

**1401 & 1411 Henri Lauzon Street**  
**Proposed Draft Plan of Subdivision Application**  
**Planning Rationale Report and Design Statement**

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Prepared for

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## 1. Introduction

This report is intended to provide the necessary planning background and rationale in connection with a proposed draft plan of subdivision for the properties known as 1401 and 1411 Henri Lauzon Street (hereinafter referred to as the subject property). The proposed subdivision is in support of the recently approved site plan for 33 townhouses to be developed on a private street known as Halo Private.

## 2. Site Context and Existing Land Use

The subject property is a .7186 ha parcel located on Henri Lauzon Street just south of Notre Dame Street (south and east of the intersection of St. Joseph Boulevard and Jeanne D'arc Boulevard) in the Community of Orleans. See Figures 1-3. The subject property is legally known as Parts 1 and 2 of Plan 4R- 19358.

**Figure 1: Subject Property ☆ Location**

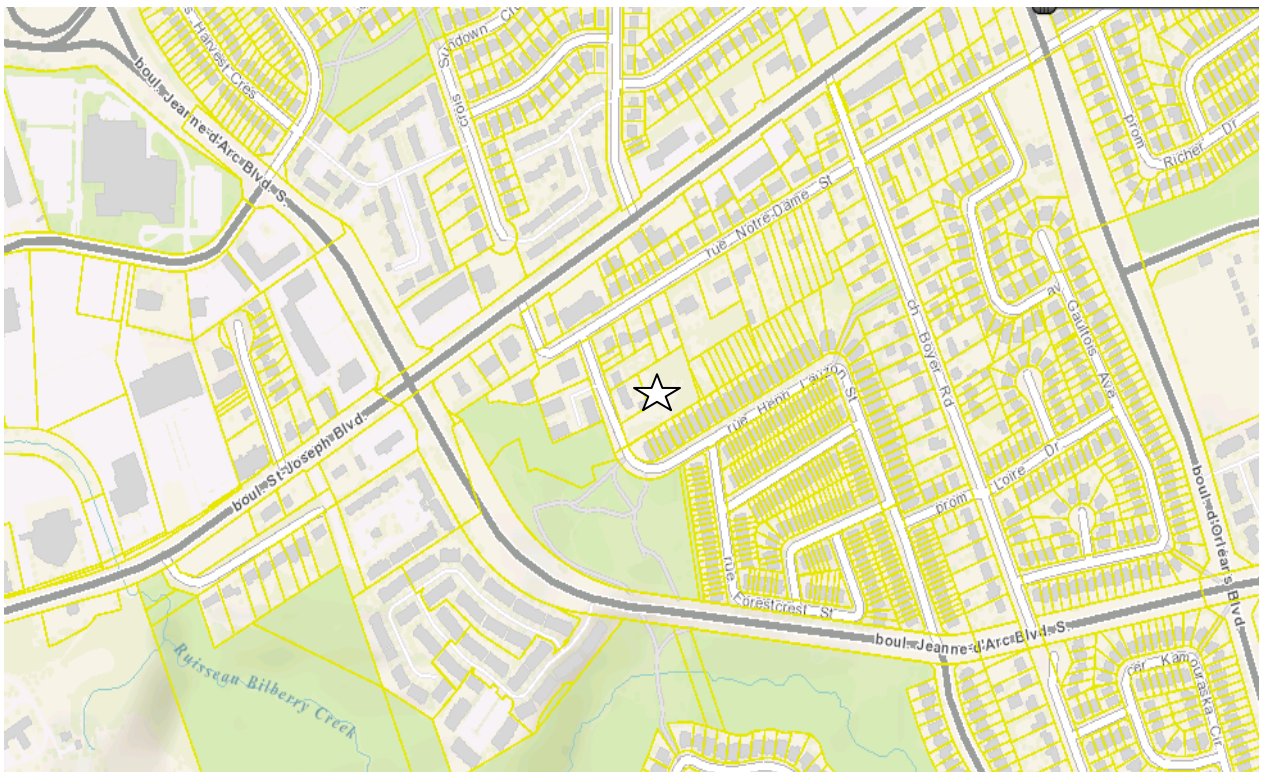


Figure 2: Subject Property Survey (extract)

