

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

Site Location:	4775, 4875 Spratt Road
File No.:	D07-16-20-0018
Date of Application:	August 15, 2020

This application submitted by Marcel Denomme on behalf of Riverside South Development Corporation (RSDC) is recommended for DRAFT APPROVAL, subject to the following Standard and Special Conditions, as attached.

September 17, 2021



Date

Lily Xu
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

4775 and 4875 Spratt Road

The subject lands are located on the east side of Spratt Road, midway between Earl Armstrong Road and Rideau Road in the Riverside South Community.

SYNOPSIS OF APPLICATION

The proposed subdivision development will contain a mix of blocks for single-detached dwellings, freehold townhomes, and back-to-back townhomes, one medium density residential block, one Community park and one parkette, one school block, and one commercial block. This will result in approximately 1,240 new residential units in a range of sizes and price-points.

Surrounding lands to the north and west are proposed for and/or developing with residential uses. Lands to the south and east are vacant and have yet to be developed.

The associated application to rezone the lands from Development Reserve Zone to various zones to permit the subject land uses will be presented to the Planning Committee in the fall/winter 2021-2022.

DISCUSSION AND ANALYSIS

It is recommended that the application be approved, as the plans are timely and are in keeping with the Official Plan, approved Riverside South CDP as well as with the upcoming Riverside South Secondary Plan.

The Official Plan designation of General Urban permits a wide range of uses including those within the proposed draft plan of subdivision. The Official Plan also speaks to sustainable communities that are walkable, which are themes that are incorporated in this draft approved plan with pedestrian links, sidewalks and a mix of uses and a mix of size and type of dwelling units.

The Riverside South Community Design Plan and draft Secondary Plan designates the lands as predominantly low density with three medium density blocks, two park blocks and a local commercial block. The draft plan of subdivision has respected these land use



designations in the proposal. The subject plan has also been designed to integrate with the lands to the north, south and east through the road network pattern and pedestrian links.

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

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.

Some of the special conditions deal with the potential requirement of the developer to place services under driveways in order to preserve land in the front yard for tree plantings and to only place coniferous trees on appropriately-sized lots. Tree plantings have also been requested, when possible near bus stops to provide shade and improve the overall experience. The Owner must also ensure an adequate protection buffer around the endangered butternut trees that have been found in the area. The OCDSB has also indicated that there are school accommodation pressures in the area and that future purchasers are to be made aware.

CONSULTATION DETAILS

Councillor Carol Anne Meehan is aware of the file and of the proposed conditions of Draft Approval.

Public Comments

This application was subject to the Public Notification and Consultation Policy. The statutory public meeting was held virtually via Zoom on January 18, 2021 with approximately 5 members of the public in attendance. The only questions that were asked were in terms of timing of the Bus Rapid Transit along Earl Armstrong, and the level of service for the existing roads in the area.

City staff explained to the residents that the timing of the BRT is beyond 2031 as it is on the City's 2031 Network Concept within the Transportation Master Plan. The Transportation Impact Assessment (TIA) reviewed the level of service at the existing study area intersections and identified acceptable operations under existing conditions. As the subdivision builds out, and dependent on background growth in traffic within the area, there is a potential for traffic congestion in the turn lanes along the Earl Armstrong Road at Spratt Road, Ralph Hennessy Avenue and Shoreline Drive. The need for infrastructure improvements will be reviewed prior to the development of Phase 2 of this subdivision.



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 workload issues.

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