
4	Reserved for pathway linkage to rear-yard open space and pathway
11	Designated open space (Meander Belt and Blanding's Turtle 30 m setback)
12	Reserved for future development

#### 3.2 Access & Parking

The site will be accessed along from the north side of Klondike Road, with a street leading to a cul-de-sac. This street will be publicly owned and will service the 58 semi-detached and townhouse units. There will be a second access from the north side of Klondike to the future apartment building at Block 10, which will be developed as a second Phase.

#### 3.3 Subdivision & Unit Ownership

The Plan of Subdivision will create the blocks of land for the townhouses and semi-detached buildings. Following registration of the Plan of Subdivision, an application to Lift Part Lot Control will be submitted to create the individual unit ownerships.

Figure 7 presents the survey plan, and Figure 8 presents the proposed plan of subdivision.





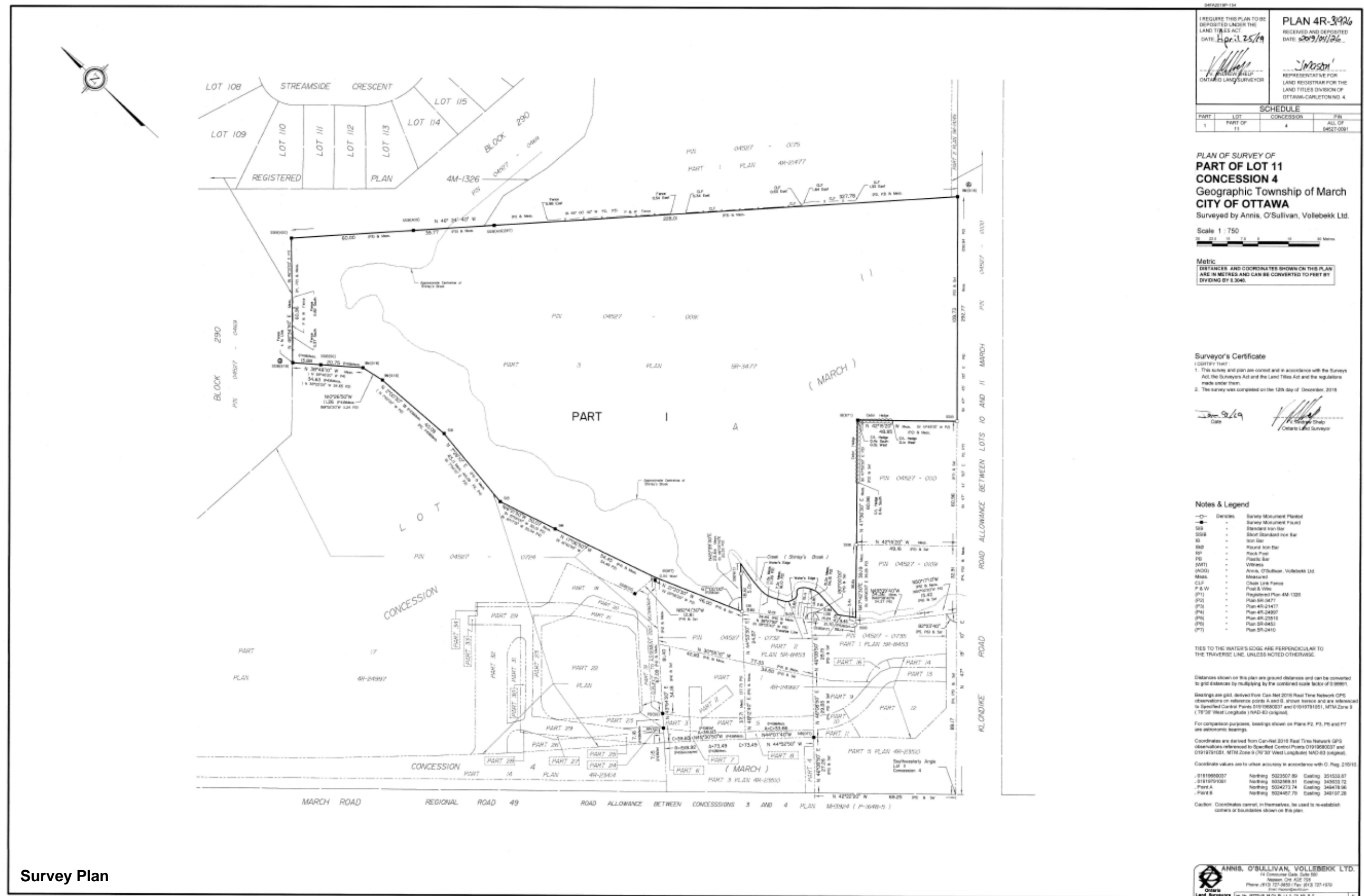


Figure 7. Survey Plan prepared by Annis O'Sullivan, Vollebakk Ltd.