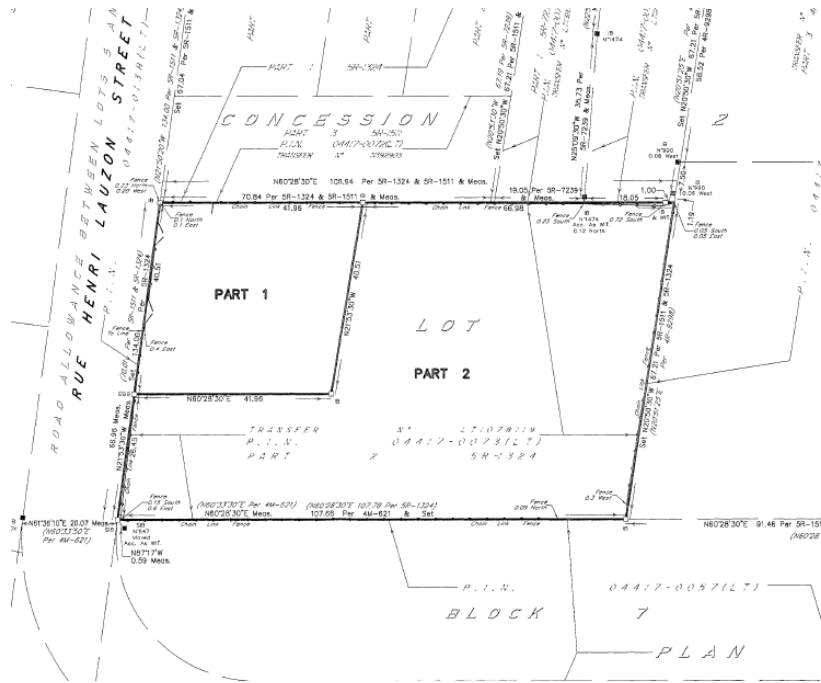
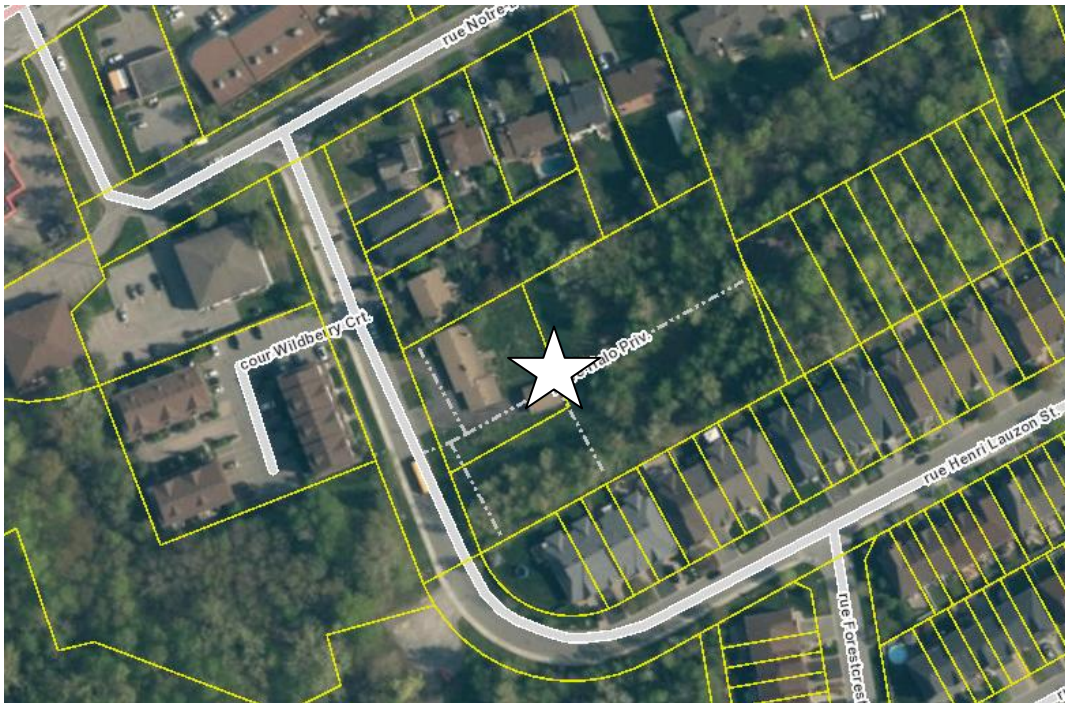


Figure 3: Air Photo Context Plan





The subject property consists of two parcels; the parcel at 1401 Henri Lauzon is occupied by a single family detached home ( to be demolished) while the parcel t 1411 Henri Lauzon is vacant. The area around the subject property consists of the following uses per Figures 4-7:

- South: freehold townhouses fronting onto Henri Lauzon Street ;
- North: single family detached homes fronting onto Henri Lauzon Street and Notre Dame Street ;
- West: stacked townhouses fronting onto Henri Lauzon Street and vacant land;
- East: vacant land pending future development.

