



Engineers, Planners & Landscape Architects

Engineering

Land / Site
Development
Municipal
Infrastructure
Environmental /
Water Resources
Traffic /
Transportation
Structural
Recreational

Planning

Land / Site
Development
Planning Application
Management
Municipal Planning
Documents &
Studies
Expert Witness
(OMB)
Wireless Industry

Landscape

Architecture

Urban Design &
Streetscapes
Open Space, Parks &
Recreation Planning
Community &
Residential
Developments
Commercial &
Institutional Sites
Environmental
Restoration



McGann Lands (4747 Bank Street) Planning Rationale & Integrated Environmental Review Statement

Engineering excellence. Planning precision. Inspired landscapes.

McGann Subdivision (4747 & 4755 Bank Street)

City of Ottawa

**Planning Rationale &
Integrated Environmental Review Statement**

Prepared By:

NOVATECH

Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario
K2M 1P6

October 13, 2017

Novatech File: 117065
Ref: R-2017-175

October 13, 2017

City of Ottawa
Planning, Infrastructure & Economic Development
110 Laurier Avenue West, 4th Floor
Ottawa, ON K1P 1J1

Attention: Wendy Tse, Program Manager Suburban South

Dear Ms. Tse:

**Reference: 4747 & 4755 Bank Street
Draft Plan and Zoning By-law Amendment
Planning Rationale and Integrated Environmental Review Statement
Our File No.: 117065**

Novatech has been retained by Claridge Homes (Bank Street) LP (Claridge) to prepare this Planning Rationale and Integrated Environmental Review Statement as part of Draft Plan of Subdivision and Zoning By-law Amendment applications for their property at 4747 and 4755 Bank Street in the City of Ottawa. The subject property is known as the McGann lands.

The subject property is located immediately north of another property being developed by Claridge, known as 4789 Bank Street. Claridge has developed a Draft Plan of Subdivision for the McGann lands which integrates with the proposed development of 4789 Bank Street.

The McGann subdivision would accommodate 42 semi-detached dwellings, 64 townhomes, and 108 back-to-back townhomes for a total of 214 dwellings. A neighbourhood park straddles the property line with the subdivision to the south, and a mixed-use block is proposed adjacent to Bank Street.

To permit the proposed development, an amendment to the Zoning By-law is required is required to change the zoning to residential, open space and mixed-use zones.

Regards,

NOVATECH

Table of Contents

1.0 INTRODUCTION	1
1.1 Site Location and Context	2
1.2 Development Background.....	3
1.3 Planning Context	4
<i>Official Plan (OPA#150)</i>	<i>4</i>
<i>Existing Zoning (Zoning By-law 2008-250)</i>	<i>4</i>
2.0 INTEGRATED ENVIRONMENTAL REVIEW STATEMENT	5
2.1 Archaeological Assessment	5
2.2 Environmental Impact Statement and Tree Conservation Plan	5
2.3 Environmental Site Assessment.....	6
2.4 Geotechnical Investigation	6
2.5 Assessment of Adequacy of Public Services.....	6
2.6 Community Transportation Study.....	7
3.0 PROPOSED DEVELOPMENT	8
4.0 PLANNING POLICY REVIEW	8
4.1 Provincial Policy Statement.....	8
<i>Building Strong Healthy Communities</i>	<i>8</i>
<i>Wise Use and Management of Resources.....</i>	<i>10</i>
<i>Protecting Public Health and Safety</i>	<i>10</i>
4.2 City of Ottawa Official Plan (OPA#150).....	11
<i>Urban Design and Compatible Development.....</i>	<i>13</i>
4.3 Leitrim Community Design Plan	16
4.4 Urban Design Guidelines for Greenfield Neighbourhoods	17
5.0 PROPOSED ZONING BY-LAW AMENDMENT	22
6.0 CONCLUSION	23

Appendices

Appendix A: Draft Plan of Subdivision

Appendix B: Proposed Zoning Amendment Schedule

1.0 INTRODUCTION

Novatech has been retained by Claridge Homes (Bank Street) LP (Claridge) to prepare this Planning Rationale and Integrated Environmental Review Statement as part of Draft Plan of Subdivision and Zoning By-law Amendment applications for their properties at 4747 and 4755 Bank Street in the City of Ottawa. The subject property is known as the McGann lands.