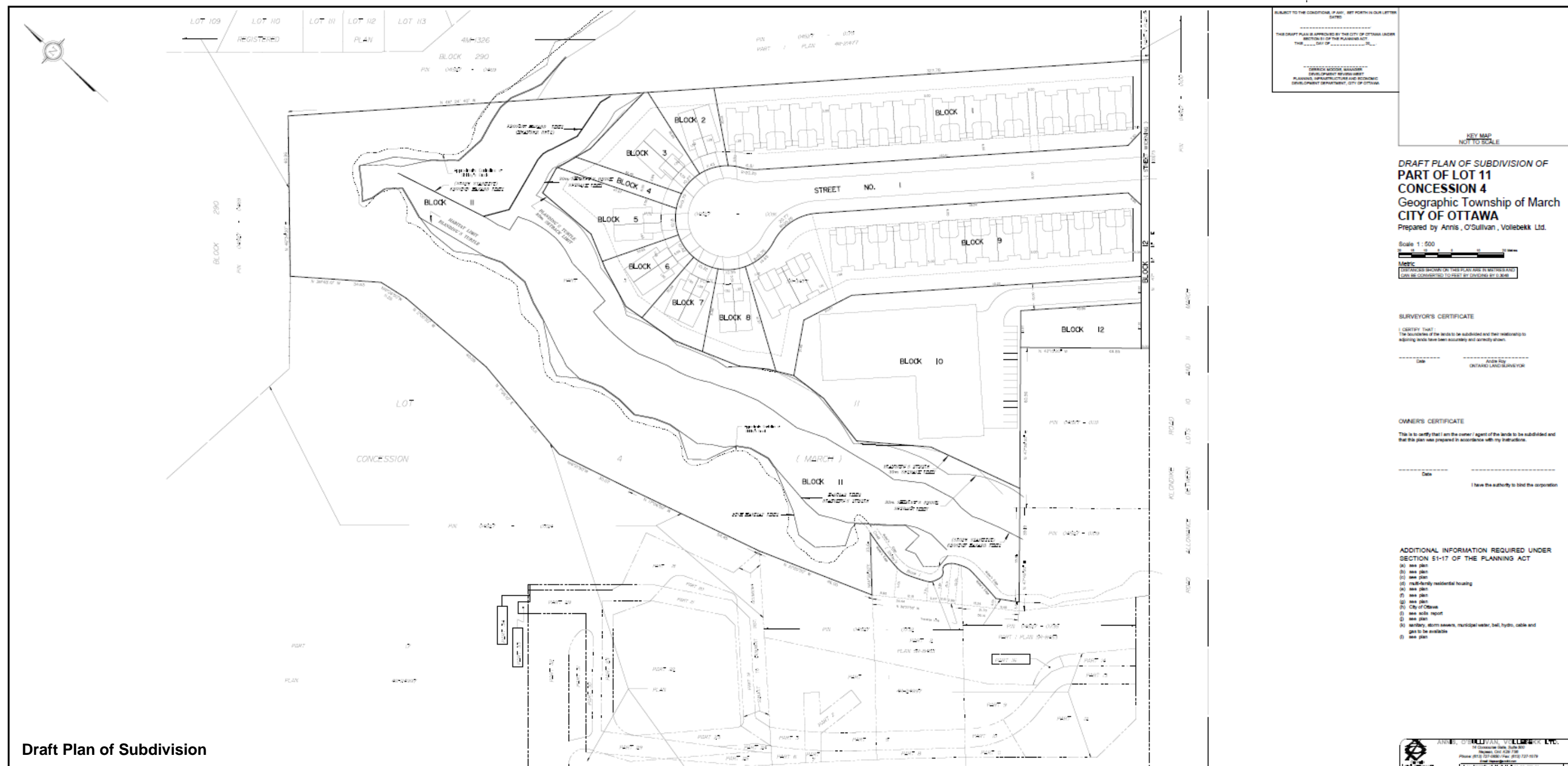


Figure 8. Proposed Plan of Subdivision prepared by Annis O'Sullivan, Vollebakk Ltd.





## 4. PROVINCIAL POLICY STATEMENT 2014

The Provincial Policy Statement 2014 (PPS) provides policy direction on planning matters for the Province of Ontario. Decisions affecting all planning matters shall be consistent with the Provincial Planning Policies. The proposed application for Site Plan Control is consistent with the applicable policies of the PPS, as demonstrated below.

**Section 1.1.1** of the PPS states that healthy, livable, and safe communities are sustained by:

- a) “promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate range and mix of residential...recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;
- h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.

**Section 1.1.3.2** of the PPS states that:

“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 their unjustified and/or uneconomical expansion...
- b) a range of uses and opportunities for intensification and redevelopment...”

**Section 1.1.3.4** of the PPS states that “appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety”.

**Section 1.4.1** of the PPS states that:

To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) “maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans”.

**Section 1.5.1** of the PPS states that healthy, active communities should be promoted by:

- b) planning and providing for a full range and equitable distribution of publicly accessible built and natural settings for recreation, including...parklands, public spaces, open space areas, trails and linkages...

**Section 2.1.1** of the PPS states that natural heritage features and areas shall be protected for the long term.



The above-noted PPS policies emphasize efficient development that is safe, respects the natural environment, uses available infrastructure, and provides for community needs in both the short- and long-term. The proposed development is an appropriate residential subdivision that will provide a diversity of housing choice and will

The proposed development represents a form of intensification that fits and functions well within the Kanata North and surrounding area, on the edge of the City of Ottawa's urban area. The use of existing municipal roads and services, with the construction of one new internal roadway, is an appropriate and efficient use of existing resources. The proposal supports the intensification policies outlined in the PPS through the provision of added density within the existing urban boundaries, while contributing to a diversification of housing options, being semi-detached, townhouse, and apartments, in an efficient use of land.

The design of the proposed development is appropriate for the surrounding context and adjacent subdivisions and single-detached dwellings and provides increased housing choice with commercial and institutional uses (schools) nearby. The proposal maintains a comfortable scale at the streetscape and public realm and is appropriate given the neighbourhood lot fabrics.

The design of the Plan of Subdivision has taken into account the setbacks required to protect the natural heritage resources and flood plain area along Shirley's Brook.

The site will be fully serviced by municipal water and sewer, with connection to services along Klondike Road.

Overall, the proposed subdivision is consistent with the policies and objectives of the PPS.