**Figure 4: Single Family Detached Unit on Subject Property**



**Figure 5: Townhouses on Henri Lauzon Street south of Subject Property**



**Figure 6: Single Family Detached units on Henri Lauzon St. north of Subject Property**



**Figure 7: Stacked Townhouses on Henri Lauzon Street west of Subject Property**



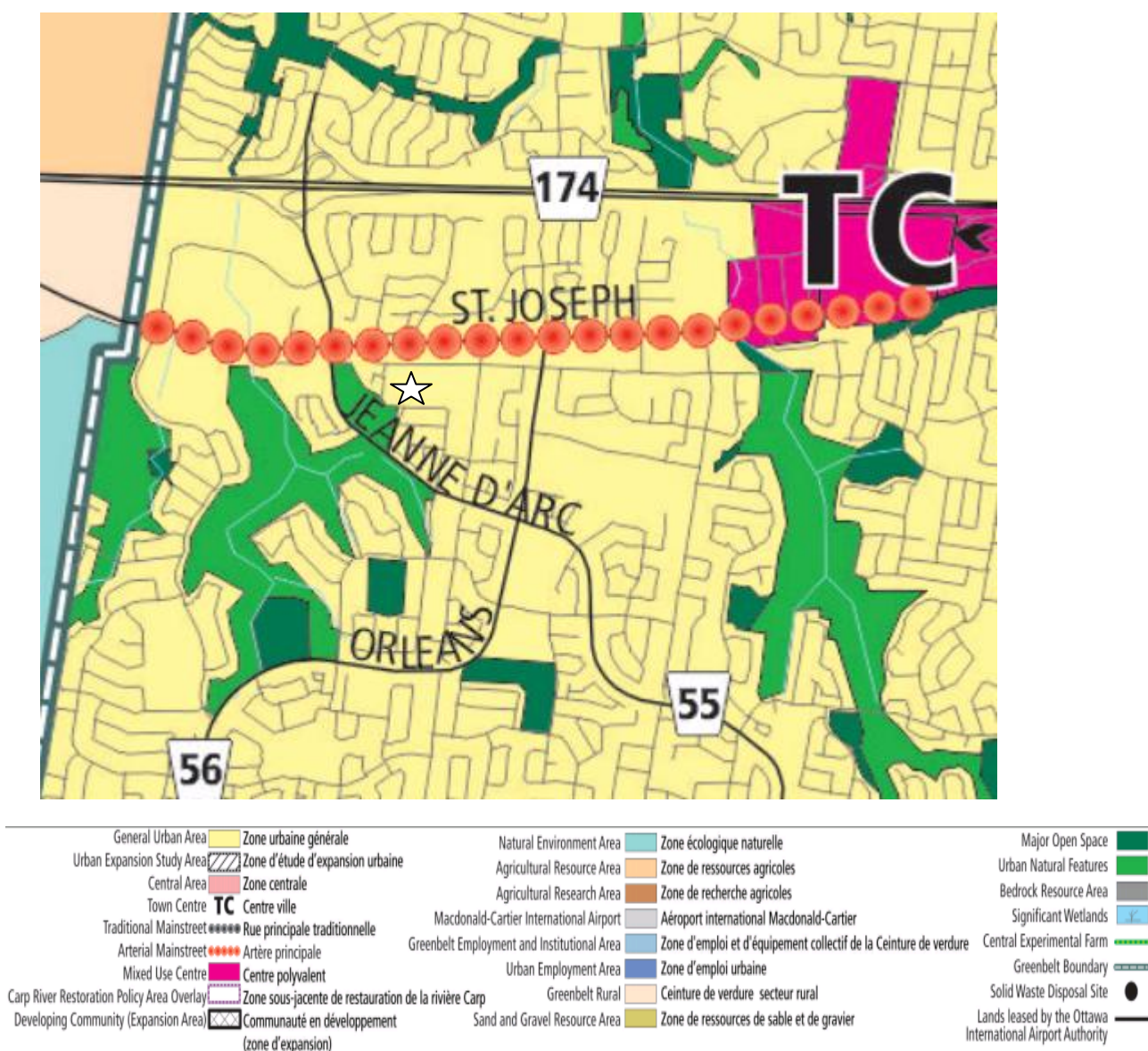


### 3. Planning Context

#### 3.1 City of Ottawa Official Plan 2003

The subject property is designated 'General Urban Area' in accordance with Schedule B of the City of Ottawa Official Plan . According to policy 3.6.1.1 of the Official Plan '*the General Urban Area designation permits all types and densities of housing, as well as employment, shopping, service, industrial, cultural, leisure, park and natural areas, entertainment and institutional uses*'.

