

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

Site Location:	3610 Innes Road
File No.:	D07-16-19-0027
Date of Application:	October 9, 2019

This application submitted by Michael Michaud on behalf of Glenview Homes is recommended for DRAFT APPROVAL, subject to the following Standard and Special Conditions, as attached.

May 3rd, 2021

Date



Jeff McEwen
Manager, Development Review
Planning, Infrastructure and Economic
Development Department

Attach(s):

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



DRAFT PLAN OF SERVICED SUBDIVISION APPLICATION SUPPORTING INFORMATION

SITE LOCATION

3610 Innes Road.

SYNOPSIS OF APPLICATION

The City of Ottawa received application for a Draft Plan of Subdivision and Zoning By-law Amendment to permit construction of 151 single-detached dwellings 151 townhouse dwellings, a park block, nine public streets, four pathway blocks and two future development blocks. The subdivision will have vehicular access from Innes Road at the existing signalized intersection at Boyer Road and have two connections with the existing subdivision to the west. Two future connections will be made once the subdivision to the east is registered.

The subject lands are located on the southside of Innes Road east of Page Road at the intersection of Innes Road and Boyer Road. The site is irregularly shaped with an area of 15.68 hectares with a small frontage on Innes Road at the intersection. To the north of the site is the U-Haul Storage and Truck Rental Centre and an automatic Car Wash Facility both of which front on Innes but, get their vehicular access from the future street entering the subject subdivision. To the west is an existing subdivision, now under construction, with a mix of single detached, on-street townhouses, a park block and large future development blocks abutting the subject lands. To the east and south are development lands to be the subject of a future subdivision as part of the EUC – Phase 3 Community Design Plan (CDP). To the south and west of the site is an existing stormwater management pond.

The front portion of the site was formerly used as a Building Supply Centre and the southern portion was farmed. The site is flat with no trees. The front portion is covered in gravel, in the location of the former lumber yard, with the remainder recently tilled.

The site is in the northwest corner of the recently approved East Urban Community – Phase 3 CDP. The CDP extends east from this property across Mer Bleue Road and south of Brian Coburn Boulevard. The landowners in this area are required to entering into cost sharing agreements to cover the costs of the plan and provide land and resource to develop parklands within the area. The Plan includes a Master Servicing Study which is to guide servicing of each subdivision. The approved servicing studies and plans for this subdivision are consistent with the MSS.



Zoning

The subject lands are currently zoned IL2 H(14) and there is a holding provision over most of the Site except for a narrow portion between Innes Road and the southern property line of the U-Haul property. The zoning will be amended to implement the planned residential development as described above.

The lots and blocks where the singles and townhouse units are planned are proposed to be rezoned to Residential Third Density, subzone YY exception XXXX. This is a similar zone that has been applied to the low-density lands in the abutting subdivision to the west and will conform to the condition of the draft plan. This will allow for a mix of residential uses, ancillary uses to permit residents to work from home, and permit a different development standard to promote efficient land use and compact form in a Developing Community designation.

The park block will be rezoned to O1 – Parks and Open Space Zone to reflect the intended use.

The future medium density blocks are within the Arterial Mainstreet designation and the applicant is proposing to rezone these lands as Arterial Mainstreet. This would be consistent with the Official Plan Policies.

The Zoning amendments will be brought to Planning Committee once the Subdivision is draft approved.

DISCUSSION AND ANALYSIS

It is recommended that the application be approved as it is consistent with approved East Urban Community - Phase 3 CDP and represents good planning

The subject application has been examined pursuant to the provisions of the Official Plan and is deemed to comply with its provisions for development in a General Urban designation. The intent of the General Urban designation is to permit a full range of housing types to accommodate the needs of all ages, income levels and life circumstances, along with conveniently located retail, leisure, institutional and employment uses to create a complete and sustainable community. The proposal also meets several principles under the Urban Design Objectives and Principles as well as the Compatibility criteria within the Official Plan.

The proposed subdivision is also consistent with the Provincial Policy Statement since it is providing residential development within a settlement area, utilizing land and existing infrastructure efficiently. The proposal is designed to promote appropriate development standards which facilitates intensification. It also promotes a healthy and active community by providing easy access to area recreational amenities within a combined pedestrian and cycling network promoting active transportation.



Parkland

A new one-hectare park block will add to the existing park located on the abutting subdivision to the west. This block will have street frontages and will accommodate the nearby community.

Landscaping

The standard street tree requirements for planting in areas of sensitive marine clay soils apply to this subdivision as detailed in the draft conditions.

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 Laura Dudas has concurred with the proposed conditions of Draft Approval and is aware of this report.

Public Comments

This application was subject to the Public Notification and Consultation Policy. Enhanced notification was carried out and included a public meeting held on January 28, 2020.

APPLICATION PROCESS TIMELINE STATUS

This Plan of Subdivision application was processed by the “On Time Decision Date” established for the processing of an application that has Manager Delegated Authority.

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