The subject property is located immediately north of another property being developed by Claridge, known as 4789 Bank Street. Claridge submitted a Plan of Subdivision (City File No.: D07-16-17-0007) and Zoning By-law Amendment (City File No.: D02-02-17-0014) application for 4789 Bank Street in February 2017.

Claridge has developed a Draft Plan of Subdivision for the McGann lands that integrates with the proposed development of 4789 Bank Street to the south.

The McGann subdivision would accommodate 42 semi-detached dwellings, 64 townhomes and 108 back-to-back townhomes for a total of 214 dwellings. A neighbourhood park straddles the property line with the subdivision at 4789 Bank Street. A mixed-use block is proposed adjacent to Bank Street. To permit the proposed development, an amendment to the Zoning By-law is required to change the zoning from Development Reserve to Residential, Open Space and Mixed-Use.

This Planning Rationale has been prepared as a requirement of the proposed Draft Plan of Subdivision and Zoning By-law Amendment applications and in-line with the City's Terms of Reference for Planning Rationales.

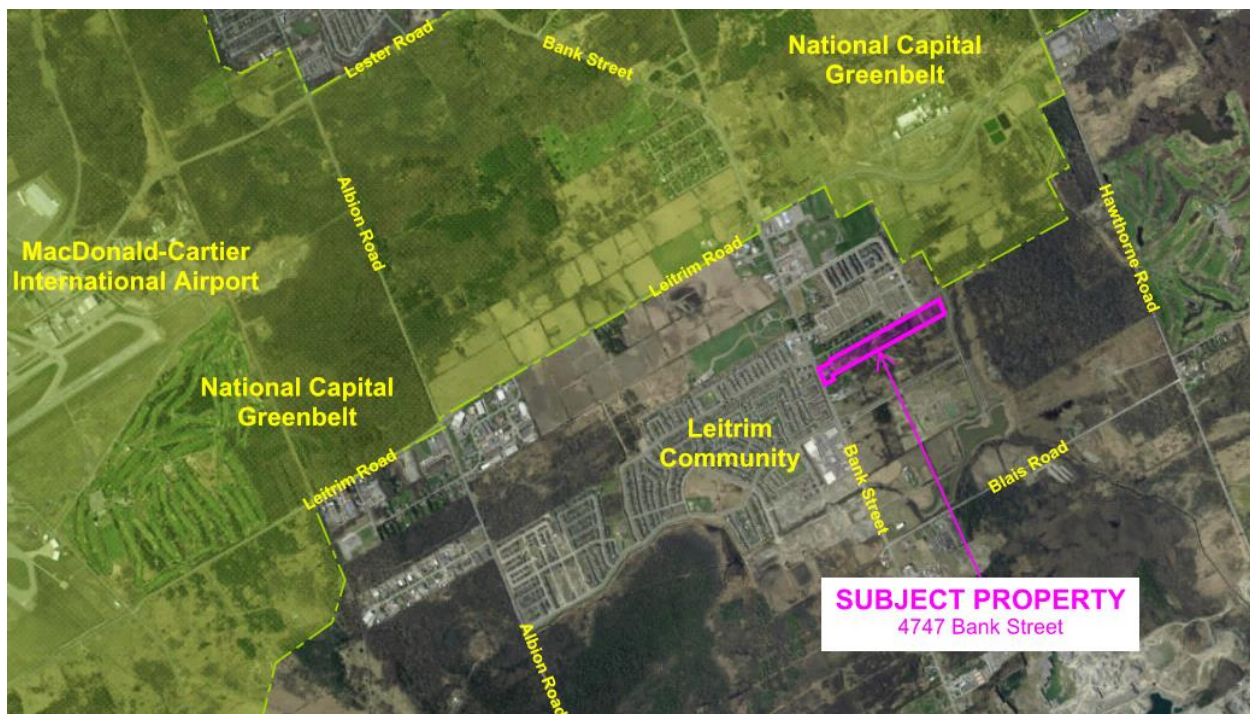


Figure 1: Site location and context (Source: GeoOttawa)

1.1 Site Location and Context

The McGann lands are located 13 kilometres southeast of downtown Ottawa, outside the Greenbelt, in the community of Leirtrim (see Figure 1).

