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3200 Reids Lane Subdivision Planning Rationale



Prepared for: Crestview Innovation Inc.

3200 Reids Lane, Osgoode

**Planning Rationale
in support of
Draft Plan of Subdivision**

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Novatech File: 119089
Ref: R-2021-059

September 3, 2021

City of Ottawa
Planning Infrastructure and Economic Development Department
110 Laurier Avenue West, 4th Floor
Ottawa, ON
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Attention: Cheryl McWilliams, Planner III, Planning Services

**Reference: Draft Plan of Subdivision Application
3200 Reids Lane, Osgoode
Our File No.: 119089**

The following Planning Rationale has been prepared in support of a Draft Plan of Subdivision application to facilitate the development of the property at 3200 Reids Lane (the "Subject Property"). 3200 Reids Lane is legally described as Part of Lots 27 & 28, Concession 1, Osgoode, and Part of Lots 50 & 51, Registered Plan 393, Ottawa. The Subject Property includes a portion of an adjacent eastern parcel that has been used historically as an informal walking trail connecting Osgoode Mainstreet and Lombardy Drive. The adjacent eastern parcel is legally described as Part of Lot 28, Concession 1, being parts 3 and 4 on Plan 5R1527, Osgoode.

The Subject Property is designated Village on Schedule A of the City of Ottawa Official Plan. The property is zoned Development Reserve Subzone 1 (DR1) in the City of Ottawa's Zoning By-law 2008-250.

It is proposed to develop the Subject Property as a residential subdivision. Seven village residential lots are proposed on the property. Each lot is approximately 4,000 square metres (one acre). Each residential lot will be serviced by a well and septic system. Access to each lot will be provided by extending Lombardy Drive south, then west, terminating in a new cul-de-sac. A pathway is proposed to connect the new cul-de-sac to the Osgoode Link Pathway.

This Planning Rationale examines the location and context of the Subject Property, the proposed Plan of Subdivision, the planning policy and regulatory framework of the site, and makes recommendations on the proposed development.

Should you have any questions regarding any aspect of this application please do not hesitate to contact me at your earliest convenience.

Yours truly,

NOVATECH


Ryan Poulton, M.PL.
Planner

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1.0 INTRODUCTION

The following Planning Rationale has been prepared in support of a Draft Plan of Subdivision application to facilitate the development of the property at 3200 Reids Lane (the “Subject Property”). The Subject Property is designated Village on Schedule A of the City of Ottawa Official Plan. The property is zoned Development Reserve Subzone 1 (DR1) in the City of Ottawa’s Zoning By-law 2008-250. The Draft Plan of Subdivision application will facilitate the development of seven village residential lots on the Subject Property.

This Planning Rationale will demonstrate the proposed development will:

- Have regard for the criteria outlined in subsection 51(24) of the Planning Act;
- Be consistent with the Policies of the 2020 Provincial Policy Statement;
- Conform to the policies of the City of Ottawa Official Plan (up to and including Official Plan Amendment 254); and
- Be compatible with surrounding uses.

1.1 Description of Subject Property

3200 Reids Lane is located in Ward 20 (Osgoode) of the City of Ottawa. The Subject Property is legally described as Part of Lots 27 & 28, Concession 1, Osgoode, and Part of Lots 50 & 51, Registered Plan 393, Ottawa. The Subject Property includes a portion of an adjacent eastern parcel that has been used historically as an informal walking trail connecting Osgoode Mainstreet and Lombardy Drive. The adjacent eastern parcel is legally described as Part of Lot 28, Concession 1, being parts 3 and 4 on Plan 5R1527, Osgoode.

Figure 1. Aerial Photo of Subject Property



The Subject Property has approximately 22 metres of frontage along Lombardy Drive, and an approximate area of 3.54 hectares (8.75 acres). The Subject Property is vacant and located north of residential properties fronting onto Osgoode Mainstreet.

1.2 Site Location and Community Context

North: The cul-de-sac terminus of Lombardy Drive is adjacent to the northern corner of 3200 Reids Lane. North of the cul-de-sac along Lombardy Drive are residential properties. Further north are lands used for agriculture.

Figure 2. Residential Properties along Lombardy Drive



South: South of the Subject Property are properties that front onto Osgoode Mainstreet. There is a mix of residential and commercial uses along Osgoode Mainstreet. South of Osgoode Mainstreet are residential subdivisions.

Figure 3. Osgoode Mainstreet



East: East of the Subject Property is a municipally owned woodlot. There is a mix of residential and commercial, and institutional uses east of the Subject Property along Osgoode Mainstreet.

Figure 4. Woodlot East of the Subject Property



West: Immediately west of the Subject Property is the Osgoode Link Pathway. Further west is a residential subdivision and agricultural lands.

Figure 5. Osgoode Link Pathway



1.3 Planning Context – Official Plan Designation

3200 Reids Lane is designated Village on Schedule A of the City of Ottawa Official Plan (OP). The Osgoode Link Pathway along the western property line is designated a Multi-use Pathway on Schedule J of the OP. Schedule K and L of the OP do not identify any environmental constraints or potential natural heritage features on the Subject Property.

The Village designation permits the development of residential uses. Village designation policies will be addressed in Section 3.3.1 of this Rationale.

A Formal Pre-application Consultation meeting was held with City staff on May 16, 2019. A second meeting was held on May 28, 2019. Based on these two meetings and on follow up discussions with City staff, the following studies and assessments were determined to be required at submission:

- Site Servicing Plan;
- Assessment of Adequacy of Public Services / Site Servicing Study;
- Grade Control and Drainage Plan;
- Geotechnical Study;
- Erosion and Sediment Control Plan;
- Stormwater Management Report;
- Hydro Geological and Terrain Analysis;
- Draft Plan of Subdivision;
- Planning Rationale;
- Concept Plan showing proposed pathway and connections;
- Archaeological Resource Assessment (Screening Form);
- Survey Plan;
- Tree Conservation Report; and
- Environmental Impact Assessment.

2.0 DRAFT PLAN OF SUBDIVISION

The Owners are proposing to develop 3200 Reids Lane into seven residential lots. Lombardy Drive is proposed to be extended south, then west to provide access to all seven residential lots. A new cul-de-sac will be developed in the middle of the property. Block 8 identified on the Draft Plan of Subdivision will be developed as a public pathway to provide pedestrian access from Lombardy Drive to the Osgoode Link Pathway.

All lots will have a minimum lot area of 4,000 square metres (one acre), and between 28 and 50 metres of frontage along the extension of Lombardy Drive. Each residential lot will be serviced with private services. A Geotechnical Report and a Hydrogeological and Terrain Analysis have been prepared by Kollaard Associates in support of the proposed development.

3.0 PLANNING POLICY AND REGULATORY FRAMEWORK

3.1 Planning Act

Section 51 of the Planning Act sets out the process governing Plan of Subdivision approvals in Ontario. Subsection 51(24) of the Planning Act lists criteria to be considered when reviewing Plan of Subdivision applications. This Planning Rationale will speak to criteria in Subsection 51(24) as follows:

51 (24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

3200 Reids Lane is located in the Village of Osgoode. The proposed Plan of Subdivision has regard for the following matters of provincial interest:

- the protection of ecological systems, including natural areas, features and functions;
- the protection of agricultural resources of the Province;
- the orderly development of safe and healthy communities;
- the adequate provision of a full range of housing, including affordable housing; and
- the appropriate location of growth and development.

(b) whether the proposed subdivision is premature or in the public interest;

The Subject Property is an undeveloped parcel within the Village of Osgoode. Lombardy Drive can be extended to provide access to the subdivision. The lots are proposed to be serviced by private services. The proposed Plan of Subdivision is not premature, and is in the public interest.

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

The Subject Property is designated Village on Schedule A of the Official Plan. The Subject Property is also designated Village Residential on Schedule Q-1 of the Consolidated Villages Secondary Plan. The policies of these documents are discussed in Section 3.3 of this Rationale.

There is an adjacent subdivision north of the Subject Property along Lombardy Drive. The proposed subdivision will facilitate the development of seven single detached dwellings. Each lot has minimum lot area of 4,000 square metres, and will be accessed by extending Lombardy Drive. The proposed subdivision will permit development similar to existing residential properties along Lombardy Drive. The proposed development on the Subject property is compatible with existing village residential properties along Lombardy Drive.

(d) the suitability of the land for the purposes for which it is to be subdivided;

The Subject Property is within the Village of Osgoode. Osgoode is considered a settlement area within the City of Ottawa. The property is designated Village on Schedule A of the Official Plan. The Village designation permits residential uses. The proposed Plan of Subdivision will create seven residential lots that will be serviced by private wells and septic systems. The Subject Property is suitable for the proposed Plan of Subdivision.

(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;

Not applicable.

(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

Lombardy Drive is identified as a local road on Schedule H of the Official Plan. Lombardy Drive is proposed to be extended south, then west, to provide access to each lot in the subdivision. The north-south portion of the extension will be 23 metres in width. The east-west portion of the extension will be 20 metres in width. The proposed extension is sufficient to provide safe access to each new residential lot.

(f) the dimensions and shapes of the proposed lots;

Each lot in the proposed subdivision will have a minimum lot area of 4,000 square metres (0.4 hectares), and between 28 and 50 metres of frontage along the extension of Lombardy Drive. The Subject Property is designated Village on Schedule A of the City of Ottawa's Official Plan (OP). Section 3.7.1 of the OP sets out policies for lands designated Village. Policy 10 in Section 3.7.1 of the OP states: "Where new lots are proposed for residential purposes that rely upon private services, the minimum lot size shall be 0.4ha." The proposed lot sizes meets the minimum required lot size for properties serviced by private services in the Village Designation.

(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

The Osgoode Link Pathway is adjacent to the Subject Property along the western property line. The Osgoode Link Pathway is designated a Multi-use Pathway, and is considered a non-active railway corridor. A setback is proposed from the multi-use pathway. Areas of tree retention are also proposed over each lot. The areas of tree retention are identified in an Environmental Impact Assessment prepared by Muncaster Environmental, dated April 1, 2021.

(h) conservation of natural resources and flood control;

The Subject Property is not within nor adjacent to a floodplain. There are no identified natural resources on the Subject Property. Roadside ditches will control water runoff along both sides of the Lombardy Drive extension.

(i) the adequacy of utilities and municipal services;

Each lot will be serviced by private well and septic systems. Other utilities will be extended along Lombardy Drive to service the subdivision.

(j) the adequacy of school sites;

Osgoode Public School is located east of the Subject Property along Osgoode Mainstreet. The addition of seven rural residential lots in the Village of Osgoode is not anticipated to impact schools in Osgoode or in other villages in the rural area of Ottawa.

(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

A pedestrian connection is proposed to between the extension of Lombardy Drive and the Osgoode Link Pathway.

(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

The Plan of Subdivision will develop a vacant lot in the Village for residential uses, and will provide a formal pedestrian connection between Lombardy Drive and the Osgoode Link Pathway. The existing pedestrian pathway on the Subject Property is informal and crosses over private property. The Plan of Subdivision provides a formalized pedestrian connection from the Lombardy Drive extension to Osgoode Mainstreet via the Osgoode Link Pathway. Improvements to pedestrian infrastructure reduce vehicle dependency and will contribute to the conservation of energy.

(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).

The proposed Plan of Subdivision will create seven new residential properties. Development of each residential property will not be subject to site plan control.

The Draft Plan of Subdivision has regard for the criteria outlined in subsection 51(24) of the Planning Act.

3.2 Provincial Policy Statement

The 2020 Provincial Policy Statement (PPS) provides policy direction on land use planning and development matters of provincial interest. The PPS was issued under the authority of Section 3 of the Planning Act and came into effect on May 1, 2020. All decisions affecting planning matters “Shall be consistent with” policies issued under Section 3 of the Planning Act.

The Village of Osgoode is considered a rural settlement area as defined by the PPS. 3200 Reids Lane is within a rural settlement area in Ottawa. Section 1.1.3 of the PPS sets out policies for settlement areas. Policy 1.1.3.1 states: “*Settlement areas shall be the focus of growth and development.*” The proposed Plan of Subdivision directs residential growth to a rural settlement area in Ottawa.

Policy 1.1.3.2 states:

“Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;*
- b) 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;*
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) prepare for the impacts of a changing climate;*
- e) support active transportation;*
- f) are transit-supportive, where transit is planned, exists or may be developed;*
and
- g) are freight-supportive.”*

The Plan of Subdivision will develop a vacant parcel in the Village of Osgoode. The proposed development will extend an existing public road, and improve pedestrian connections in the community. Improvements to pedestrian infrastructure promotes active transportation and reduces dependency on automobiles. The Plan of Subdivision proposes a land use pattern that is desirable for the development of the Village of Osgoode.

Section 1.1.4 of the PPS sets out policies for rural areas in municipalities including rural settlement areas.

Policy 1.1.4.1 states:

“Healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;*
- c) accommodating an appropriate range and mix of housing in rural settlement areas;*
- e) using rural infrastructure and public service facilities efficiently;*
- h) conserving biodiversity and considering the ecological benefits provided by nature;”*

The proposed Plan of Subdivision will create seven residential lots in the Village of Osgoode. Each lot is a minimum of 4,000 square metres. Existing trees are proposed to be retained along each property line. The proposed development maintains the rural character of the Village of Osgoode. The proposed pedestrian connection to the Osgoode Link Pathway leverages the existing rural pedestrian infrastructure to promote active modes of transportation.

Policy 1.1.4.2 states: *“In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.”* The proposed Plan of Subdivision directs new residential development onto a vacant lot within a rural settlement area of Ottawa.

Policy 1.1.4.3 states:

“When directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.”

The proposed residential properties are of a sufficient size to be serviced by private well and septic systems. The proposed development will accommodate new single-detached dwellings along an extension of Lombardy Drive. The future residential properties will be consistent with the rural characteristics of existing residential properties along Lombardy Drive.

Section 2.0 of the PPS sets out policies related to the use and management of resources. The proposed applications adhere to the policies in Section 2.0 of the PPS as follows:

- Relating to Section 2.1 (Natural Heritage), there are no natural heritage features and areas on the Subject Property.
- Relating to Section 2.2 (Water), there are no water features on the Subject Property.
- Relating to Section 2.3 (Agriculture), there are no lands designated Agricultural Resource Area on the Subject Property.
- Relating to Section 2.4 (Minerals and Petroleum), the Subject Property has no known areas of mineral or petroleum potential.
- Relating to Section 2.5 (Mineral Aggregate Resources), the Subject Property has no mineral aggregate potential.
- Relating to Section 2.6 (Cultural Heritage and Archaeology), the Subject Property is identified as having possible archaeological potential, as shown on the City of Ottawa Archaeological Potential mapping. An Archaeological Resource Assessment Screening Form was identified as a requirement to file a complete Plan of Subdivision application. An Archaeological Resource Assessment Screening Form was filed in support of the application. The PPS requires that if any significant archaeological resources are discovered, the resources are conserved.

Approval of the Draft Plan of Subdivision will have no negative impacts to natural heritage and features, natural resources, or cultural heritage resources.

The Draft Plan of Subdivision is consistent with the policies of the Provincial Policy Statement.

3.3 City of Ottawa Official Plan

The City of Ottawa Official Plan was adopted by City Council on May 14, 2003 and modified by the Minister of Municipal Affairs on November 10, 2003. There have been numerous modifications and amendments approved by City Council and former Ontario Municipal Board. For the purposes of this Planning Rationale, the Official Plan Consolidation up to and including Official Plan Amendment No. 254 (the "Official Plan") was used for reference.

3.3.1 Village Designation

3200 Reids Lane is designated Village on Schedule A of the Official Plan. Section 3.7.1 of the OP sets out policies for lands designated Village. Policy 1 of Section 3.7.1 states:

"Villages are designated on Schedule A with the intent of permitting a variety of land uses to provide for the daily needs of the rural community and to ensure that they remain distinctly rural in character and scale."

The proposed seven residential lots will be serviced by private services. The future single-detached dwellings will be similar to and compatible with existing residential subdivisions within the Village of Osgoode. Areas of trees will be maintained on each property and will buffer new houses from existing residential development north and south of the Subject Property. The proposed Plan of Subdivision maintains the rural scale and character of Osgoode.

Policy 4 of Section 3.7.1 of the OP states:

"The intensity and distribution of land uses within a Village will be determined in the context of:

- a. Any plan for the Village contained in Volume 2, or a community design plan where such a plan has been undertaken;*
- b. The ability to support development on private water and wastewater services or on municipal services where such exist."*

The Subject Property is within the Secondary Plan area for the Village of Osgoode. The Consolidated Villages Secondary Plan is discussed in section 3.3.2 of this Rationale.

A Hydrogeological and Terrain Analysis is being prepared by Kollaard Associates and will be provided to the City of Ottawa shortly after the initial Plan of Subdivision submission. The Hydrogeological and Terrain Analysis will make recommendations on the sustainability of the water supply and suitability of the terrain for the proposed subdivision.

Policy 10 of Section 3.7.1 states:

“A wide range of housing forms to meet the needs of the Village’s population will be permitted in Villages. The form and scale of development will be limited by the available servicing methods and subject to the policies of Section 4.4 on water and wastewater servicing. Where new lots are proposed for residential purposes that rely upon private services, the minimum lot size shall be 0.4ha”

The proposed development adds seven new residential lots to the Village of Osgoode. The residential lots will be serviced by private services. Each lot exceeds the 4,000 square metre (0.4 ha) minimum required lot area.

Policy 12 Section 3.7.1 states that when reviewing development applications, the City will consider the following:

- a. The relevant provisions of the village secondary plan or community design plan;*

The Consolidated Villages Secondary Plan is discussed in Section 3.3.2 of this Rationale. There is no community design plan for the Village of Osgoode.

- b. Those matters addressed in Section 2.5.1 and Section 4.11 related to compatibility and community design;*

The policies of Section 2.5.1 are discussed in Section 3.3.3 of this Rationale. The policies of Section 4.11 of the Official Plan are discussed in Section 3.3.4 of this Rationale.

- c. For development in the core area or mainstreet, how the development or use impacts the viability of these areas and enhances the typical mixture of residential, community and commercial uses;*

The Subject Property is not designated as Core Area or Mainstreet on Schedule Q-1 of the Consolidated Villages Secondary Plan.

- d. Whether the proposed development is located on a road with sufficient capacity to accommodate the anticipated traffic generated;*

Lombardy Drive is a local road that provides access to residential properties developed with single detached dwellings. The extension of Lombardy Drive will provide access to seven additional residential properties to be developed with single detached dwellings. We do not anticipate any capacity issues from the traffic generated by seven new residential dwellings along Lombardy Drive.

- e. How the development supports a pedestrian and cycling environment and links the site to the surrounding neighbourhood;*

Block 8 on the Plan of Subdivision will be developed as a pathway connecting the new cul-de-sac at the end of Lombardy Drive to the Osgoode Link Pathway. This pathway will formalize the pedestrian link between Osgoode Mainstreet at Lombardy Drive.

- f. How the application of good design is used to ameliorate the effects of a higher intensity use of land on the surrounding uses;*

A setback is proposed for new building within the subdivision and the Osgoode Link Pathway. The rear yards of the seven residential properties back onto the rear yards of the residential properties north and south of the Subject Property.

- g. The extent to which greenspace targets in Section 2.5.4 are met;*

A portion of the adjacent publicly owned woodlot is proposed to be acquired for the extension of Lombardy Drive. The lands to be acquired are identified on the Draft Plan of Subdivision. The extension of Lombardy Drive will provide convenient future access to the woodlot should the woodlot be developed in the future as a public park. The Subject Property is not considered greenspace in the Consolidated Villages Secondary Plan for the Village of Osgoode.

- h. In the case of retail, commercial proposals:*

- i. The extent to which community-serving uses will be provided as part of the development,*
- ii. The orientation of multiple building entrances and storefront windows to the street,*
- iii. The use of minimal or no building setbacks from the street and location of parking to the side or rear of the building,*
- iv. The feasibility of achieving development of more than one storey. Where the predominant form of development is two storeys or more, single-storey development will be discouraged;*

Not applicable.

- i. In the case of uses requiring large land areas for outdoor storage, sale or service of goods, other than uses that do not operate year-round and can be considered a common component of a permitted use, such as a garden centre in association with a retail use:*
- i. Such uses are only located on an arterial road but not located in identified core area or mainstreet locations,*
 - ii. Most of the site's street frontage is occupied by buildings,*
 - iii. The visual impact of outdoor storage or parking on adjacent uses and from the street is minimized through appropriate means;*

Not applicable.

- j. The demand that the use will raise to extend Public Service Areas or expand capacity in public water and wastewater services; and*

The proposed residential lots will be developed on the basis of private services. The proposed development will not increase demand to extend public service areas or to expand capacity of public services in Osgoode.

- k. Any other applicable policies found within the Official Plan related to development review.*

The policies of Section 4 of the Official Plan for the review of development applications are discussed in Section 3.3.3 of this Rationale.

3.3.2 Consolidated Villages Secondary Plan

3200 Reids Lane is within the Village of Osgoode and subject to the policies of the Osgoode Section of the Consolidated Villages Secondary Plan (Secondary Plan). The Secondary Plan lists goals and associated objectives for the Village of Osgoode. Goal 1 is to “*Allow the village to grow sustainably in the long term.*” Objective 1.1 is to “*Ensure all new development is serviced by individual well and septic system.*” Objective 1.3 is to “*Encourage the development of a variety of housing forms, in keeping with the existing character and density of the village.*”

The proposed Plan of Subdivision will facilitate the development of seven single detached dwellings on the Subject Property. The proposed development will contribute to the sustainable growth of the village without expanding the villages boundaries. Each lot will be developed on the basis of private services. The site servicing, lot size, and type of residential development is compatible with the rural residential character of Osgoode.

Goal 3 of the Secondary Plan is to “*Improve infrastructure for pedestrians and cyclists.*” Objective 3.1 of the Secondary plan is to “*Improve pedestrian and cycling connectivity through the expansion and maintenance of sidewalks, pathways and cycling networks.*” A pathway is proposed to connect the cul-de-sac at the end of the extension of Lombardy Drive to the Osgoode Link Pathway. This pathway formalizes and enhances pedestrian and cycling connections north of Osgoode Mainstreet. The proposed Plan of Subdivision conforms to the goals and objectives of the Secondary Plan.

Part 2 of the Secondary Plan sets out general policies for the Village. There are two policies under the heading ‘Suitability and Compatibility’. Policy 1 states:

“Future village development will be limited to lands that are suited for the proposed use. Suitability shall be assessed within the context of compatibility within the community and will avoid negative impacts on the natural and social environment.”

Access to the Subject Property is proposed through extending Lombardy Drive. The Subject Property is of a sufficient size to accommodate the development of seven single detached dwellings serviced by private services. Single detached dwellings on large residential lots are compatible with the rural residential character of existing single detached houses along Lombardy Drive.

Policy 2 states:

“The following will be addressed in new development proposals to improve the compatibility of development in villages:

- 1. Building heights, setbacks and design;*
- 2. The layout and location of parking;*
- 3. Landscape elements and features;*
- 4. Issues such as noise, lighting, parking, traffic impact and pedestrian linkages;*
- 5. Consideration of the design and layout of subdivisions through location of roads, pathways, open spaces and parks so that they reflect historic grid or modified grid patterns rather than suburban-style curvilinear patterns;*
- 6. Other considerations as defined by the Design Guidelines for the Development of Rural Villages and in the Official Plan.”*

List items 1 through 3 speak to the design and location of the dwelling, parking, and landscaping. These items will be addressed for each lot individually through a building permit application. The extension of Lombardy Drive and addition of seven residential properties is not anticipated to have a negative impact on noise, lighting, parking, or traffic along Lombardy Drive. Pedestrian linkages in the community will be enhanced by connecting Lombardy Drive to the Osgoode Link Pathway.

The Subject Property is designated Village Residential on Schedule Q-1 of the Consolidated Villages Secondary Plan. The 'Village Residential' Section of the Secondary Plan states: *"The objective of the Village Residential designation is to define residential neighbourhoods composed predominantly of detached housing."* The Plan of Subdivision proposes to develop the Subject property as a village residential subdivision including seven residential lots for detached dwellings. The Plan of Subdivision application conforms to the purpose of the Village Residential designation in the Consolidated Villages Secondary Plan.

Policy 1 of the Village Residential Section of the Secondary Plan states: *"Uses permitted in the Village Residential designation will be primarily low-density residential and bed and breakfast establishments;"* Policy 2 states: *"The predominant use of land in the residential designation will be for detached dwellings, duplex or semi-detached residential dwellings."*

The Plan of Subdivision application proposes seven residential properties on the Subject Property. These residential properties will be developed to accommodate single detached dwellings. The Plan of Subdivision conforms to the objective of the Village Residential designation, and will facilitate the development of permitted low-density residential uses.

Policy 5 of the Village Residential Section of the Secondary Plan states:

"Residential infilling on vacant land is encouraged within existing residential areas. The built form, massing and profile of new housing shall be integrated and compatible in design with existing housing. The Design Guidelines for Low-Medium Density Infill Housing and the Design Guidelines for the Development of Rural Villages will also be referred to when evaluating new proposals for infill development."

The Plan of Subdivision will facilitate residential infill development on a vacant lot designated Village Residential in the Village of Osgoode. The design and location of a single detached dwelling on each lot will be determined through a building permit process.

The proposed Plan of Subdivision conforms to the policies of the Osgoode Section of the Consolidated Villages Secondary Plan.

3.3.3 Designing Ottawa

Section 2.5.1 of the Official Plan sets out design objectives for how the City wants to influence the built environment as the City matures and evolves. The design objectives are broadly applied to all plans and development in the City of Ottawa. These design objectives are addressed below.

- To enhance the sense of community by creating and maintaining places with their own distinct identity.

The proposed subdivision is similar to the existing rural residential subdivisions on private services in the area. The proposed development will enhance the sense of community by contributing to the rural residential identity of the Village of Osgoode.

- To define quality public and private spaces through development.

A pedestrian connection is proposed between the extension of Lombardy Drive and the Osgoode Link Pathway. This pathway links the publicly-owned Osgoode Link Pathway and the public right-of-way along Lombardy Drive. The proposed pedestrian connection defines and enhances pedestrian oriented development in the Village of Osgoode.

- To create places that are safe, accessible and are easy to get to, and move through.

The proposed Lombardy Drive extension will provide access to each residential property in the subdivision. A pathway connection is proposed between the new cul-de-sac and the Osgoode Link Pathway. The Plan of Subdivision formalizes and improves pedestrian and cyclist connections in the community.

- To ensure that new development respects the character of existing areas.

The proposed residential lots are similar in size and scale to existing residential development in the area. Areas of trees on the Subject Property are proposed to be retained to provide a buffer between the proposed residential properties, the Osgoode Link Pathway, and existing residential properties north and south of the Subject Property.

- To consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice.

The proposed Plan of Subdivision utilizes currently vacant lands designated for residential uses within the Village to provide new residential lots.

- To understand and respect natural processes and features in development design.

Areas of existing vegetation are proposed to be retained to provide a buffer between the proposed residential properties, the Osgoode Link Pathway, and existing residential properties north and south of the Subject Property.

- To maximize energy-efficiency and promote sustainable design to reduce the resource consumption, energy use, and carbon footprint of the built environment.

The proposed Plan of Subdivision extends an existing public road to develop an underutilized property within the Village of Osgoode. A new pathway connection is proposed to the Osgoode Link Pathway to encourage active modes of transportation.

3.3.4 Review of Development Applications

Section 4 of the City of Ottawa's Official Plan sets out the policies for review of development applications. These policies ensure that development applications meet the objectives contained in the Official Plan. The appropriate policies and related studies and plans were identified through a pre-application consultation meeting with the City at the beginning of the design and review process.

Required studies and plans were identified as relevant and have been prepared in support of the proposed development. Detailed and technical information can be obtained by reviewing the respective documents.

Relating to Section 4.1 – Site-Specific Policies and Secondary Policy Plans:

3200 Reids Lane is subject to the policies of the Osgoode Section of the Consolidated Villages Secondary Plan. The policies of the Secondary Plan are discussed in Section 3.3.2 of this Rationale.

Relating to Section 4.3 – Walking, Cycling, Transit, Road and Parking Lots:

A pedestrian connection is proposed between the extension of Lombardy Drive and the Osgoode Link Pathway. This new pedestrian connection will encourage more residence to walk and cycle in the community.

A Traffic Impact Assessment was not identified as a required study in support of the Plan of Subdivision application. No traffic impacts are anticipated by the proposed development.

Relating to Section 4.4 – Water and Wastewater Servicing:

Policy 1 in Section 4.4.2 of the OP states:

“Anywhere development is proposed on the basis of private individual services and requires an application for an Official Plan or Zoning By-law amendment or involves a plan of subdivision, plan of condominium, severance or site plan approval, the City will require sufficient information with the application to assess the likelihood that:

- a. Sufficient quantity of groundwater exists on site to service the development;*
- b. A water well can be constructed on the proposed lot(s) that will not be impacted by identified potential sources of groundwater contamination in the area;*
- c. The quality of the groundwater meets or exceeds the Ontario Drinking Water Standards, Objectives and Guidelines;*
- d. The operation of the on-site wastewater system on the new lot(s) will not adversely impact on a well to be constructed on the proposed lot(s) and on the wells of neighbouring properties;*
- e. The development is within the reserve capacity of the municipal sewage system for hauled sewage.”*

Policy 1 of Section 4.4.2.1 states:

“Where a plan of subdivision or condominium is proposed on private individual services, a servicing study of sufficient detail to establish evidence of site suitability will be required. The study must conform to the City’s guidelines. An integrated hydro geological and terrain analysis, report is required to confirm sustainability of the water supply and suitability of the terrain. This report will include an impact assessment of nitrates on the groundwater, to confirm sustainability of sewage disposal. The study will also be of sufficient magnitude to consider the impact of the proposal on the operation of existing wells and septic systems in the vicinity.”

A Hydrogeological and Terrain Analysis is being prepared by Kollaard Associates and will be provided to the City of Ottawa shortly after the initial Plan of Subdivision submission. The Hydrogeological and Terrain Analysis will make recommendations on the sustainability of the water supply and suitability of the terrain for the proposed subdivision.

Relating to Section 4.6 – Cultural Heritage Resources

Portions of the Subject Property are identified as having areas of Archaeological potential. An Archaeological Resource Assessment Screening Form has been submitted in support of the Plan of Subdivision application.

Relating to Section 4.7 – Environmental Protection:

Policy 1 of Section 4.7.2 of the OP requires applications for subdivision approval will be supported by a Landscape Plan and Tree Conservation Report. A Tree Conservation Report has been prepared by Muncaster Environmental Planning Inc., dated April 30, 2020. A Landscape Plan was not identified by City staff as a submission requirement for the Plan of Subdivision application.

Section 4.7.6 of the OP states the City will require that stormwater site management plans be submitted in accordance with the guidance set out in the environmental management, subwatershed and watershed plans. A Conceptual Servicing & Stormwater Management Report, including a Preliminary Grading Plan has been prepared by Novatech, dated September 2021, for the Subject Property. Section 6 of the Conceptual Servicing & Stormwater Management Report includes a list of conclusions on stormwater management. The Conceptual Servicing & Stormwater Management Report, and Preliminary Grading Plan are consistent with the relevant policies in Section 4.7.6 of the OP.

Section 4.7.8 states the City will require an Environmental Impact Statement for development proposed within or adjacent to significant wildlife habitat and other components of the natural heritage system, regardless of their designation in the Plan. An Environmental Impact Statement (EIS) has been prepared by Muncaster Environmental Planning Inc., dated April 1, 2021, in support of the proposed Plan of Subdivision. The EIS states:

“Based on the disturbed habitats present and lack of suitable structures, including open rafters and open, unlined brick chimneys, the only potential Species at Risk utilization on or adjacent to the site appears to be butternut. No butternut was observed on or adjacent to the site. No other significant natural heritage features, including significant wildlife habitat and aquatic habitat, as defined in the Provincial Policy Statement and MNR (2015), were observed or are anticipated for the site.”

Relating to Section 4.8 – Protection of Public Health and Safety:

Policy 1 in Section 4.8.3 states that plan of subdivision applications shall be supported by a geotechnical study to demonstrate that the soils on site are suitable for development. A Geotechnical Investigation has been prepared by Kollaard Associates, dated March 2021, in support of the proposed Plan of Subdivision.

Relating to Section 4.11 – Urban Design and Compatibility:

Section 4.11 of the Official Plan sets out policies for requiring high quality urban design for development proposals within the City of Ottawa. Urban Design and compatibility of proposed developments are considered in the context of the policies of Section 4.11 of the Official Plan. Policies in Section 4.11 of the OP are organized under the following subheadings: Views, Building Design, Massing and Scale, High-rise buildings, Outdoor Amenity Areas, Public Art, Design Priority Areas, and First Nations Peoples Design Interests.

Policies on Views relate to high-rise buildings and protecting the views of the Parliament Buildings. These policies on Views do not apply to the Subject Property. The proposed Plan of Subdivision will establish seven vacant residential properties to facilitate the development of seven new detached dwellings. The OP policies on Building Design, Massing and Scale, and High-rise Building do not apply to the creation of new residential lots.

With regard to the Outdoor Amenity Area policies in the OP, existing vegetation is proposed to be maintained on the Subject Property to buffer the new residential lots from the rear yards of adjacent residential properties north and south of the Subject property. The areas where existing vegetation will be maintained are identified in the Environmental Impact Statement prepared by Muncaster Environmental Planning Inc., dated April 30, 2020. Any new residential building in the subdivision will be required to meet the setback requirements of the zone established through the plan of subdivision process.

The policy on Public Art does not apply to the proposed development. The Subject Property is not within a design priority area. The Design Priority Areas policies do not apply to the Subject Property. The policy on First Nations Peoples Design Interests applies to public lands, and does not apply to the Subject Property.

The Draft Plan of Subdivision conforms to the policies of the Official Plan.

4.0 CONCLUSION

This Planning Rationale has been prepared in support of a Plan of Subdivision application to facilitate the development of 3200 Reids Lane. The proposed subdivision includes seven rural residential lots, and extension of Lombardy Drive ending in a new cul-de-sac, and a pathway connection between the new cul-de-sac and the Osgoode Link Pathway.

The proposed Plan of Subdivision has regard for the criteria outlined in subsection 51(24) of the Planning Act and is consistent with the policies of the Provincial Policy Statement. The proposed Plan of Subdivision conforms to the policies of the City of Ottawa's Official Plan. This Planning Rationale demonstrates the proposed subdivision conforms with the policies of the Village designation on Schedule A, and the policies of the Village Residential designation on Schedule Q-1 of the Consolidated Villages Secondary Plan. The proposed development is compatible with surrounding development.

The Plan of Subdivision is appropriate for the development of the Subject Property and represents good land use planning.

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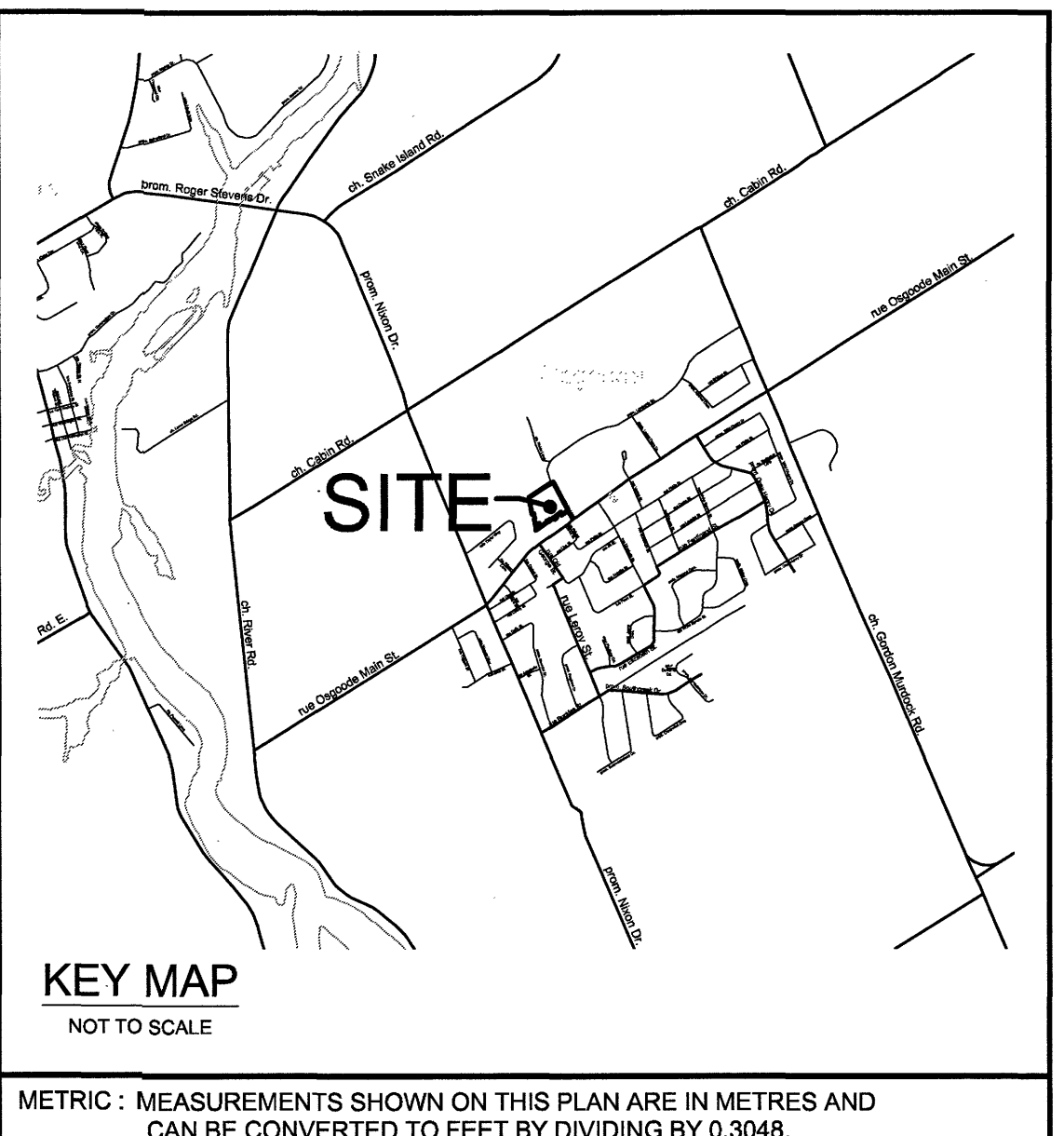
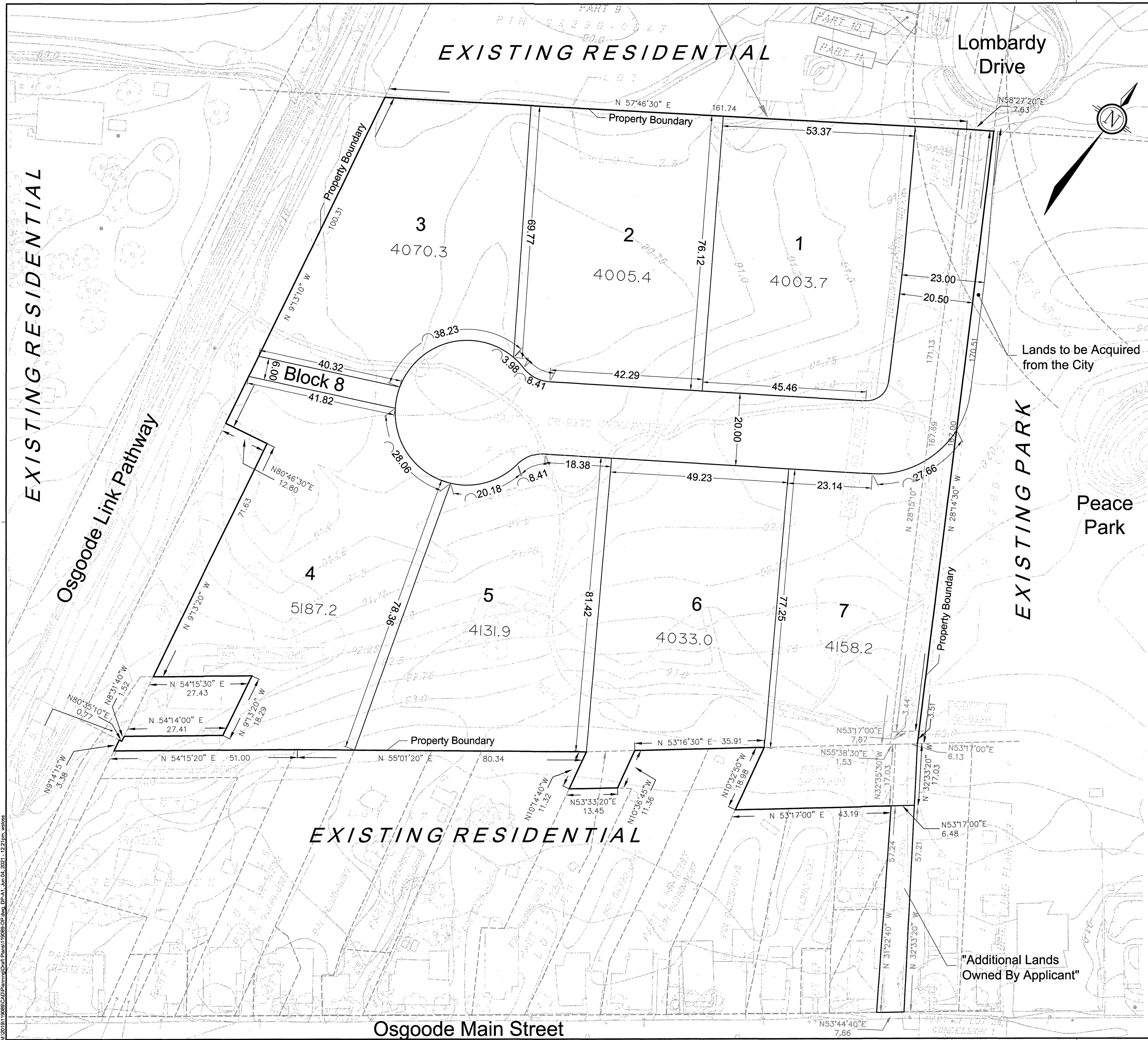
Prepared by:


Ryan Poulton, M. PL.
Planner

Reviewed by:


Murray Chown, RPP, MCIP
Director | Planning & Development

Appendix A
Certified Draft Plan of Subdivision



METRIC : MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DRAFT PLAN OF SUBDIVISION OF PART OF LOTS 27 & 28 CONCESSION 1 TOWNSHIP OF OSGOODE CITY OF OTTAWA
SCALE 1 : 500
DATE: MAY, 2021

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJOINING LANDS ARE CORRECTLY SHOWN.
DATED: 2021/06/07
JOHN H. COOPER
ONTARIO LAND SURVEYOR
FAIRHILL, MOFFATT & WOODLAND
ONTARIO LAND SURVEYORS AA29500

OWNER'S CERTIFICATE
I, WE, BEING THE REGISTERED OWNER(S), HEREBY AUTHORIZE NOVATECH TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF OTTAWA FOR REVIEW AND APPROVAL.
DATED: _____
OWNER NAME: _____

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.**
- A) The boundaries of the land proposed to be subdivided, certified by an Ontario Land Surveyor; **As shown on Draft Plan**
 - B) The locations, widths & names of the proposed highways within the proposed subdivision & of existing highways on which the proposed subdivision abuts; **As shown on Draft Plan**
 - C) On a small layout, on a scale of not less than 1cm to 100m, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent to the proposed subdivision & the relationship of the boundaries of the land to be subdivided to the boundaries of the township lot of other original grant of which the land forms the whole part; **As shown on Draft Plan**
 - D) The purpose for which the proposed lots are to be used; **Residential shown on Draft Plan**
 - E) The zoning use of all adjoining lands; **Residential and Open Space shown on Draft Plan**
 - F) The approximate dimensions & layout of the proposed lots; **As shown on Draft Plan**
 - G) Natural & artificial features such as buildings or other structures or installations, railways, highways, watercourses, drainage ditches, wetlands & wooded areas within or adjacent to the land proposed to be subdivided; **As shown on Draft Plan**
 - H) The availability and nature of domestic water supplies; **Development will be supplied with individual drilled wells**
 - I) The nature & quality of the soil; **Please refer to Terrain Analysis Report**
 - J) Existing contours or elevations as may be required to determine the grade of the highways and the drainage of the land proposed to be subdivided; **Contours shown at 0.25 metre intervals on Draft Plan**
 - K) The municipal services available or to be available to the land proposed to be subdivided; **Development will not be supplied with municipal services**
 - L) The nature & extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements, 1994, c. 23, s. 30, 1996, c. 4, s. 28 (2); **As shown on Draft Plan.**

REID'S LANE SUBDIVISION

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PROJECT No. 119089

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