



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

Site Location: 37 Wildpine Court
File No.: D07-16-21-0030
Date of Application: September 22, 2021

This application submitted by Fotenn Planning + Design (Attention: Tamara Nahal), on behalf of Latitude Homes is recommended for DRAFT APPROVAL, subject to the following Standard and Special Conditions, as attached.

November 8, 2024

Date

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

Attach(s):

1. Conditions of Draft Approval, Latitude Homes 37 Wildpine Court
2. Draft Plan of Subdivision, 37 Wildpine Court



DRAFT PLAN OF SERVICED SUBDIVISION APPLICATION SUPPORTING INFORMATION

File Number: D07-16-21-0030

SITE LOCATION

37 Wildpine Court, and as shown on Document 1. Surrounding development consists of townhouse dwellings to the west and south of the subject property, Poole Creek and open space to the east, and commercial to the north.

SYNOPSIS OF APPLICATION

The applicant is proposing to develop a residential subdivision, which will consist of two lots, one containing a four-storey, 94-unit apartment building, and the other a semi-detached dwelling. The proposed subdivision will also create a new public street connection between Ravenscroft Court and Wildpine Court. Both roads currently terminate at the site limits, with temporary turnarounds in place. The subdivision will be accessed by Ravenscroft Court and Wildpine Court, through this new road connection. The proposed apartment building will be located on the north side of this new road connection, and the proposed semi-detached dwelling on the south side. Parking for the apartment building will be provided in an underground garage, with visitor parking above ground in front of the building. There is a total of 113 spaces, comprising of 94 resident parking spaces and 19 visitor parking spaces. There are also 83 bicycle parking spaces included as part of the development.

The application was initially submitted in 2021 proposing 27 townhouse units, a pair of semi-detached units, and a private road extending northward from the proposed connection of Ravenscroft and Wildpine. The proposal was revised significantly to address concerns relating to the proposed stormwater management system, and the required setback and drainage design to Poole Creek and its wetlands. The applicant resubmitted the proposal in 2023, following several consultations with the City and Mississippi Valley Conservation Authority.

The subject site was designed to retain natural features, with a portion of Poole Creek present on the site on the east limit, as well as wetlands and species at risk. Restorative actions are proposed for the wetland community north of the building to address canopy die back due to emerald ash borer and buckthorn with the plantings within the same wetland community. Flood Plain Overlay is indicated on the northeast quadrant of the site. The development will largely be located beyond the required development setbacks, with a small portion within the 30-metre regulated area of the wetland. As part of the development, 12,215 square metres of open space, which comprises the area containing the creek and wetlands, will be dedicated to the City.

The lands are also subject to a concurrent zoning by-law amendment application, D02-02-21-0106, to permit the proposed apartment building on the northern lot, and to



address site-specific performance standards for the entire development. The zoning by-law amendment application will be considered by the Planning and Housing Committee once the subdivision application has received draft approval.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	94
Semi-detached	2

Related Applications

The following applications are related to this proposed development:

- Zoning By-Law Amendment – D02-02-21-0106

DISCUSSION AND ANALYSIS

It is recommended that the application be approved, subject to the conditions within the attached “Conditions of Draft Approval 37 Wildpine Court”.

The subject site has been examined pursuant to the City of Ottawa Official Plan. As per Schedule A of the Official Plan, the subject site is located within the Suburban Transect. The site is designated Neighbourhood with an Evolving Neighbourhood overlay as per Schedule B5, with a portion along the east of the site designated Greenspace. In the Neighbourhood designation within the Suburban Transect, permitted building height is low-rise, with a maximum height of four storeys. The Evolving Neighbourhood overlay is applied to areas in the Neighbourhood Designation which are located in close proximity to Hubs and Corridors and where increased density and transition to a more urban built form are intended. The proposal aligns with the direction and intent for Evolving Neighbourhoods, with the development reflecting intensification while maintaining a low-rise built form consistent with the direction for the Neighbourhood designation.

The proposed site design has been revised to address drainage concerns, and the revised design largely meets the required development setbacks relating to Poole Creek and the wetland. A portion of the development is within 30 metres of the wetland feature and will require permission from the Mississippi Valley Conservation Authority. It will also be subject to Ministry of Environment, Conservation, and Parks and permits and approvals, as applicable. Block 1, which contains the creek, wetlands, and the associated development setback, is intended to be conveyed to the City without payment for environmental protection.

To conclude, it is the opinion of staff that the proposal conforms with the applicable policies within the City’s Official Plan. The proposal is consistent with the intention of low-rise development within neighbourhoods, with direction to increase density and support



urban built form where the Evolving Neighbourhood Overlay is applicable. The revised site design responds to the environmental context and features on the property. More specific design items and matters will be reviewed and addressed through the future site plan control application stage.

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.

Overall, the proposal conforms to the relevant Official Plan policies, and represents good planning.

CONSULTATION DETAILS

Councillor Glen Gower is aware of the report and has concurred with the proposed conditions of Draft Approval.

Public Comments

This application was subject to the Public Notification and Consultation Policy. The City of Ottawa held a public meeting via Zoom on December 6, 2021. Following the revisions to the concept plan, the application was recirculated in July 2023, and a second meeting took place via Zoom on August 30, 2023. There were public comments received during the public information session, and comments received online. A petition was also received by the City in opposition to the proposal.

A summary of the public comments and responses are provided below:

Infrastructure and Utilities

- Concerns that there is limited capacity in infrastructure, including water, electricity, storm water, and sewer, to accommodate the demand of the development, and potential for strain on these services.
- Concerns were also raised regarding the drainage of the site and resulting flooding of Poole Creek.

Response:

- An assessment of adequacy of public services report was submitted and reviewed by city staff confirming the serviceability of the site. The specific servicing details will be further reviewed at the subdivision detail design and site plan control



application stage. Further, the application was significantly revised in response to issues identified with stormwater management and drainage.

- Utility providers, including Hydro Ottawa, are notified through the circulation process for development applications, and have the opportunity to provide comments and plan accordingly. No capacity concerns were identified through the circulation process.

Services

- The proposed development will strain municipal services, such as waste collection, public transportation, healthcare, and school services, and that the increased demand must be anticipated and planned for.

Response:

- School and health care fall under provincial jurisdiction. Further, school boards are notified when development applications are submitted to the City, and have the opportunity to provide comment.
- Development charges will be applicable to the development to support growth-related activity and will be paid prior to issuance of a building permit.

Transportation Impacts

- Concerns regarding the impact of additional vehicular traffic, with the density worsening traffic issues, lack of sidewalks, and issues resulting from the through connection of Ravenscroft and Wildpine such as traffic, on-street parking, and speeding.
- Question regarding potential improvements/changes to the intersection of Ravenscroft and Stittsville Main St.
- Concerns regarding the loss of the existing 'cul-de-sacs' at the end of Ravenscroft Court and Wildpine Court.
- Proposed parking is insufficient to meet the demand, and will result in on-street parking in the surrounding area, worsening impacts relating to traffic and emergency response.
- Concerns over delays and issues with emergency response, due to the narrow streets and potential traffic congestion, particularly regarding impacts on Wildpine Residence.

Response:

- A Trip Generation Memo was completed by the transportation consultant J.L. Richards in support of the application. The Memo has been assessed by Transportation review staff. The report was prepared consistent with the City's Transportation Impact Assessment Guidelines.
- The Trip Generation memo identified that the addition of traffic resulting from the development is negligible.
- A future connection between Ravenscroft Court and Wildpine Court was factored into the design of both roads. Both roads currently terminate at the site limits, with a temporary turnaround constructed as an interim measure.
- Transportation review did not determine that signalization would be required as a condition of the development.
- The 'cul-de-sac' at the termination of both Ravenscroft Court and Wildpine Court is a temporary turnaround intended to accommodate emergency vehicle traffic prior to connection between the two streets. Connecting the two streets will provide a better connection for the local residents and emergency services.
- The street connection is not proposed to include sidewalks as it will match the existing street cross-section.
- Parking has been provided at a rate of one space per dwelling unit. The proposal is consistent with the direction of the Official Plan to shift towards more sustainable modes of transportation and encourage 15-minute neighbourhoods. The site is located in close proximity to an array of commercial amenities.
- City of Ottawa Fire Protection, Emergency & Protection services is notified through the Draft Plan of Subdivision circulation process. No concerns were identified.

Density and Built Form

- The proposal is too large for the size and location of the lot.
- There will be an adverse impact on property values for the surrounding residential development.
- Concern that the proposed development will not be harmonious to surrounding development, and attention should be given to building materials and design.
- Loss of privacy resulting from the proposed development.
- Concerns that the proposed apartment building will have adverse shadow impacts on surrounding development as well as greenspace.

Response:

- The proposal meets the intent and direction of the Official Plan policies for the designation and transect area, with regards to density and building height. Urban design details will be further refined and reviewed at the site plan control stage for conformity with applicable urban design guidelines. Increases in density are planned for the Evolving Neighbourhood overlay, and building form and massing is anticipated to change from the existing context.
- Specific building design details, such as orientation of balconies, will be reviewed through the site plan control application process.
- It is not anticipated the proposed low-rise development will result in adverse impacts in comparison to as of right permissions.
- The proposed zoning for the apartment building is R4Z (Residential Fourth Density, Subzone Z) which provides for a maximum building height of 15 metres for an apartment building, low rise. As currently proposed, the apartment building proposed a height of 13.8 metres. The permitted building height within the existing R3XX (Residential Third Density, Subzone XX) zone is up to 11 metres. The proposed 2.8-metre increase, compared to current zoning, reflects a marginal change from the as of right height permissions.
- The low-rise built form proposed for the apartment building is not anticipated to result in undue shadow impact.
- Property values are not considered as part of planning application review under the *Planning Act*.

Environmental Concerns

- Concerns about the limited area for greenspace resulting from the proposed development, impacts on plant life resulting from shadow impacts, displacement of wildlife, and loss of trees.

Response:

- An Environmental Impact Statement (EIS) was provided with the application submission and reviewed by environmental staff. Due to the proximity of the wetland, a hydrologic impact study was also completed.
- Conditions have been included with the draft plan approval as it pertains to environmental features and mitigation measures to address constraints.
- Block 1, which contains the Poole Creek, wetlands, and associated setback from these features, will be conveyed to the City for environmental protection. This comprises over half of the site or 12,215 square metres (approximately 3.01 acres)



of the site's 20,499.75 square metres total area to remain open/green space. The conveyance of this block to the City will add to the City's green space network along the Poole Creek, which will, if approved, now extend over 2.3 km in length from Abbott Street to Amberlakes Drive.

- The site design for the proposed development accommodates a 30-metre setback to Poole Creek and 15 metres from the wetland, with justification provided in the EIS. Improvements within the site proposed in the EIS include additional tree planting in the wetlands, wildlife protection measures and educational materials for construction and future residents. A portion of the development is within 30 metres of the wetland and accordingly subject to Conservation Authority approvals. The development will be subject to required Ministry of Environment, Conservation, and Parks (MECP) approvals as applicable, in relation to endangered species.
- Specific landscaping and tree planting requirements will be addressed through the detail design for the associated draft plan of subdivision, and the site plan control application stage for the proposed apartment building. Additional requirements may be required by Provincial approvals.

Snow Storage

- Concerns that inadequate space is provided for snow storage and will end up in the road and flood plain.

Response:

- Appropriate snow storage location and methods will be specified through the site plan control process.

Construction Impacts

- Concerns about impacts from construction of the development, including safety issues, with potential for vehicular collisions and conflict with pedestrians resulting from construction, noise impacts, service disruptions for installation of infrastructure.
- Concerns regarding potential damage to existing homes.
- Concern over noise and impacts resulting from potential blasting.

Response:

- Constructed related activity will be subject to the City of Ottawa by-laws such as the Noise By-law. Additionally, a Construction Management Plan is a required submission with a site plan control application.



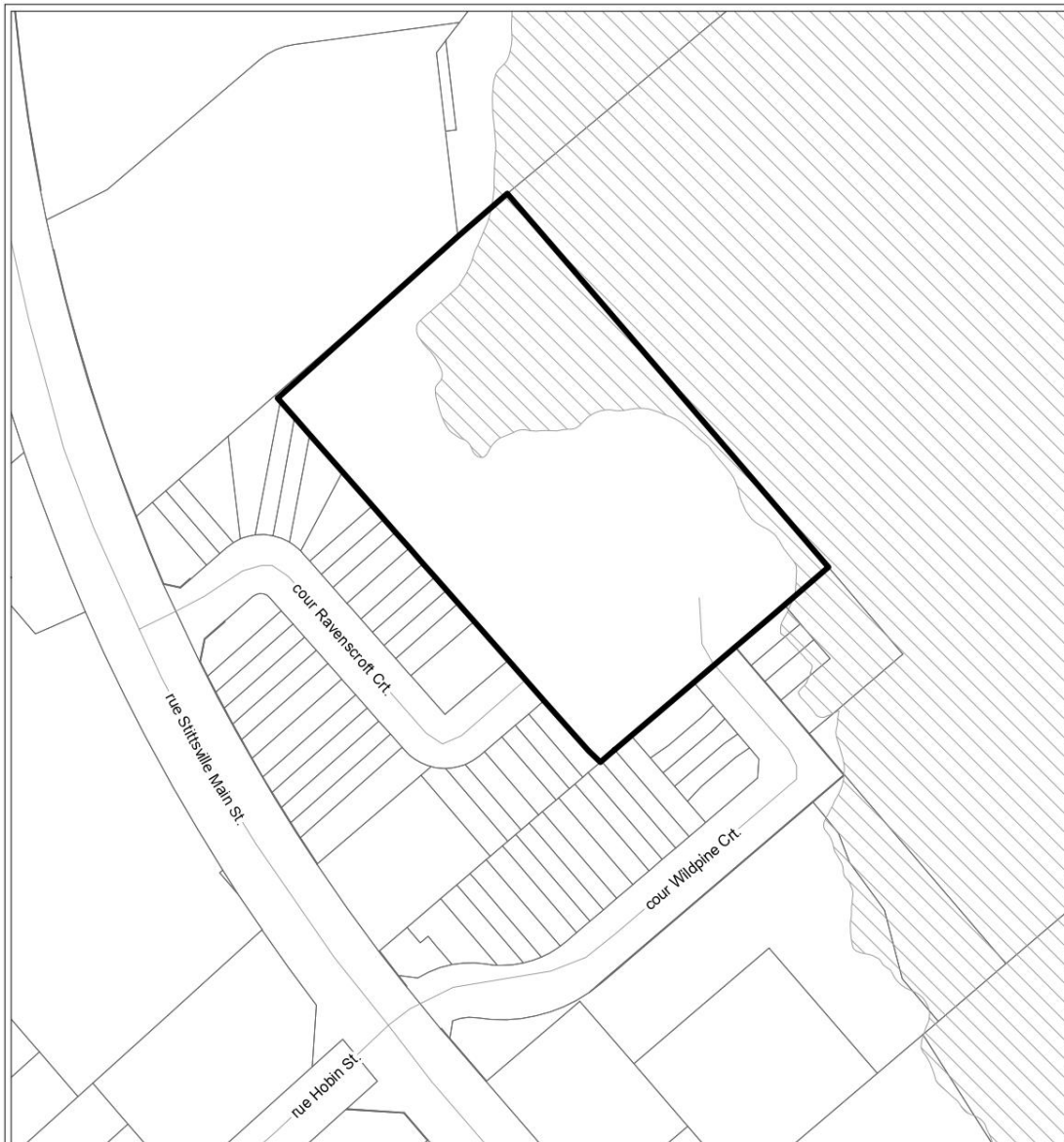
- If blasting is required, the applicant will be required to adhere to all Provincial and City regulations related to blasting, including notification and safety and inspection protocols.

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 the issues associated with drainage and the required changes in the proposed site development.

Contact: Stream Shen Tel: 613-580-2424, extension 24488 or e-mail: Stream.Shen@ottawa.ca.

Document 1 – Location Map



			LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE PLAN OF SUBDIVISION / PLAN DE LOTISSEMENT CONDOMINIUM PLAN / PLAN DE COPROPRIÉTÉ	
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