The subject property has an area of 7.74 hectares and 92 metres of frontage on Bank Street. The lands are legally described as *Part of Lot 18, Concession 5 (Rideau front), Part 1 on 4R-29982, Parts 2 and 3 on 5R-2974, former Township of Gloucester, now City of Ottawa* (PINs: 043450853 & 043450851). There is currently a single storey building (shop) used as a trailer hitch manufacturer and supplier with former mini-storage spaces, an abandoned dwelling, and two storage sheds (Leirtrim Supply and A & A Storage) on the west portion of the property. The remainder of the site is undeveloped land.

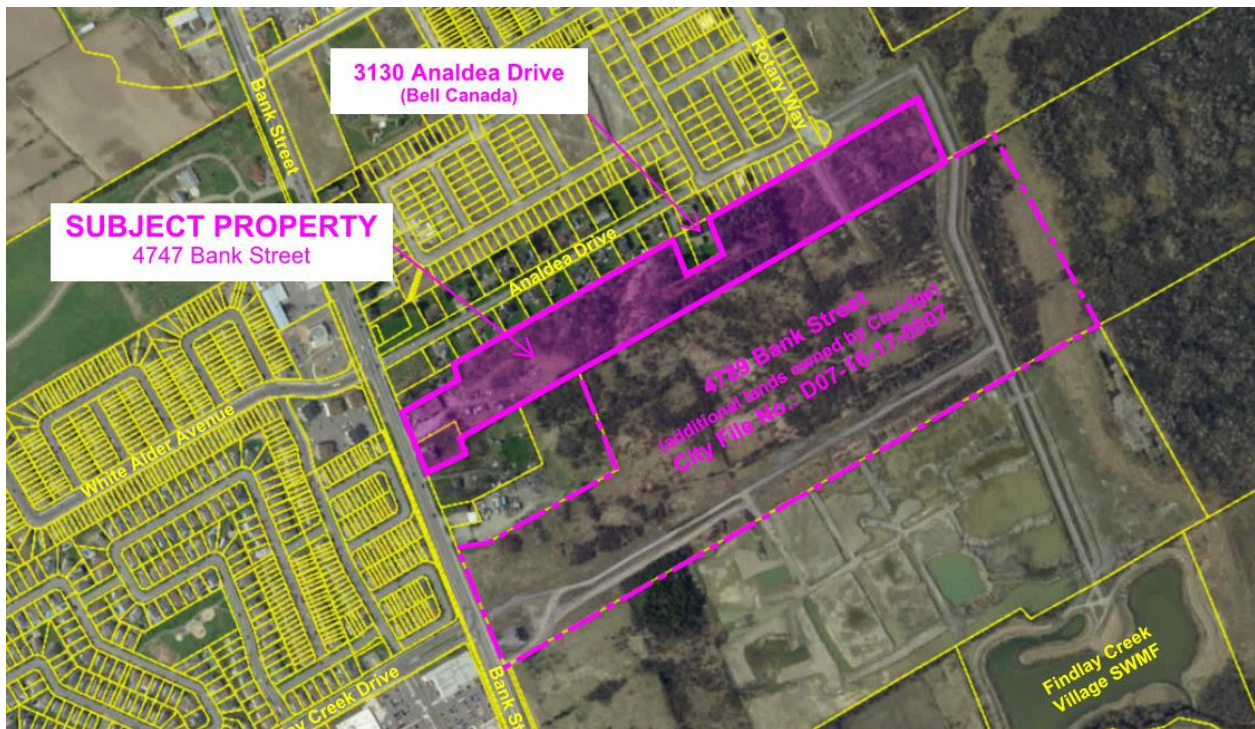


Figure 2: Subject property and surrounding land uses (Source: GeoOttawa)

The following uses surround the subject property (and are shown on Figure 2):

North: Detached dwellings fronting on Analdea Drive and Fernside Street are located north of the McGann Lands. These lands are designated General Urban Area in the Official Plan, and zoned R1AA- Residential and R3Z- Residential.