## 5. OFFICIAL PLAN

The site is designated General Urban Area in the City of Ottawa's Official Plan, as shown in the below extract of Schedule B – Urban Policy Plan (see Figure 8). Policies applicable to the proposed development are summarized below.

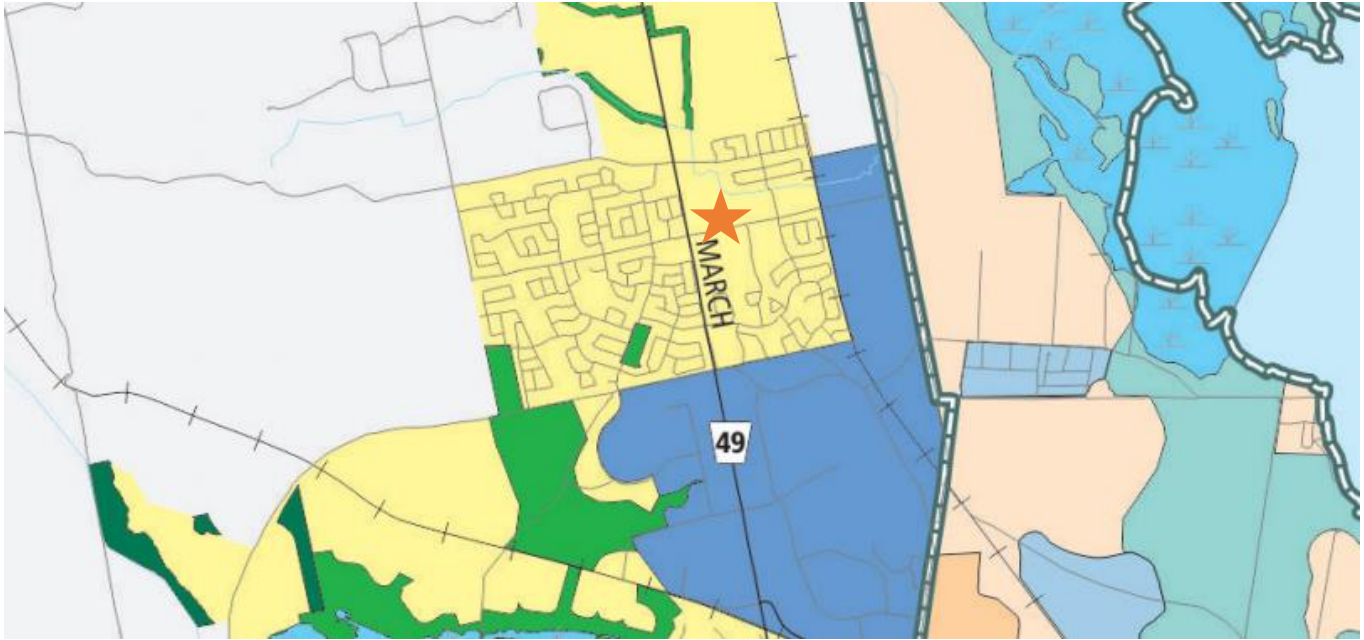


Figure 8. Extract from City of Ottawa Official Plan, Schedule B - Urban Area

**Section 2.2.2 Managing Growth Within the Urban Area** states that: “[...] the policy direction of this Plan is to promote an efficient land-use pattern within the urban area through intensification [...]”.

The applicable policies to the proposed development include:

1. “Residential intensification means intensification of a property, building or area that results in a net increase in residential units or accommodation and includes:
  - b. The development of vacant or underutilized lots within previously developed areas, being defined as adjacent areas that were developed four or more years prior to new intensification; and,
  - c. Infill development.
3. All intensification will occur in accordance with the provisions of Section 2.5.1, Urban Design and Compatibility, and 4.11, Urban Design and Compatibility, and with Section 4.6.1, Heritage Buildings and Areas.”

**Section 2.5.1 Urban Design and Compatibility** states the following: “[t]he Design Objectives of this Plan are qualitative statements of how the City wants to influence the built environment as the city matures and evolves. These Design Objectives are broadly stated, and are to be applied within all land use designations, either at the citywide level or on a site-specific basis. Design Principles further describe how the City hopes to achieve each of the Design Objectives, but may not be achieved or be achievable in all cases; these objectives include:”

1. To enhance the sense of community by creating and maintaining places with their own distinct identity;
2. To define quality public and private spaces through development;
3. To create places that are safe, accessible and are easy to get to, and move through;

4. To ensure that new development respects the character of existing areas;
5. To consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice. [OMB decision #2649, September 21, 2006];
6. To understand and respect natural processes and features in development design;
7. To maximize energy-efficiency and promote sustainable design to reduce the resource consumption, energy use, and carbon footprint of the built environment.”

**Section 4.11 Urban Design and Compatibility** states that, “[a]t the city-wide scale, issues of compatibility are addressed in the Official Plan through the appropriate designation of land and associated policies that direct where and how certain categories of land use should be permitted to develop...

“At the scale of neighbourhoods or individual properties, issues such as noise, spillover of light, accommodation of parking and access, shadowing, and micro-climatic conditions are prominent considerations when assessing the relationships between new and existing development. Often, to arrive at compatibility of scale and use will demand a careful design response, one that appropriately addresses the impact generated by infill or intensification. Consequently, the issue of ‘context’ is a dominant theme of this Plan where it speaks to compatibility and design”.

**Schedule L3 – Natural Heritage System Overlay (West)** identifies an area of the site as being partially within the Floodplain area, shown in Figure 9 below.