**Figure 8: City of Ottawa Official Plan Schedule B-Urban Policy Plan**





### 3.2 Zoning Bylaw 2008-250

According to City of Ottawa Zoning By-law 2008-250, the subject property is zoned R3Y[1448] which is intended to permit *'allow a mix of residential building forms ranging from detached to townhouse dwellings in areas designated as General Urban Area in the Official Plan.* See Figure 9: City of Ottawa Zoning By-law 2008-250.

**Figure 9: City of Ottawa Zoning By-law 2008-250**



Exception 1448 refers to the following additional provisions:

- minimum lot width is 5 m
- maximum building height is 3 storeys
- clause 107(3)(b) does not apply. In turn clause 107(3)(b) states as follows:

(3) Despite 107(2), in the case of a driveway providing access to a permitted parking space for a Detached Dwelling, Semi-detached Dwelling, Linked-detached Dwelling, Duplex Dwelling, Townhouse Dwelling or Stacked Dwelling:

(a) the driveway must have a minimum width of 2.6 metres.

(b) where a driveway is providing access to a permitted parking space located outside of the front yard and corner side yard it may be located in a front yard, in a corner side yard, in an interior yard, in the extension of an interior side yard into the front yard or in the extension of a corner side yard into a rear yard provided that: (By-law 2018-155)

(i) In the R1, R2, R3, R4 and R5 zones, no part of the driveway may be located between the front wall of the residential use building and the street nor, in the case of a corner lot, between the corner side wall of the residential use building and the street; and, (By-law 2017-302)

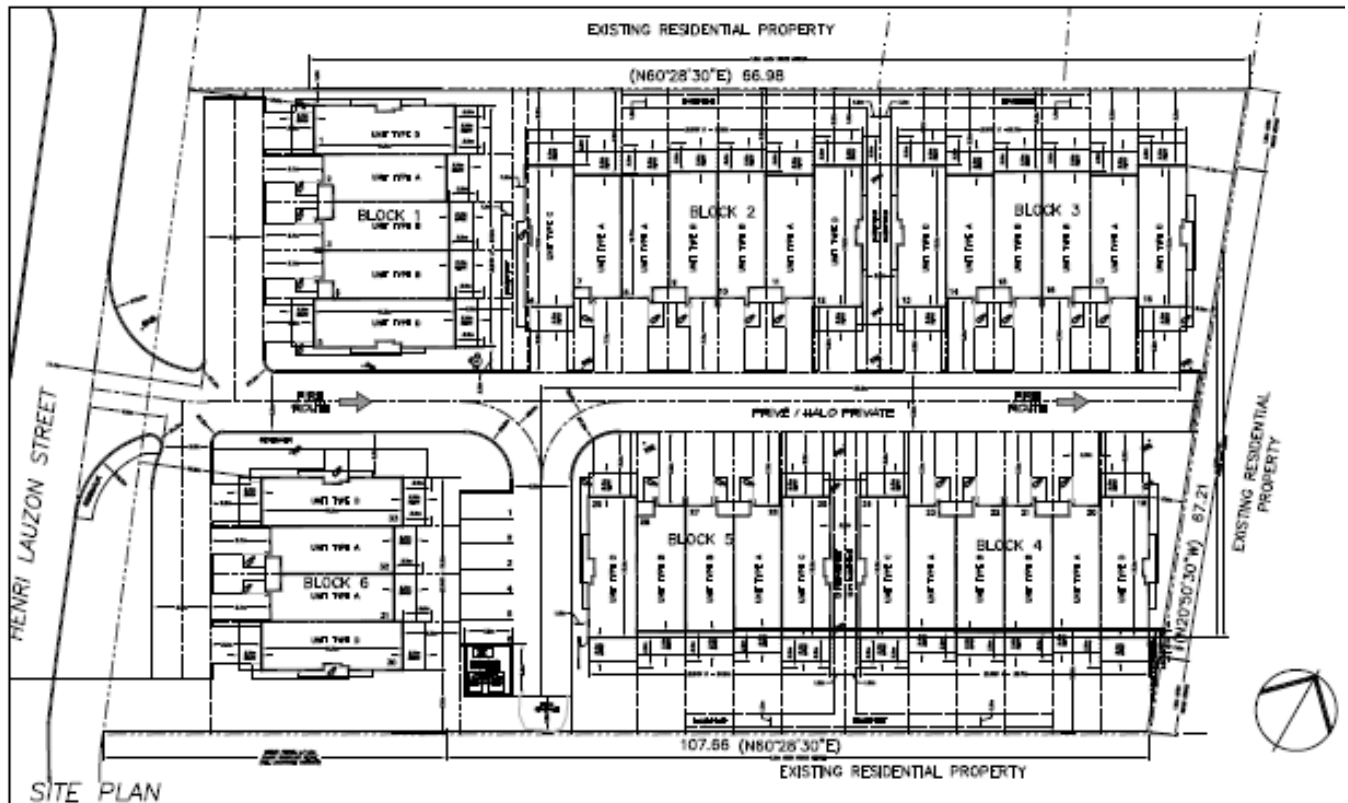
(ii) the area of the driveway does not exceed the greater of:

1. 50 per cent of the area of the yard in which it is located, or
2. 2.6 metres times the depth of the yard in which it is located.

### 3.3 Site Plan

Site plan approval was granted to the subject property via a November 15, 2019 staff report ( City File D07-12-15-0004); the said staff report approved the site plan ( revision 21) dated 7 February 2019 as prepared by Barry J. Hobin and Associates Architects Incorporated and as shown on Figure 10.

**Figure 10: Approved Site Plan**



According to the staff report, the private road entrance is located on Henri Lauzon Street and generally bisects the property. Parking will be provided through a combination of at-grade parking areas, including nine visitor parking spaces, and individual driveways leading to garages. The height of the buildings is three storeys (less than 11 metres). The exterior materials are brick and fibre board siding with aluminum soffit and fascia, and asphalt shingles.

The said staff report granting site plan approval to the subject property refers to the following approved plans and reports:

1. **Site Plan, Dwg S1**, prepared by Barry J. Hobin and Associates Architects Incorporated, revision 21, dated 7 February 2019;
2. **Landscape Plan, L1.0**, prepared by CSW Landscape Architecture, revision 15, dated 6 February 2019;
3. **Erosion and Sediment Control Plan, C101**, prepared by LRL Engineering, revision 3, dated 10 December 2018;
4. **Grading Plan, DWG C301**, prepared by LRL Engineering, revision 3, dated 10 December 2018;
5. **Servicing Plan, DWG C401**, prepared by LRL Engineering, revision 3, dated 10 December 2018;
6. **Halo Private Plan and Profile, DWG C501**, prepared by LRL Engineering, revision 3, dated 10 December 2018;
7. **Underground Storage and Stormwater Separator Details, DWG C601**, prepared by LRL Engineering, revision 3, dated 10 December 2018;
8. **Underground Storage and Stormwater Separator Details, DWG C602**, prepared by LRL Engineering, revision 3, dated 10 December 2018;
9. **Underground Storage and Stormwater Separator Details, DWG C603**, prepared by LRL Engineering, revision 3, dated 10 December 2018;
10. **Post-Development Storm Watershed Plan, C701**, prepared by LRL Engineering, revision 3, dated 10 December 2018;
11. **Post-Development Sanitary Sewershed Plan, C801**, prepared by LRL Engineering, revision 3, dated 10 December 2018.
12. **Elevations - Block #1, A-06**, prepared by Barry J. Hobin and Associates Architects Incorporated, dated 27 January 2017;
13. **Elevations - Block #2, A-06**, prepared by Barry J. Hobin and Associates Architects Incorporated, dated 27 January 2017;
14. **Elevations - Block #2, A-06**, prepared by Barry J. Hobin and Associates Architects Incorporated, dated 27 January 2017;
15. **Elevations - Block #4, A-06**, prepared by Barry J. Hobin and Associates Architects Incorporated, dated 27 January 2017;
16. **Elevations - Block #5, A-06**, prepared by Barry J. Hobin and Associates Architects Incorporated, dated 27 January 2017;
17. **Elevations - Block #6, A-06**, prepared by Barry J. Hobin and Associates Architects Incorporated, dated 27 January 2017;

And as detailed in the following report(s):

1. **Development Servicing and Stormwater Management Report**, prepared by LRL Engineering, dated January 2016, revised 7 January 2019;
2. **Geotechnical Investigation**, prepared by Paterson Group, dated July 2017.

Please note that the staff report refers to the 'Geotechnical Investigation, prepared by Paterson Group, dated July 2017' whereas this report was actually prepared by LRL Engineering.

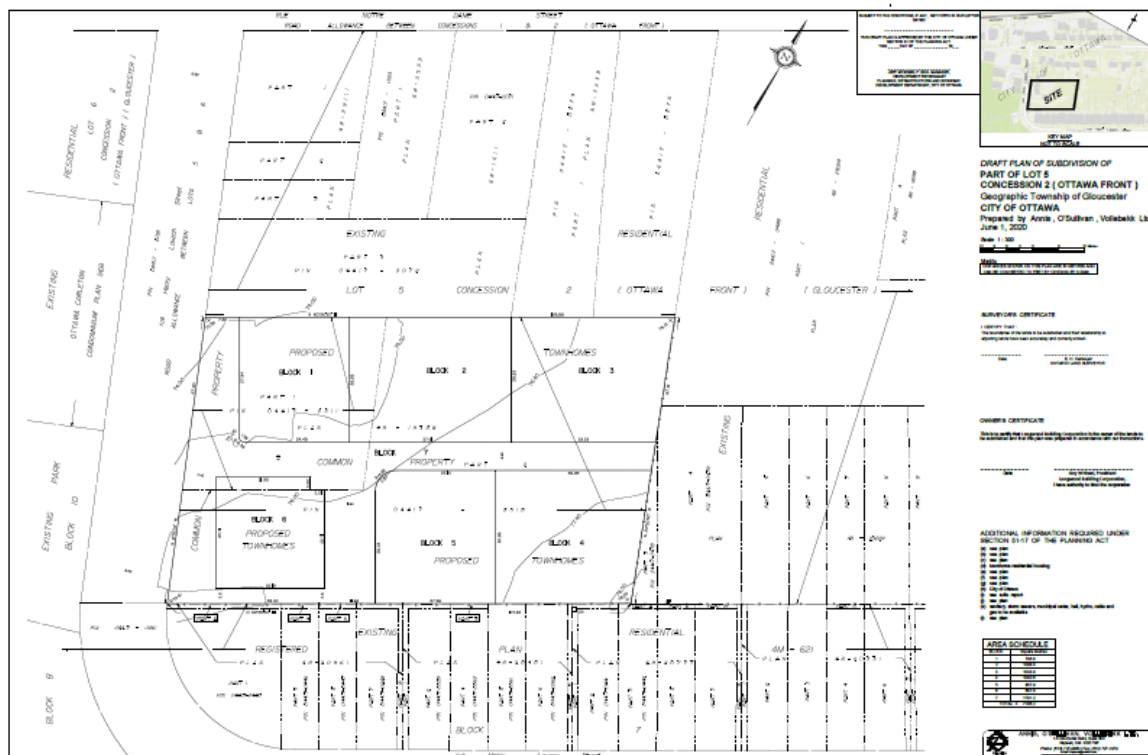


#### 4. Proposal and Rationale

The proposal calls for the approval of a draft plan of subdivision to enable the construction and transfer of the proposed 33 townhouses as freehold units ( following the lifting of part lot control). As per the approved site plan, the proposal calls for the creation of a private street ( already named Halo Private) and a visitor parking lot. Both the private street and parking lot will be subject to a common elements agreement which will make each of the 33 townhouse purchasers a co owner of the road and parking lot and assume responsibility for their maintenance.

The proposed draft plan showing 6 residential blocks and one common road/parking lot block is shown on Figure 11.

**Figure 11: Proposed Draft Plan of Subdivision**



Further to our pre-consultation meeting with staff, this submission is supported by the following documents which have been submitted along with application:

- Draft Plan of Subdivision
- Site Survey Plan
- Concept Site Plan Showing Proposed Land Uses and Landscaping

- Approved Site Plan
- Approved Landscape Plan/Tree Conservation Report
- Approved Grade Control and Drainage Plan
- Approved Site Servicing Plan/Study
- Approved Geotechnical Study/Slope Stability Study
- Approved Stormwater Management Report
- Phase 1 ESA

The proposal before you is also supported by the plan shown on Figure 12 below.

**Figure 12: Concept Site Plan Showing Proposed Land Uses and Landscaping**



## 5. Conclusion

The requested approval of the draft plan of subdivision referred to in this report is consistent with the Official Plan, Zoning By-Law 2008-250 as well as the site plan approval granted on November 15, 2019 ( per staff report of City File D07-12-15-0004).