3130 Analdea Drive is surrounded on three sides by the subject property and occupied by a Bell telecommunications local exchange building.

East: Several large parcels with frontage on Hawthorne Road are located east of the property. These lands are designated Rural Natural Feature in the Official Plan and zoned RU- General Rural. A storm sewer runs along the subject property's east boundary from Rotary Way to the Findlay Creek stormwater management facility.

South: Claridge Homes Corporation owns the lands immediately south of the subject property (known as 4789 Bank Street). As mentioned above, these lands are also being developed by for residential uses as part of concurrent Draft Plan and Zoning applications. The lands are designated Developing Community (Expansion Area) in the Official Plan and zoned RU- General Rural.

West: Bank Street is a two-lane arterial road with a rural cross-section which bounds the property to the west. West of Bank Street are semi-detached and townhouse dwellings designated General Urban Area in the Official Plan.

1.2 Development Background

The McGann lands are part the Leirrim Community located south east of the Ottawa International Airport. Lands to the north and west are part of the Leirrim Community Design Plan (CDP), which was approved by the City of Ottawa in 2005. The CDP identifies a preferred land use development concept and was developed to address environmental, servicing and transportation requirements for the new community.

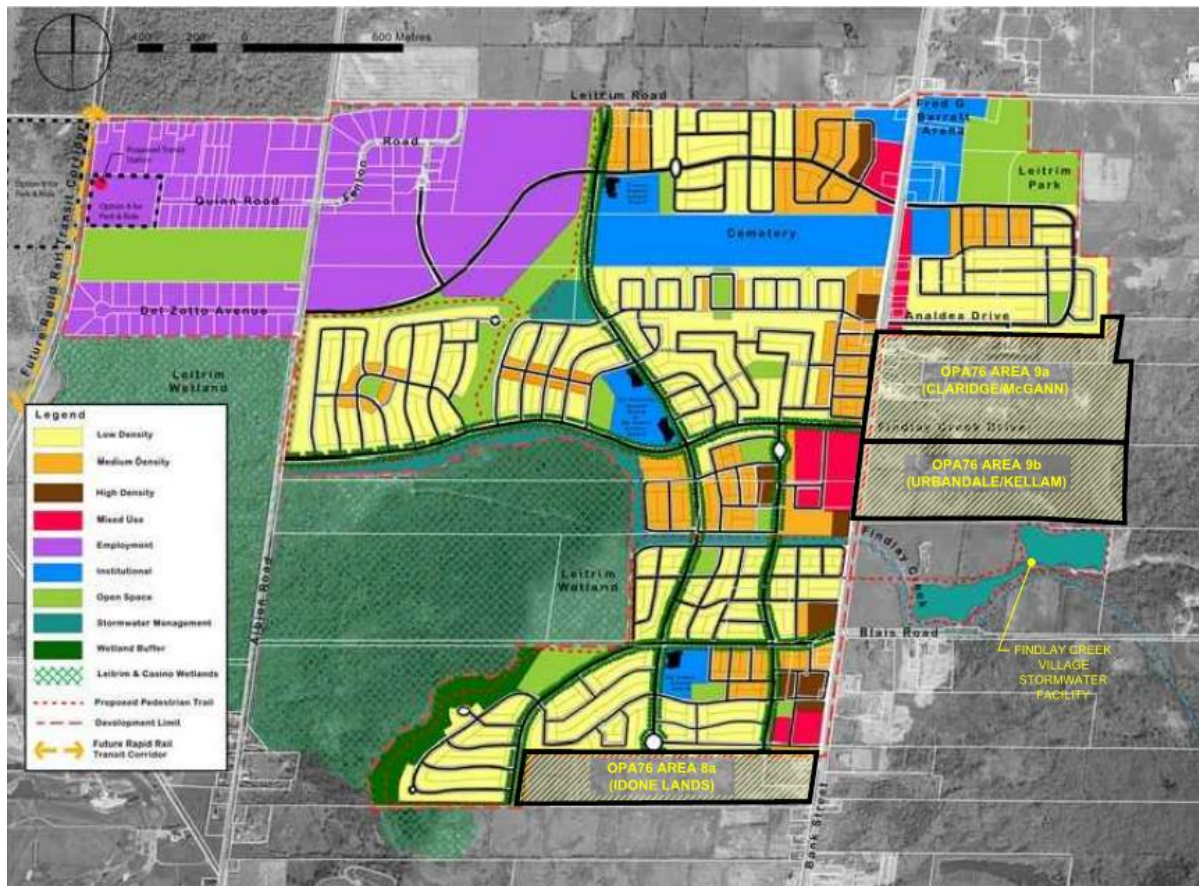


Figure 3: Leirrim Community Land Use Plan, with the McGann Lands shown east of Bank Street.

The McGann lands were not originally included within the boundary of the Leirrim Community Design Plan, but were added later through an urban boundary expansion under Official Plan

Amendment #76 (OPA#76). In 2012, the City of Ottawa expanded its urban boundary under OPA#76 including an additional 87 ha of land in Leitrim. Figure 3 shows the original CDP area and the three expansion areas added through this process, including the McGann lands.

1.3 Planning Context

Official Plan (OPA#150)

The McGann lands are designated as General Urban Area with a Developing Community (Expansion Area) overlay on Schedule B of the Official Plan (OPA#150).

Lands designated Developing Community (Expansion Area) are intended to contribute to the provision of sufficient urban land to support the residential demands of the projected population. These areas are intended to develop primarily for residential purposes, although minor, non-residential uses to meet the needs of a neighbourhood may also be located here. The policies of Section 3.12– Developing Community (expansion Area) must be met before development is permitted within this designation. Section 3.12 of the Official Plan will be discussed further in Section 5.2 of this rationale.

An excerpt from Official Plan Schedule B (Urban Policy Plan) is provided as Figure 4 below.

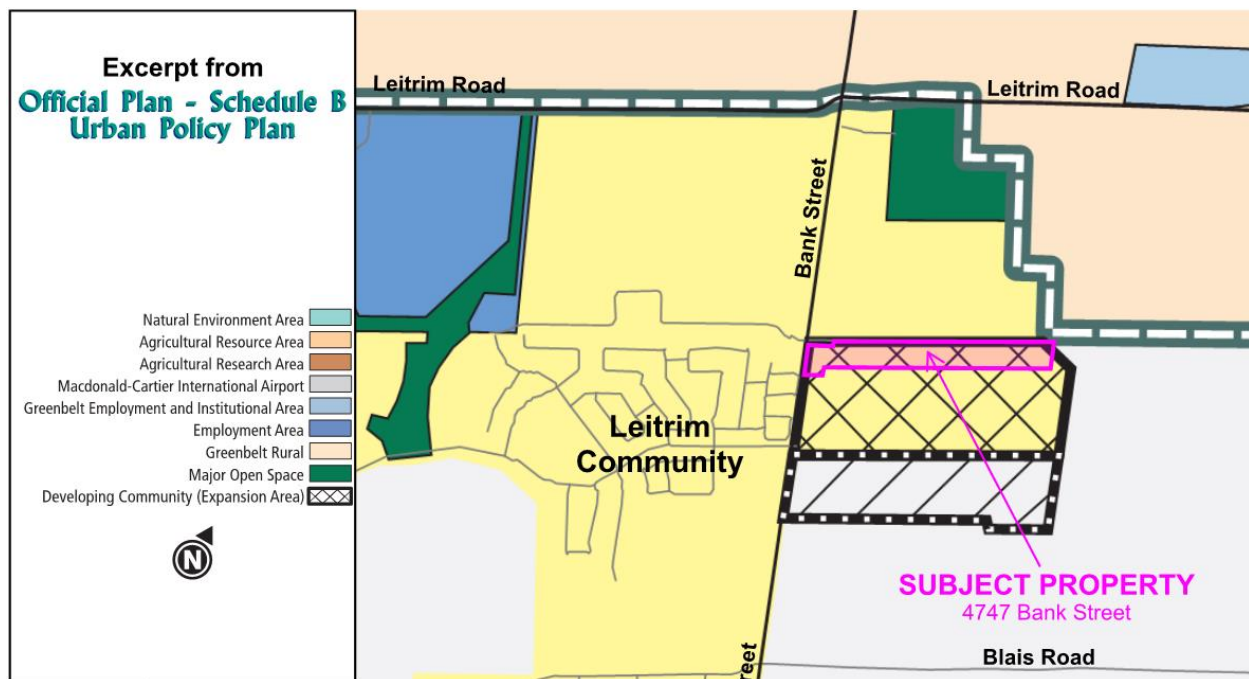


Figure 4: Excerpt from Schedule B of the City of Ottawa Official Plan (OPA#150) showing the subject property in fuchsia.

