

**EXTENSION OF DRAFT PLAN OF SERVICED SUBDIVISION APPLICATION  
DELEGATED AUTHORITY REPORT  
MANAGER, DEVELOPMENT REVIEW, SOUTH,  
PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT  
DEPARTMENT**

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**Site Location:** part of 3100 Leitrim Road

**File No.:** D07-16-20-0010

**Date of Application:** March 31, 2020

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This application submitted by Melissa Cote, Tartan Land Consultants Inc. on behalf of Tartan Land Consultants Inc. is recommended for EXTENSION OF DRAFT APPROVAL, subject to the following Standard and Special Conditions, as attached.

**August 12, 2020**



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Date

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Lily Xu  
Manager, Development Review, South  
Planning, Infrastructure and Economic  
Development Department

Attach(s):

1. Conditions of Draft Approval
2. Draft Plan of Subdivision



## **EXTENSION OF DRAFT PLAN OF SERVICED SUBDIVISION APPLICATION SUPPORTING INFORMATION**

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### **SITE LOCATION**

part of 3100 Leitrim Road

The subject land is located in the north-west portion of the Leitrim Community, on the south side of Leitrim Road, west of Bank Street.

### **SYNOPSIS OF APPLICATION**

The applicant is seeking a three year extension to the existing Draft Approval. Lands at 3100 Leitrim Road were originally draft approved on May 27, 2015 (File number D07-16-13-0023). In 2017, the draft plan was modified to include five lots at 2984, 2992, 3000, 3008, and 3016 Leitrim Road (D07-16-17-0002) and approved on September 6, 2017. The draft approval provides for approximately 305 single detached dwellings, 454 multiple attached dwellings, one apartment block (approximately 94 units), one school block located on the east side of Kelly Farm Drive, one park block central to the community, one block for a drainage swale west of Kelly Farm Drive and one Mixed Use block abutting Bank Street.

The first phase of this development, directly abutting both sides of Kelly Farm Drive, was registered on October 25, 2019 as Plan 4M-1640. The review of the supporting documents to enable the registration of the second phase is currently on-going. The registration of the second and third phases will not take place prior to the lapsing of the draft plan conditions on September 6, 2020.

### **DISCUSSION AND ANALYSIS**

It is recommended that the application be approved to extend the draft approval conditions as attached to this report for a period of three (3) years from the date that the subdivision extension comes into effect. Minor changes were made to the conditions to reflect the relocation of the temporary bus turnaround and update the conditions to the current standards.

The subject application has been examined pursuant to the provisions of the Official Plan and complies with the policies pertaining to the General Urban Area designation. This designation permits a full range and choice of housing type to meet the needs of all ages, incomes and life circumstances.

The lands are subject to the Leitrim Community Design Plan (CDP) and the majority of these lands are intended for residential uses. The development of these lands reflects the

previously approved draft plan of subdivision and is keeping with the general intent of the CDP.

The zoning of these lands was approved by Council on June 14, 2017.

The conditions of approval are supported by the applicant and the Ward Councillor.

The proposed development does not require an expenditure of municipal funds over and above those funds recovered by development charges or for which an allocation has been made in a Council approved budget.

### **CONSULTATION DETAILS**

Councillor Carol Anne Meehan has concurred with the proposed conditions of Draft Approval.

#### **Public Comments**

This application was not subject to the Public Notification and Consultation Policy.

### **APPLICATION PROCESS TIMELINE STATUS**

This Plan of Subdivision application was not processed by the “On Time Decision Date” established for the processing of an application that has Manager Delegated Authority due to staff workload.

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