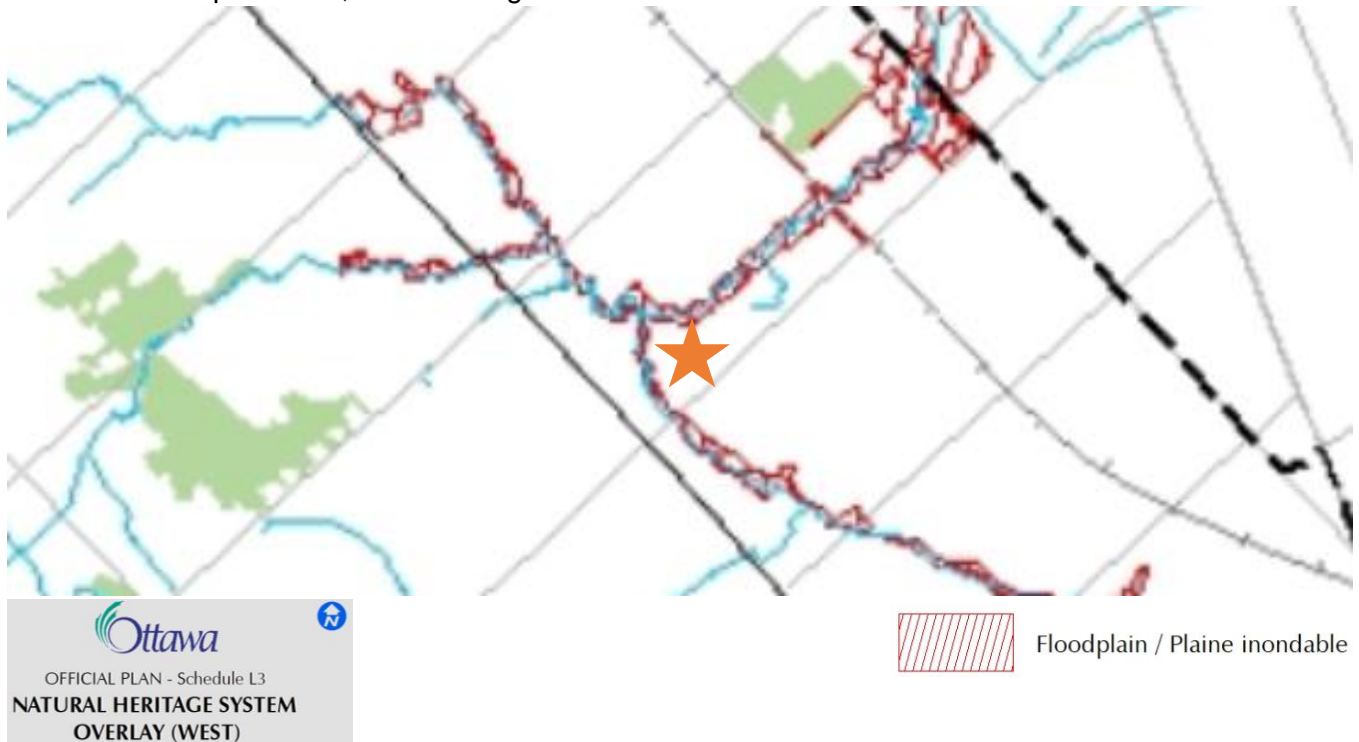


Figure 9. Extract from City of Ottawa Official Plan, Schedule L3 – Natural Heritage System Overlay (West)

**Section 4.7 – Environmental Protection** of the Official Plan outlines the required studies and assessments for development proposal to ensure the protection of important natural features within the City’s urban and rural areas.



**Section 4.7.2 – Protection of Vegetation Cover** and **Section 4.7.3 – Erosion Prevention and Protection of Surface Water** outline the need for tree preservation and to ensure development occurs an appropriate distance from watercourses to ensure a healthy natural area and slope stability while preventing flooding. The OP requires a 30 metre setback from the high water mark of rivers, lakes and streams, and 15 metres from the existing top of bank. Further, the OP states that natural watercourses should be maintained in their natural condition, and development and site alteration will not be permitted in fish habitat.

**Section 4.7.4 – Protection of Endangered and Threatened Species** prevents development or site alteration in habitats for endangered and threatened species.

The Official Plan emphasizes a need for context appropriate and efficient residential intensification as well as pedestrian and cycling-friendly development. The compatibility criteria outlined in Section 2.5.1 and Section 4.11 of the Official Plan are used to evaluate the compatibility of development proposals, based on land uses and built form and their sensitivity to the context of the surrounding neighbourhood. Section 4.11, Urban Design and Compatibility sets out the policies and the criteria for assessing compatibility of development.

The proposed development of new residential subdivision offers an opportunity for increased housing options while maintaining an appropriate land use and development pattern for the surrounding context. The immediate context and neighbourhood has a range and mix of building types and uses including low-rise single detached residential, low-rise commercial, low-rise institutional, and parks. There is also a light industrial and office park located to the general south.

The proposed subdivision will contribute positively to the neighbourhood by offering an increase and diversity of housing choice in the outer urban area. The design has thoughtfully considered the context within the existing streetscape and features appropriate massing and scale for the neighbourhood context. The proposal provides for a more efficient use of the land by creating a higher density residential accommodation in a suburban context. The opportunity to include a low-rise residential apartment building with the plan of subdivision will further serve to create a diversity of housing choice. The subdivision will also be fully serviced by municipal water and sanitary services.

The proposed development has been designed to accommodate the required setbacks from a watercourse to ensure slope stability, erosion prevention and protection of the watercourse at Shirley's Brook. The proposed rear property lines for the residential use are appropriately setback from the erosion hazard limit (meander belt) and are setback 30 metres from the watercourse. A comprehensive Tree Conservation Report and Environmental Impact Statement was completed by Bowfin Environmental and enclosed in this submission, which outlines the proposed tree conservation in this area as well as the appropriate 30 metre setback limit for the threatened Blanding's Turtle species. The proposal therefore respects the natural features on the site and conforms with Section 4.7 Environmental Protection policies of the Official Plan.

The proposed development conforms to the policies of the City of Ottawa Official Plan 2003, as amended.

## 7. ZONING BY-LAW 2008-250

### 7.1 EXISTING ZONING

The subject site is zoned DR – Development Reserve under the City of Ottawa's Zoning By-law 2008-250. The site is also partially designated as Floodplain (Section 58).

The purpose of the DR – Development Reserve zone is to:

- (1) recognize lands intended for future urban development in areas designated as General Urban Area and Developing Communities in the Official Plan, and future village development in areas designated as Village in the Official Plan;
- (2) limit the range of permitted uses to those which will not preclude future development options; and,
- (3) impose regulations which ensure a low scale and intensity of development to reflect the characteristics of existing land uses...

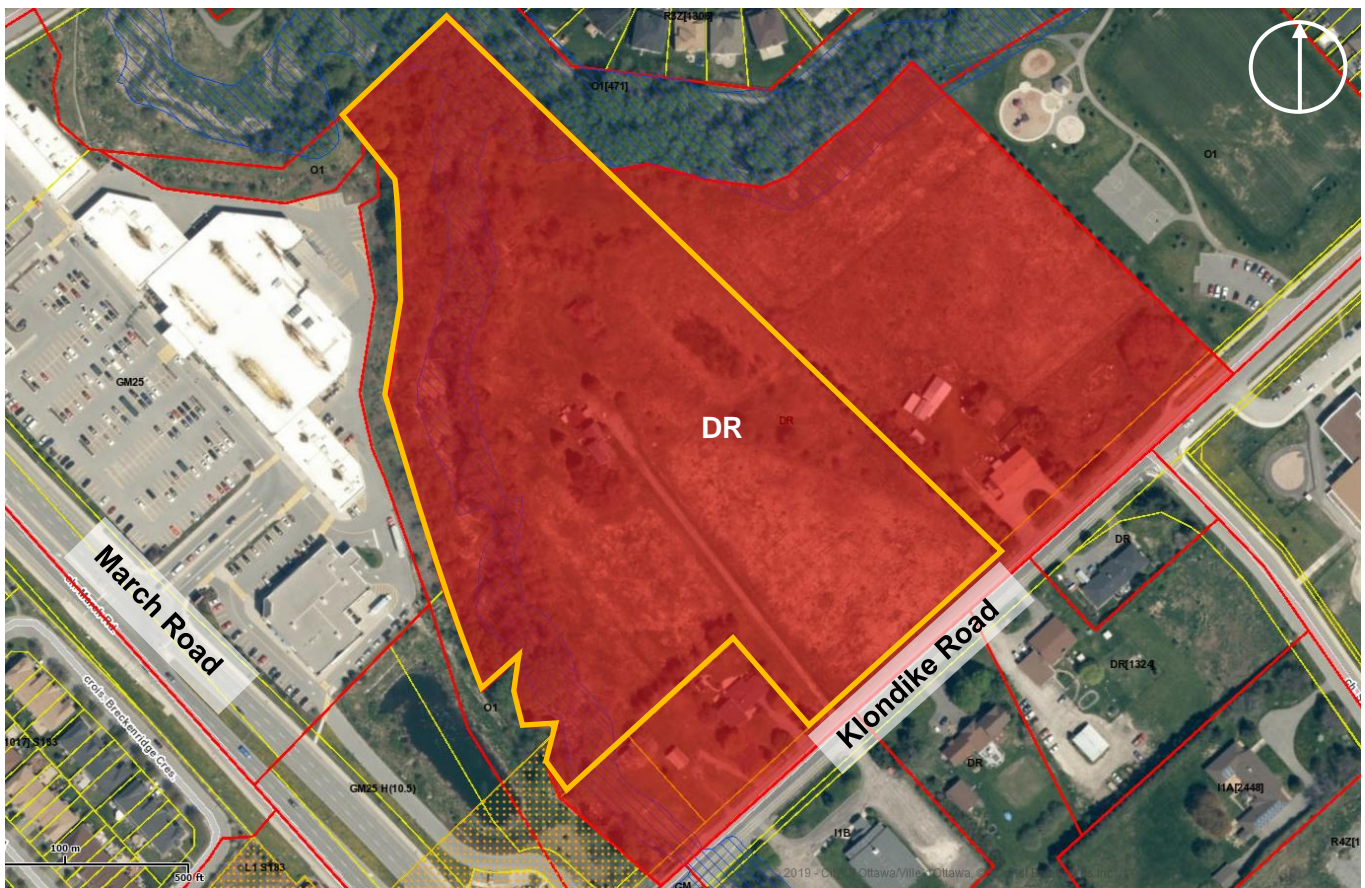


Figure 9. Excerpt of zoning with DR zone area indicated in red (GeoOttawa, 2017)

The site is also subject to the Flood Plain Overlay (Section 58) along the westerly and northern property lines, generally travelling north-south along Shirley's Brook. Policies related to flood plain overlay (Section 58) include:

- (1) General Provisions – Despite the provisions of the underlying zone or other zoning provisions of the Zoning By-law, development is prohibited within any area subject to a floodplain overlay.

Section 58(2) outlines exceptions which allow development in flood plain zones, as well as an additional list of non-permitted uses in those zones. The site design for the proposed residential subdivision has



avoided development within the floodplain zone and will be appropriately set back from the floodplain area and creek. Further, the area which is designated floodplain is proposed to be rezoned as O1 – Parks and Open Space and will accommodate only a recreational pathway linkage, discussed further below.