Existing Zoning (Zoning By-law 2008-250)

The McGann lands are currently zoned RU- General Rural and RC2- Rural Commercial; these zones do not conform to the urban designation in the Official Plan. A Zoning By-law Amendment is required to permit the proposed uses and is a condition of the subdivision approval process. The proposed zoning amendment will be discussed in Section 5.0 of this rationale.

2.0 INTEGRATED ENVIRONMENTAL REVIEW STATEMENT

Section 4.7 of the Official Plan states that “design components will be considered as inputs into the development process and must be assessed and considered prior to establishing an initial design or lot pattern. This process will be implemented through an application of the integrated environmental review process”. Section 4.7.1 states the “integrated environmental review process considers as a whole the significant finding from individual support studies and ensures that development design complies with the environmental policies contained in Section 4, and that the principles of design with nature have been applied.”

The following section provides a summary of each technical study prepared in support of the proposed development. Detailed and technical information can be obtained by reviewing the respective studies.

2.1 Archaeological Assessment

Section 4.6.2 of the Official Plan states that an Archaeological Assessment is required when development is proposed on lands identified as having archaeological potential on the City's Archaeological Resource Potential Mapping. Adams Heritage conducted a Stage 1 & 2 archaeological assessment (October 30, 2013) of the subject property. The assessment was prepared to fulfill the objectives and requirements of the Ontario Ministry of Tourism, Culture and Sport (MTCS) Standards and Guidelines for Consultant Archaeologists (2011).

The assessment concluded that no evidence of archaeological sites was encountered and no artifacts were recovered. The Ministry of Tourism, Culture and Sport issued a letter of concurrence with the archaeological report on April 13, 2015.

2.2 Environmental Impact Statement and Tree Conservation Plan

An Environmental Impact Statement (EIS) was prepared by DST Consulting Engineers (July 2014). The report addresses the existing vegetation communities, Species at Risk and their habitat, and other features of the natural environment.

The EIS states that the subject property represents “low quality terrestrial habitat with a small and heavily degraded cattail marsh present in the central portion of the site”. No Species at Risk or significant wildlife habitat were observed during field surveys.

The EIS states that the development is not anticipated to have a significant environmental impact if recommended mitigation measures are implemented through site development. Further detail on mitigation measures are described in Sections 6.2 and 6.3 of the EIS report.

The EIS includes a Tree Conservation Report (TCR) prepared by James B. Lennox & Associates (March 2014) as Appendix B. The TCR notes two larger bitternut hickory trees on the site, while the remainder of the site is dominated by elm, ash, poplar and Manitoba maple. The majority of elm and ash trees were in poor condition due to the effects of Dutch elm disease and emerald ash borer, respectively. No butternut trees were identified on the subject property. Due to grading and drainage requirements, as well as the intensity of the proposed development, it is anticipated that opportunities for retention of existing vegetation is limited.

2.3 Environmental Site Assessment

Policy 2 of Section 4.8.4 of the Official Plan requires that all applications for plans of subdivision be supported by Phase 1 Environmental Site Assessment (Phase 1 ESA) completed in accordance with Ontario Regulation 153/04.

Kollaard Associates was retained to prepare a Phase 1 ESA (August 11, 2017) to investigate the potential for site contamination by current or past uses. The assessment concluded that there are three areas of potential contamination (APECs) and that a Phase 2 Environmental Site Assessment is warranted. The assessment notes that proper abandonment of two dug wells near the existing commercial use should be verified.

A Phase 2 Environmental Site Assessment will be completed as a condition of Draft Plan approval prior to registration.

2.4 Geotechnical Investigation

Policy 1 of Section 4.8.3 of the Official Plan requires that applications for plan of subdivision be supported by a geotechnical study to demonstrate that the soils are suitable for development.

Kollaard Associates prepared a Geotechnical Investigation (January 15, 2014) for the subject property. Subsurface conditions across this site generally consist grey/black shale overlain by silty sand, sand and gravel, silty clay, and glacial till. An area of fill, up to 2.9m in depth, was identified in the southwest portion of the site (test pit 4).

Further geotechnical investigation was recommended for the mixed-use block once a development proposal is submitted. If warranted, further investigation will occur as part of a future Site Plan application.

The report provides recommendations for foundation and footing design, and roadway design. No restrictions were placed on development of the subject property based on the findings of the geotechnical investigation and the site may be developed using standard engineering practices.

2.5 Assessment of Adequacy of Public Services

The Official Plan contains policies that require development applications to be supported by various engineering studies to demonstrate that the proposed development can be achieved in a responsible manner. Policy 1 of Section 4.4.1 of the Official Plan requires all development applications to be supported by an assessment of the adequacy of public services. A report was prepared by IBI Group (June 2017) for the proposed development.

This report built upon several existing studies previously prepared for the Leitrim Community Design Plan and expansion areas brought in under OPA#76. These previous studies include:

- Addendum to Leitrim Development Area Stormwater Management Environmental Study Report and Pre-Design (CCL/IBI Group, 2005);
- Leitrim Development Area 2007 Final Serviceability Report (2006);
- Environmental Management Plan for the Urban Expansion Land Areas 9a and 9b Ottawa, Ontario, Ottawa Ontario (Golder Associates, April 20 2016);

- 2016 Final Updated Serviceability Report (Class EA OPA 76 Areas 8a, 9a & 9b); and,
- Assessment of Adequacy of Public Services, Claridge 9a Lands- 4789 Bank Street Leitrim Development Area City of Ottawa (IBI Group, September 2010).

The 2016 Final Updated Serviceability Report proposed a revised approach for the provision of major municipal infrastructure including changes needed to support the expansion areas, including the subject site. The report was approved by City Council on November 9, 2016.

The following sections summarize how water, sanitary, and stormwater services will be provided to the proposed development.

Water

Two connections will be made to a 200mm watermain north of the property, located in Rotary Way and Analdea Drive. Seven further connections will be made to the subdivision to the south. A connection to a 400 mm watermain on Bank Street will be made by the subdivision to the south, and mains extended north to the McGann Lands.

Sanitary

Sanitary flows will drain south and west to the Claridge subdivision along a series of 200mm pipes. Effluent will ultimately drain to the Bank Street East 375 mm diameter sub-trunk sewer.

Stormwater

Although the subject property is located near both an existing storm trunk sewer and the existing Findlay Creek stormwater management facility, neither infrastructure had the capacity to convey and treat runoff from the proposed development. Stormwater will flow south to the Claridge subdivision, after which it will be conveyed to a new stormwater management facility east of the Claridge subdivision.

2.6 Community Transportation Study

Section 4.3 of the Official Plan states that a transportation impact assessment report is to be submitted where the City determines that the development may have an impact on the transportation network in the surrounding area.

At this time, IBI Group is in the process of finalizing a Master Transportation Study (MTS) for the Leitrim Owners Group (LOG), which comprises four separate developers/owners in the Leitrim Community: Tartan Land Consultants, The Regional Group, Claridge Homes and Urbandale Corporation. The MTS was initiated in 2016 and City staff agreed this unified document would act as the transportation impact study for each development from these developers/owners within the Leitrim Community. The final MTS is expected to be submitted to the City shortly. The overall results from the MTS will demonstrate that the McGann Lands traffic can be accommodated by Bank Street the adjacent street network through to the 2031 horizon year.

The main access to the McGann Lands will be Street 2, a proposed north-south collector (24m right-of-way) roadway connecting from Rotary Way in the north to the subdivision at 4789 Bank Street. Street 2 will connect to an east-west collector within 4789 Bank Street, which will connect to Bank Street.

Local streets within the McGann Lands will be constructed with an 18m-wide right-of-way.

As the area develops it is anticipated that transit routes will be extended to service the new community. