



**DRAFT PLAN OF SERVICED SUBDIVISION APPLICATION
DELEGATED AUTHORITY REPORT
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Location: 1919 Maple Grove Road

File No.: D07-16-19-0018

Date of Application: July 19, 2019

This application submitted by Fotenn Planning + Design, Attn. Jamie Posen, on behalf of Formasian Development Corporation is recommended for DRAFT APPROVAL, subject to the following Standard and Special Conditions, as attached.

July 8, 2024

Date

Kersten Nitsche, MCIP RPP
Manager (A), Development Review
Planning, Development and Building Services
Department

Attach(s):

1. Menu of Conditions of Draft Approval, Formasian Development Corporation 1919 Maple Grove Road Subdivision
2. Draft Plan of Subdivision, 1919 Maple Grove Road



DRAFT PLAN OF SUBDIVISION APPLICATION SUPPORTING INFORMATION

File Number: D07-16-19-0018

SITE LOCATION

The subject lands are located in Stittsville on the north side of Maple Grove Road, in between its intersections with Santolina Street to the east and Alon Street to the west. The site is municipally addressed as 1919 Maple Grove Road and is approximately 6.7 hectares in size. The location of the site is shown in Document 1.

The property is surrounded by future residential subdivisions to the north and west, and existing low-rise residential subdivisions to the south and east. There are two single-detached homes on the immediate east and west sides of the property along Maple Grove Road.

SYNOPSIS OF APPLICATION

The plan of subdivision application is for the purposes of permitting a residential subdivision comprised of 36 semi-detached dwellings, 26 townhouse dwellings, 2 detached dwellings, and two blocks reserved for low-rise apartment buildings estimated at 460 units. The subdivision also includes a 0.368-hectare park block, located in the northwest corner of the site. The subdivision will be registered in four phases, with the first phase including townhouse and semi-detached units closer to Maple Grove Road and the final phase including the low-rise apartment buildings and park block.

The lands are also subject to a concurrent zoning by-law amendment application to rezone the lands from Development Reserve (DR) to zones that will accommodate the proposed development. The rezoning application proposes rezoning the lands to a Residential Third Density, Subzone Z (R3Z), Residential Fourth Density Zone, Subzone Z (R4Z) and Parks and Open Space Zone (O1) to permit the development of the proposed subdivision. The rezoning application will be considered by Planning and Housing Committee once the subdivision application has received draft approval.

The subdivision application will establish a network of newly created local streets. Stittsville Main Street, which currently terminates at the Maple Grove Road Right-of-way, will be extended to run along the northern edge of the subject property, with the Environmental Assessment having been completed in November 2023. As a condition of approval of this subdivision, Formasian Development Corporation will convey a block for the future right of way. They will be responsible for 50% of the cost associated with this street fronting on its subdivision, with the developers of the subdivision at 1981 Maple Grove Road being responsible for the remaining 50%. The subdivision development will also include a 3.0-metre wide multi-use pathway extending north-south through the site,



to connect with the existing multi-use pathway to the south which begins at the end of Johnwoods Street.

The local streets have a width of 18 metres, 19.2 metres, or 20 metres, except for an urban laneway to the southeast of the subdivision which has a width of 8.5 metres. Pedestrian sidewalks will also be provided at the locations specified in the draft conditions. The subdivision will provide one connection to Maple Grove Road, two connections to the future Stittsville Main Street Extension, and one connection to the future subdivision at 1981 Maple Grove Road. The plan of subdivision also includes one road widening block which is to be conveyed to the City.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	460
Townhouse	26
Semi-detached	36
Detached	2

Related Applications

The following applications are related to this proposed development:

- Zoning By-law Amendment – D02-02-18-0100

DISCUSSION AND ANALYSIS

It is recommended that the subdivision application be approved, subject to the conditions that are in the attached “Menu of Conditions for Draft Approval.” The application has been reviewed against the provisions of the Official Plan, the Kanata West Concept Plan, and the City’s Urban Design Guidelines for Greenfield Neighbourhoods, and staff are of the opinion that the proposal is in conformity with all relevant guidelines and policies.

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.

Official Plan

The proposal has been reviewed pursuant to the provisions of the Official Plan and is found to conform with the relevant policy direction. The site is designated as Neighbourhood by the Official Plan, and it is within the Suburban (West) Transect Area. In the Neighbourhood designation of the Suburban transect, the policies in the Official



Plan support a range of dwelling unit sizes in predominately ground-oriented housing forms. For Greenfield developments within the Suburban Transect, the policies envision new communities to include a fine-grained, fully connected grid street network with short blocks that encourage connectivity and walkability, are programmed with parks and greenspaces, have a design that minimizes the visual impacts of parking on the public realm and optimize the efficient use and conservation of energy. The subject application will create the desired network of streets, a new park block, and allow the desired form of new housing to be provided on the site.

Kanata West Concept Plan

The subject property is located within the boundaries of the Kanata West Concept Plan, which establishes the framework to guide for future development of this area. The site is designated by the Concept Plan as Residential Area A, which is intended to provide for a transition to existing housing in Stittsville. Within this area, low-rise apartments are directed to the proposed north-south arterial (Stittsville Main Street Extension), and urban residential densities are encouraged to provide a more efficient use of services and transit. Street design is intended to facilitate pedestrian and cycle connections to facilities and services in the area. The proposal complied with the vision established by the Kanata West Concept Plan by establishing urban densities and locating the low-rise apartment buildings near the future Stittsville Main Street Extension.

Transportation

As part of the submission requirements for the subdivision and rezoning applications, a Traffic Impact Assessment was prepared in accordance with Council's approved guidelines, to determine the transportation requirements and identify if road modifications are required. The study demonstrates that the existing and proposed road network can safely accommodate the proposed development with the requirements of the conditions of approval. The developer will be responsible for constructing all required access intersections and internal transportation facilities.

Parkland

Within the proposed subdivision, the owner will convey to the City a neighbourhood park block to the City. The size of the park block and conveyance of cash-in-lieu is based on the rates prescribed by the Planning Act and the City's Parkland Dedication By-law 2009-95. The proposed park is 3,580 square meters, and the proponent will provide the remaining 102.7 square metres of parkland requirements as cash-in-lieu. The proposed park is located in the northwest corner of the subdivision, with frontage onto the future Stittsville Main Street extension. The park's location is coordinated with the location of a planned park in the adjacent subdivision at 1981 Maple Grove Road, to provide a larger public park area.



Servicing/Infrastructure

An Adequacy of Public Servicing Report was submitted in support of the subdivision application to address the servicing needs for the lands. The report assessed water supply servicing, wastewater servicing and stormwater management. The report concludes that the water wastewater and stormwater systems required to accommodate the development of the subdivision are sufficient to service the subject site. The Report demonstrates that the lands will be developed in an orderly and effective manner and in accordance with the City of Ottawa's current level of service requirements.

CONSULTATION DETAILS

Councillor Glen Gower has concurred with the proposed conditions of Draft Approval.

Public Comments

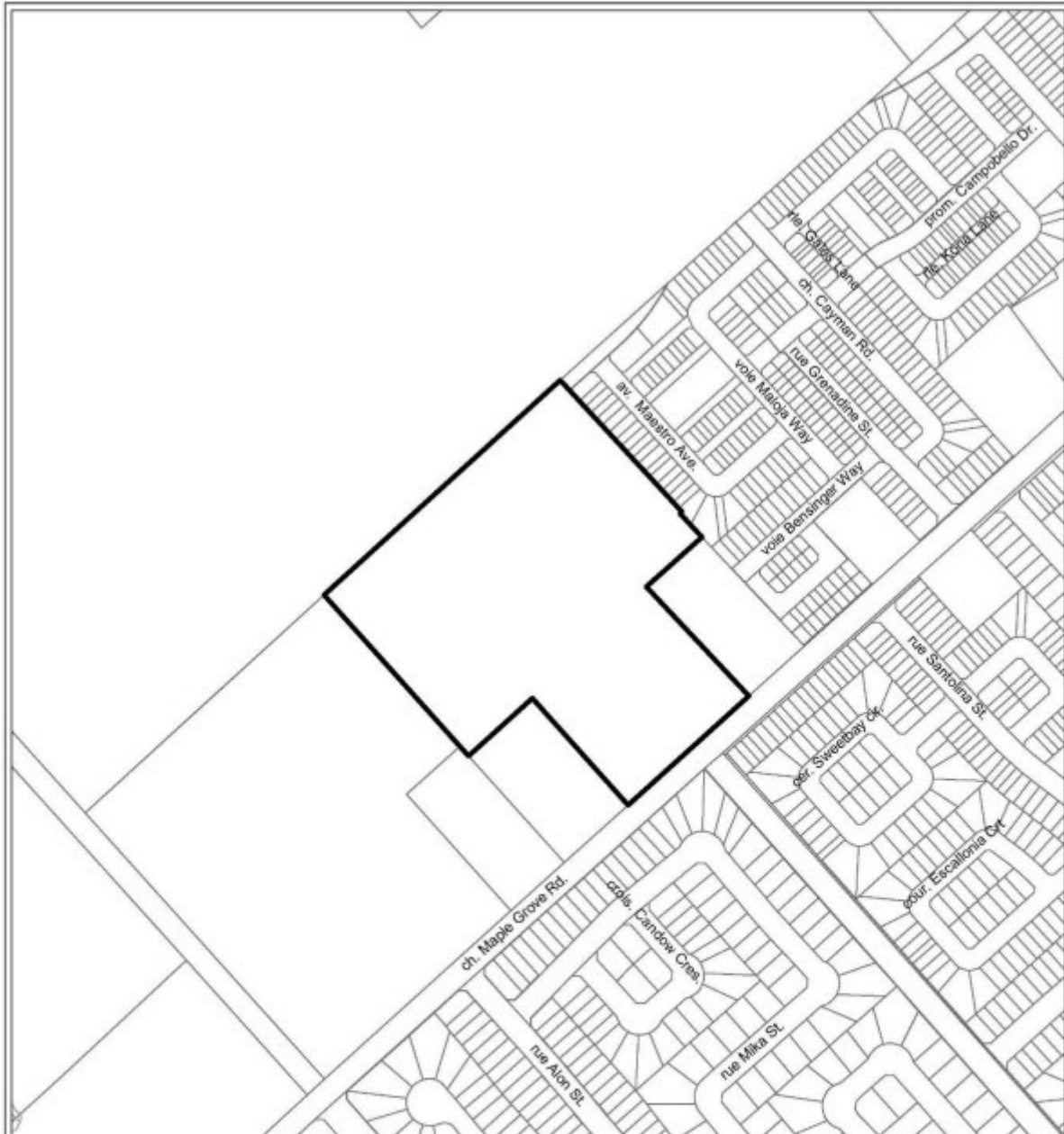
This application was subject to public circulation under the Public Notification and Consultation Policy. A Public Information Session was held to discuss the details of the proposal. There were public comments received during the public information session and online, and staff considered these comments.

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 the complexity of review and workload constraints.

Contact: Sarah Ezzio, Tel: 613-580-2424, extension 23493 or e-mail: Sarah.Ezzio@ottawa.ca.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE PLAN OF SUBDIVISION / PLAN DE LOTISSEMENT	
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REVISION / RÉVISION - 2019 / 06 / 21			