The proposal involves a Major Zoning By-law Amendment application to rezone the site from DR – Development Reserve, to R4 – Residential Fourth Density and O1, Parks and Open Space.

## 7.2 PROPOSED ZONING

The proposal is to rezone the site into two zones: R4T – Residential Fourth Density, Subzone T, to accommodate the residential uses, and O1 – Parks and Open Space, to accommodate the recreational pathways and meander belt, and floodplain areas which will tie in to the existing O1 zone which wraps along the west and north edges of the property. The proposed zones are indicated in Figure 10 below.

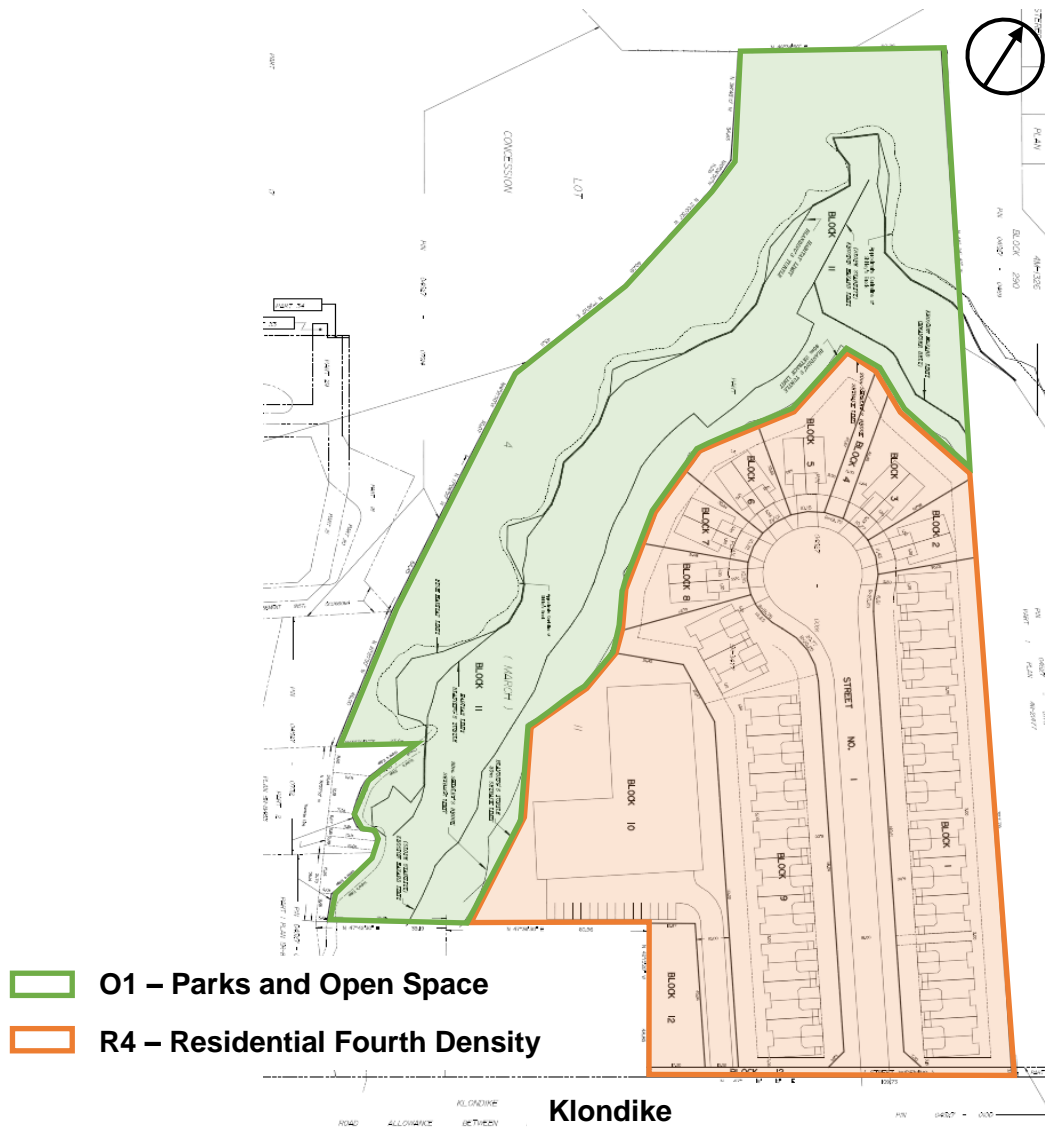


Figure 10. Proposed zoning

### 7.2.1 R4T – Residential Fourth Density, Subzone T

The purpose of the R4 – Residential Fourth Density zone is to:

- (1) *allow a wide mix of residential building forms ranging from detached to low rise apartment dwellings, in some cases limited to four units, and in no case more than four storeys, in areas designated as General Urban Area in the Official Plan;*
- (2) *allow a number of other residential uses to provide additional housing choices with the fourth density residential areas;*
- (3) *permit ancillary uses to the principal residential use to allow residents to work at home;*
- (4) *regulate development in a manner that is compatible with existing land use patterns so that the mixed building form, residential character of a neighbourhood is maintained or enhanced...*

The R4T zone permits residential uses including, but not limited to low-rise apartment dwellings, detached dwellings, semi-detached dwellings, and townhouse dwellings.

*Table 2. Proposed R4T zoning provisions*

Zoning Mechanisms	Provisions	
	Low-Rise Apartment Dwelling	Townhouse, Semi-detached
(iv) Minimum lot width (m)	15	4.5
(v) Minimum lot area (m <sup>2</sup> )	450	110
(vi) Maximum building height (m)	14.5 <sup>20</sup> (By-law 2014-289)	11 <sup>18, 20</sup>
(vii) Minimum front yard setback (m)	3	3
(viii) Minimum corner side yard setback (m)	3	3
(ix) Minimum rear yard setback (m)	varies <sup>3</sup>	varies <sup>4</sup>
(x) Minimum interior side yard setback (m)	varies <sup>3</sup>	1.2
(xi) End notes	3, 17	4, 17, 18
<b>Endnotes</b>		
3	<p>Interior Side Yard Setback: For any part of a building located within 21 metres of a front lot line the minimum required interior side yard setback is as follows:</p> <p>Where the building wall is equal to or less than 11 m in height: 1.5 m</p> <p>Where the building wall is greater than 11 m in height: 2.5 m</p> <p>Where the building contains an apartment dwelling, low rise or stacked dwelling and the side lot line abuts a residential subzone that does not permit that dwelling type: 3 m and that yard must be landscaped.</p> <p>In all other circumstances the minimum required interior side yard setback is 6 m.</p> <p>Rear Yard Setback:</p> <p>The minimum required rear yard setback is equal to 25% of the lot depth but need not exceed 7.5 metres. Notwithstanding the foregoing, where the rear lot line abuts the interior side lot line of an abutting lot, the minimum required rear yard setback is equal to the minimum required interior side yard setback of the abutting lot along each point of the shared lot line.</p>	
4	<p>Minimum rear yard setback is 25% of the lot depth which must comprise at least 25% of the area of the lot, however it need not exceed 7.5 m. Despite the foregoing, on lots with depths of 15 m or less, the minimum rear yard setback is 4 m.</p>	
17	<p>Community health and resource centres are permitted:</p> <p>(i) between and including the west side of Kent Street, the east side of Elgin Street, the south side of Gloucester Street.</p>	
18	<p>In area A of Schedule 342 the following permitted uses have a maximum building height of 10.0 metres:</p> <ul style="list-style-type: none"> <li>- Detached dwelling</li> <li>- Linked-detached dwelling</li> <li>- Semi-detached dwelling</li> <li>- Duplex dwelling</li> <li>- Townhouse dwelling</li> </ul>	





Unless the building has a peaked roof having a slope of 1 in 3 (4.12 pitch) or steeper, in which case the maximum building height is as per Column VI above.

All other permitted uses in Area A of Schedule 342 have a maximum building height as per Column VI above.

- 20 Despite the definition of grade in Section 54, the existing average grade will be used for development in Area AS on Schedule 342 and will be as follows:

Existing average grade must be calculated prior to any site alteration and based on the average of grade elevations taken along both side lot lines at the minimum required front yard setback and at the minimum required rear yard setback of the zone in which the lot is located.

The proposed R4 – Residential Fourth Density zone will allow for the construction of semi-detached, townhouse, and low-rise apartment dwellings. This zone will appropriately accommodate the proposed development. Site specific exemptions, notably, to permit a decreased lot width for an apartment dwelling in Block 10, may be required and resolved through a site-specific zoning amendment in the form of [xxxx].

### **7.2.2 O1 – PARKS AND OPEN SPACE**

The second zone on the site will be O1 – Parks and Open Space, located along the westerly and northern property boundaries. The purpose of the O1 – Parks and Open Space Zone is to:

- (1) *permit parks, open space and related and compatible uses to locate in areas designated General Urban Area [...] identified in the Official Plan, and*
- (2) *ensure that the range of permitted uses and applicable regulations is in keeping with the low scale, low intensity open space nature of these lands.*

Permitted uses include environmental preserve and education area, park, and urban agriculture.

The area designated as Parks and Open Space (indicated in green in Figure 10 above) will be maintained as vacant lands to provide an appropriate buffer between the residential development and Shirley's Brook. This also provides adequate setback from the meander belt and potential Blanding's Turtle habitat. There will be a wood chip material recreational pathway along the southern and eastern boundaries of this open space block, which will provide linkages for the future subdivision residents.

## **8. PUBLIC CONSULTATION STRATEGY**

The combined applications for Zoning By-law Amendment and Plan of Subdivision are a public application submitted under the Planning Act, 1990.

As part of the public consultation process, the City of Ottawa will install a notification sign at the property and will circulate notice to nearby neighbours and relevant community groups regarding the proposal. There will also be a public open house where residents are invited to provide comments. The public is also encouraged to send comments to the City's planner responsible for reviewing the file, or the Councillor of Ward 4 – Kanata North, Jenna Sudds.

It is important to note that Lloyd Phillips & Associates and the Owner met with Councillor Sudds in early 2019 to discuss the proposal and invite any feedback. Councillor Sudds presented no concerns at that time and expressed support for the proposal.



## 9. SUPPORTING MATERIAL

The following supporting studies and reports for the development are included with this application for Plan of Subdivision and Zoning By-law Amendment and summarized as follows:

### 9.1 Development Servicing Study and Stormwater Management Brief

A Development Servicing Study and Stormwater Management Brief was prepared by Novatech dated May 31, 2019 which outlines the sanitary sewer, watermain, storm sewer, and stormwater management for the site. The report concludes the following:

- The development will outlet to the sanitary sewer along Klondike Road at Sandhill Road, which has the capacity to accommodate the peak sanitary flow;
- The site will be serviced with water via a connection to the existing watermain at Klondike and Sandhill, which provides adequate fire protection and servicing under all conditions;
- The storm sewer system will convey stormwater to the existing system on Klondike;
- Roads will be graded in a saw-toothed pattern to provide surface stormwater storage during storm events that exceed the minor system inlet rate; and,
- Erosion and sediment control measures will be implemented prior to construction and remain until vegetation is established, and an Erosion and Sediment control plan will be prepared.

### 9.2 Geotechnical Investigation

A Geotechnical Investigation was prepared by Gemtec dated April 4, 2018. The purpose of the investigation was to identify the subsurface conditions at the site by means of boreholes and provide engineering guidelines and recommendations on the geotechnical design aspects of the project, as well as construction considerations. The report sets out various geotechnical guidelines and recommendations related to grade raise restrictions, residential buildings development, site services, roadway construction, as well as the sensitive marine clay soils and effects of trees.

A Supplemental Geotechnical Investigation was also undertaken in order to supplement the existing subsurface information at the site via boreholes and to provide information regarding the grade raise restrictions.

### 9.3 Noise Impact Feasibility Report

A Noise Impact Feasibility Report was prepared by Novatech, dated July 26, 2019. The objective of the report was to assess the environmental impact of noise on the proposed development and outline potentially required mitigation measures. The report concludes that attenuation measures will be required, including a noise barrier along lots 1 and 46 as well as indoor noise mitigation and warning clauses for lots 1-3 and 43-46.

### 9.4 Phase I & II Environmental Site Assessments

A Phase I Environmental Site Assessment (ESAs) was prepared by Gemtec dated October 2, 2018 in order to identify any former or current potentially contaminating activities at the site to determine whether there are any potential areas of environmental concern. During the site visit, evidence from an above-ground fuel storage tank was observed on the site, as well as an off-site dry-cleaning facility. There were also previously existing structures on site which were demolished following a fire. Based on these factors, a Phase II ESA was recommended.

A Phase II Environmental Site Assessment was then prepared by Gemtec dated May 17, 2019 in order to investigate the three areas of potential environmental concern noted above. The investigation included sampling boreholes and monitoring wells on-site. Soil and groundwater samples were collected and





submitted for analysis. The report recommends that contaminated soil will be encountered within the former building footprint area, and it is recommended that soil and debris be disposed of at an approved facility and confirmatory sampling be completed.

### **9.5 Environmental Impact Statement and Tree Conservation Report**

An Environmental Impact Statement (EIS) and Tree Conservation Report (TCR) was prepared by Bowfin Environmental Consulting Inc. dated September 3, 2019. The purpose of the report was to determine if significant natural features have been designated in or adjacent to the subject lands and assess the potential impacts to the natural environment from the development. The EIS assessed the natural environment habitats and potential for negative impacts, and the TCR determined what woody vegetation needs to be retained and protected.

The report concludes that the only natural heritage features depicted on the relevant Official Plan policies is fish habitat. The City also identified Category 2 and 3 habitats for Blanding's turtle along the watercourse. No other natural heritage constraints were identified. The report sets out mitigation measures for Species at Risk that are potentially occurring on-site including American Eel, Blanding's Turtle, Barn Swallow, and various bats.

The report also confirms that the tree groupings were not wide enough to provide forest interior habitat, and there are no occurrences of SAR trees or habitats. The trees recommended for retention are located along the banks of Shirley's Brook, and outlines mitigation measures for the retained trees.

The report provided guidance on establishing the overall setback of the residential uses from Shirley's Brook. The typical setback from the centreline of Shirley's Brook to the rear lot line of a residential use property is 30 m. The corridor has intended a recreational pathway constructed of woodchip material to avoid turtle nesting, which will be adjacent to the rear property lines of the residential area. It is intended that the corridor lands will be conveyed to the City.



## 10. CONCLUSION

The subject site is a large lot located in the City of Ottawa's west suburban area, in Ward 4 – Kanata North. The site formerly contained a single-detached farmhouse which was destroyed by fire and is presently vacant. The site is characterized by grass fields and a treed area along the Shirley's Brook corridor which travels along the westerly and northern property lines.

The proposed Plan of Subdivision and Zoning By-law Amendment is to permit the development of a new residential subdivision which will be completed in two phases. Phase 1 of the development will include a mix of townhouse and semi-detached style residential buildings, with a single internal public road ending in a cul-de-sac. Phase 2 of the development will include a low-rise apartment building with approximately 56 dwelling units and associated parking.

The proposed rezoning from DR – Development Reserve to R4T – Residential Fourth Density, Subzone T will permit the development of a residential subdivision and low-rise apartment building on the site, with the appropriate zoning provisions. Any site-specific zoning amendments may be resolved through the introduction of an Urban Exception [xxxx].

The proposed Plan of Subdivision will establish the blocks for townhouses, semi-detached dwellings, apartment dwelling and block reserved for future development. The Plan also sets out blocks for the road, as well as open space area to the west and north sides of the property which is intended to provide a buffer between the residential uses and the Shirley's Brook corridor. This area will include a recreational pathway linkage for the subdivision. Following registration of the Plan of Subdivision, an application to lift Part Lot Control will be submitted to create individual unit ownerships.

The site will be fully serviced by municipal water and wastewater. Careful consideration has been placed into the design of the subdivision in order to protect the existing natural features and ensure slope stability on the site, as well as the geotechnical requirements for future construction. The proposed development represents a form of intensification that is appropriate for the surrounding context and offers a diversity of housing choice and higher-density development in the City's suburban area.

Overall, the proposal is consistent with the Provincial Policy Statement 2014, conforms to the policies of the City of Ottawa Official Plan, including OPA 150 and complies with the provisions of the proposed Residential Fourth Density zoning per the City of Ottawa's Zoning By-law 2008-250.

The proposed development represents good land use planning and is recommended for approval.

Respectfully submitted,

Lloyd Phillips & Associates Ltd.



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Planner

