

April 14, 2022

Ms. Melanie Gervais MCIP, RPP
Planner III
Development Review South
Planning, Real Estate and Economic Development
City of Ottawa
110, Laurier Avenue West
Ottawa, ON K10 1J1

**RE: Request for Extension for Plan of Subdivision
Draft Plan of Subdivision – Original File No. D07-16-04-0016
3400 & 3428 Woodroffe Avenue**

Dear Ms. Gervais,

On behalf of Borrello Developments Inc. the (“Owner”), Fotenn Consultants Inc. (“Fotenn”) is submitting this letter to request an extension to the draft subdivision approval for the lands known municipally as 3400 & 3428 Woodroffe Avenue (“the subject lands”).

As requested by staff, this letter will evaluate the draft approved plan of subdivision as it applies to the new Official Plan. Despite having been adopted by Council, the new Official Plan has not yet been approved by the Minister of Municipal Affairs and Housing. Comments and/or modifications from the Ministry are not expected until following the Provincial election in June 2022.

Sincerely,



Thomas Freeman, B. URPL
Planner



Matthew McElligott, MCIP RPP
Principal, Planning + Policy

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1.0 Introduction

1.1 Background

In November 2004, the owner received Council approval for an Official Plan Amendment and Zoning By-law Amendment on lands known municipally as 3400 & 3428 Woodroffe Avenue. The Official Plan Amendment (OPA) related to the Secondary Plan for the South Nepean Areas 4, 5 and 6, which re-designated the lands from 'Private Service Residential' to 'Transition Residential'. The 'Transitional Residential' designation permits housing forms of single-detached units and includes policies to ensure compatibility with abutting residential lands (Heart's Desire Community).

Consistent with the OPA, the Council-approved zoning - R1VV exception [636] - also permits single detached units with a number of site-specific provisions related to lot frontage, lot depth, landscaped buffers and limiting the number of lots abutting the Heart's Desire community.

Draft subdivision approval was originally granted on July 19, 2005, and extended five (5) times, most recently on November 15, 2017. Draft approval will lapse on April 15, 2022.

1.2 Subject Lands and Surrounding Context

1.2.1 Subject Lands

The approximate 2.3-hectare subject lands are located on the south-west side of Woodroffe Avenue and Cresthaven Drive/ Paul Metivier Drive in Barrhaven, City of Ottawa. The subject lands are bounded to the east by Woodroffe Avenue, an existing major collector road with commercial and residential uses.



Figure 1: Subject Lands Key Map

The subject property has approximately 157 metres of frontage along Woodroffe Avenue, with approximately 163 metres of depth along the north property line and approximately 140 metres of lot depth along the south property line. The lands are graded relatively flat and do not include any dwellings or buildings. Previously, this site accommodated two (2) single detached dwellings, with the last one removed in 2007.

1.2.2 Surrounding Context

Barrhaven is a primarily low-rise residential community with a diverse mix of housing types and architectural styles. Local commercial uses and amenities are located in close proximity to the subject lands, including, but not limited to:

- / Strandherd Crossing Mall (Strandherd Dr. & Woodroffe Ave.);
- / Several local parks with City facilities (Water Dragon Park, Berry Glen Park, Davidson Park, Grovehurst Park);
- / Nepean Woodlot and Heart's Desire Forest;
- / Schools (St. Emily, Chapman Mills, Jean Robert Gauthier Elementary School)

The subject lands also have access to public transit, with OC Transpo bus #80 providing service to Tunney's Pasture station and bus #99 providing service to South Keys station. The site also enjoys access to a number of segregated multi-use pathways along the Rideau River. These pathways are designated as 'Scenic Entry Routes'.

The surrounding land uses can be described below as:

North:

Directly north of the subject site are the Longfields Community Church and the rear yard of newly constructed single dwellings (2008) fronting on Marjan Crescent. Lot sizes along Marjan Crescent range from 615 m² to 1,380 m².

East:

Directly east of the subject lands and across Woodroffe Avenue is a newly (2004-5) constructed residential community. More recently (2015), single dwellings have been built fronting on Woodroffe Avenue. The properties fronting on Woodroffe Avenue and directly across from the subject lands range from approximately 240 m² to 370 m² in lot area.

South and West:

Lands located to the south and west of the subject site are known as the Heart's Desire Community. This low density community, established on private services in the 1970's, includes a range of lot sizes from 2,800m² to 6,600m².

2.0 Policy and Regulatory Framework

2.1 Provincial Policy Statement

The draft approved subdivision has already been evaluated against the Provincial Policy Statement and is consistent with the policies therein.

2.2 City of Ottawa Official Plan (2003, as amended)

The draft approved subdivision has already been evaluated against the 2003 Official Plan and conforms to the policies therein.

2.3 New City of Ottawa Official Plan (2021)

The subject lands are located in the Suburban Transect as outlined on Schedule A – Transect Policy Areas. The Suburban Transect is characterized by a suburban pattern of built form and site design, consisting predominantly of detached houses, with a significant amount of semi-detached and townhouses. The new Official Plan recognizes the traditionally suburban pattern of built form and site design while supporting intensification that aids in the evolution towards 15-minute communities.



Figure 2: Schedule B6 - Suburban Transect (Southwest)

Section 5.4 of the Official Plan outlines the policies for lands within the Suburban Transect.

Policy 2 in Section 5.4.1 states that the Suburban Transect is generally characterized by Low-to-Mid density development and that development shall be Low-rise within Neighbourhoods and along Minor Corridors.

Policy 3 in section 5.4.1 states that in the Suburban Transect, [the Official Plan] shall support:

- a) A range of dwelling unit sizes including:
 - i. Predominantly ground oriented housing forms in Neighbourhoods located away from rapid transit stations and Corridors, with Low-rise multi-unit dwellings permitted near street transit routes.

Policy 1 of Section 5.4.4 states that Greenfield development in the Suburban Transect will contribute to the evolution towards 15-minute neighbourhoods to the extent possible by incorporating:

- a) A planned arrangement of streets, blocks, buildings, parks, public art, greenspaces, active transportation corridors and linear parks that create a sense of place and orientation, by creating view corridors, focal points and generally framing a high-quality public realm;
- b) A fine-grained, fully-connected grid street network with short blocks that encourage connectivity and walkability and define greenspaces. All streets shall be access streets. Rear lanes shall be encouraged where appropriate to improve urban design and minimize curb cuts across sidewalks in order to support safer and more comfortable pedestrian environments.;

The subject lands are designated Minor Corridor and Neighbourhood as outlined on Schedule B3 – Suburban Transect South. The Corridor designation applies to bands of land along specific streets and includes two sub-designations, Mainstreet Corridors and Minor Corridors. Neighbourhoods are contiguous urban areas that constitute the heart of communities and are planned for ongoing gradual, integrated, sustainable, and context sensitive development.

Section 6.2 outlines the polices for Corridors and Section 6.3 outlines the polices for Neighbourhoods.

Policy 1 in Section 6.2.1 states that the corridor designation applies to any lot abutting the Corridor, subject to;

- a) Generally, a maximum depth of:
 - ii. In the case of Minor Corridors, a maximum depth of 120 metres from the centreline of the street identified as a Minor Corridor;
 - iii. Where part of a lot lies beyond the maximum depth of 120 metres, that part of the lot is excluded from the corridor designation;
 - iv. Despite policy iii) above, where that part of the lot excluded from the Corridor designation is less than 20 metres in depth, the corridor designation may extend to the entire lot;

The portion of the subject lands that are within 120 metres of Woodroffe Avenue are designated Minor Corridor. The portion of the lands that extends beyond the 120 metres is greater than 20 metres and is therefore designated Neighbourhood. The Minor Corridor and Neighbourhood designation permit Low-rise residential uses.

Policy 2 in Section 6.2.2 states that in the Minor Corridors designation [the Official Plan] shall permit a mix of uses which support residential uses and the evolution of a neighbourhood towards 15-minute neighbourhoods. Development may:

- a) Include residential-only and commercial only buildings;

Policy 2 in Section 6.3.1 states that permitted building heights in Neighbourhoods shall be Low-rise.

Section 4.6 of the new Official Plan outlines policies relating to urban design.

Policy 6 in Section 4.6.6 states that Low-rise buildings shall be designed to respond to context, and transect area policies, and shall include areas for soft landscaping, main entrances at-grade, front porches, or balconies, where appropriate. Buildings shall integrate architecturally to complement the surrounding context.

The proposed development is similar in built form, site design, and architectural style to the surrounding context and includes soft landscaping, main entrances at-grade, and front porches where appropriate.

Overall, the approved draft plan of subdivision, which features low-rise residential intensification of the subject lands, conforms with the policies of the Suburban Transect and the Minor Corridor and Neighbourhood designations of the new Official Plan.

2.4 Former City of Nepean Official Plan - South Nepean Area Secondary Plan

The South Nepean Urban Area Secondary Plan for Areas 4, 5 and 6 designates the subject lands Transition Residential. The Transition Residential designation only permits single-detached housing with the intent to buffer the existing Heart's Desire (and Winding Way) neighbourhoods with compatible, low density residential development.

As prescribed by the policies of the Secondary Plan, lots abutting lands designated Private Service Residential (applies to those lands immediately abutting the Heart's Desire neighbourhood) shall have a frontage of at least 15 metres and a depth of at least 40 metres. In addition, the policies of the Secondary Plan state that the implementing by-law shall establish a landscaped buffer strip of a width of at least 10 metres from the rear lot line on all lots immediately abutting and backing onto lands designated Private Service Residential.

The Secondary Plan also includes Urban Design policies. The Draft-approved Plan of Subdivision is consistent with these guidelines, including the provision that Local Roads must have a right-of-way width of 16 to 20 metres.

The Draft Approved Plan of Subdivision is consistent with the policies of the South Nepean Urban Area Secondary Plan for Areas 4, 5 and 6. The above noted policies have been incorporated into the site-specific zone exception for the lands, none of which are subject to this extension. The policies of the Secondary Plan do not stipulate a maximum number of lots on these lands, rather it was the implementing zoning by-law which limited the number of lots on the subject lands.

It should be noted that the South Nepean Urban Area Secondary Plan for Areas 4,5 and 6 is being repealed through the adoption of the new Official Plan and will not be replaced by a new Secondary Plan.

2.5 City of Ottawa Comprehensive Zoning By-law (2008-250)

The subject lands are zoned Residential First Density, Subzone VV, Urban Exception 636 – R1VV[636] in the City of Ottawa Comprehensive Zoning By-law (2008-250).

The purpose of the R1 Zone is to restrict the building form to detached dwellings in areas designated as General Urban Area in the Official Plan. The zoning ensures that development will be regulated in a manner that is compatible with existing land use patterns so that the detached dwelling, residential character of a neighbourhood is maintained and enhanced. The VV Subzone provides the specific zone provisions applicable to the site, as outlined below:

Despite the above the subject lands are also subject to Urban Exception 636 (By-law 2015-41):

- a) maximum number of residential dwelling units: 25
- b) for lots abutting lands zoned R1E:
 - i. maximum number of lots abutting the R1E Zone is seven (7)
 - ii. minimum lot frontage: 15 m
 - iii. minimum lot depth: 40 m
 - iv. 10 m landscaped buffer required adjacent to any rear and side lot line abutting an R1E zone

c) maximum lot coverage: 50%

Despite a) above, a minor variance to permit 30 dwelling units on the subject lands was approved in May 2016, file no. D06-0216/A-00098.

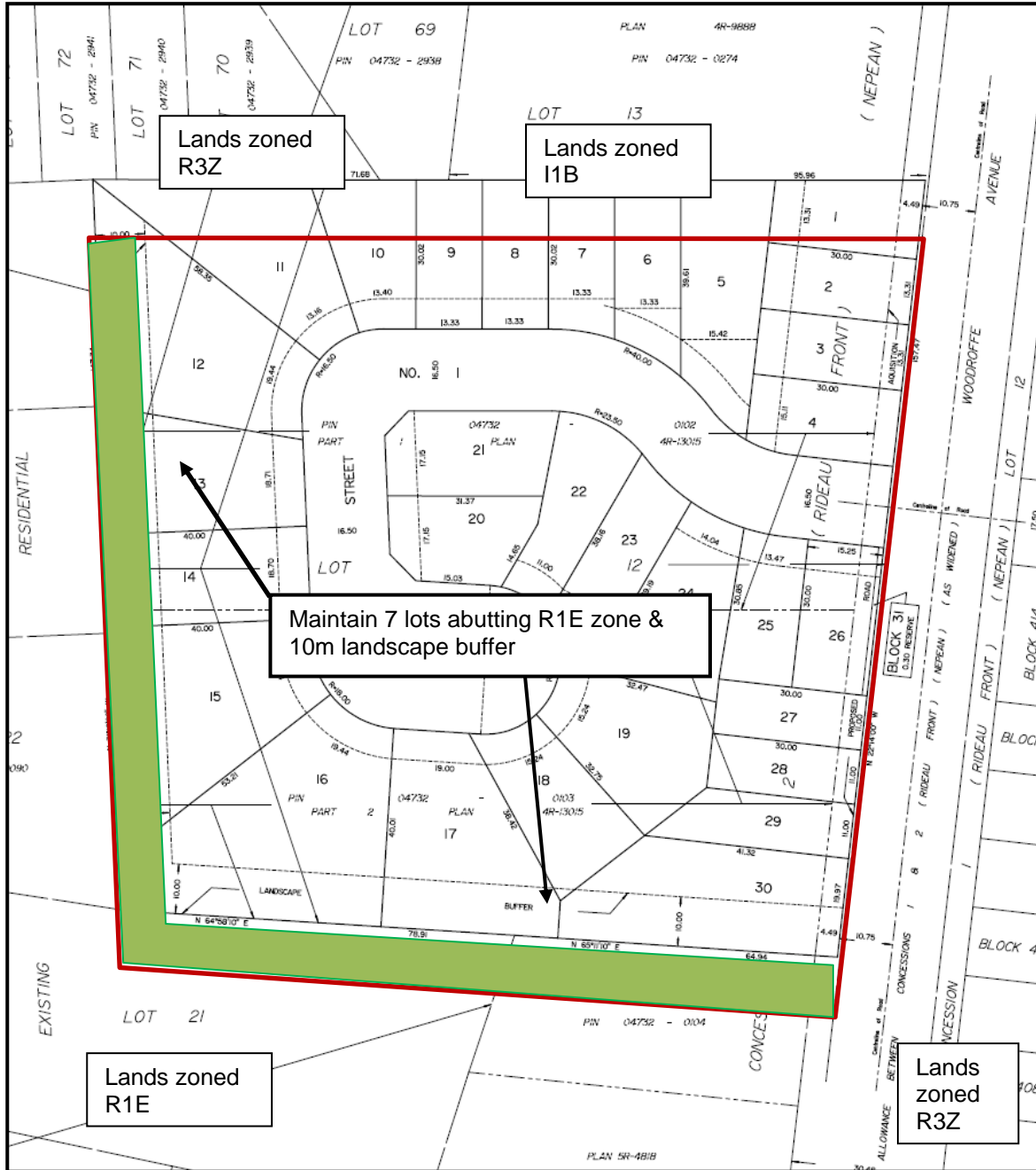


Figure 3: Snapshot of the Draft Approved Plan of Subdivision

The draft approved subdivision complies with the provisions of the RV1VV[636] zone.

3.0 Conclusion

It is our professional planning opinion that the requested draft plan of subdivision extension is appropriate and represents good planning as follows:

- / The approved draft plan of subdivision is consistent with the Provincial Policy Statement (2020);
- / The approved draft plan of subdivision conforms with the policies of the 2003 Official Plan and is appropriate and permitted in the “General Urban Area” designation;
- / The approved draft plan of subdivision conforms with the policies of the new Official Plan and is appropriate and permitted in the “Minor Corridor” and “Neighbourhood” designations;
- / The approved draft plan of subdivision conforms with the policies of the South Nepean Urban Area Secondary Plan for Areas 4, 5 and 6; and,
- / The approved draft plan of subdivision complies with the provisions of the RV1VV[636] zone in the City of Ottawa Comprehensive Zoning By-law (2008-250).

Sincerely,



Thomas Freeman, B. URPL
Planner



Matthew McElligott, MCIP RPP
Principal, Planning + Policy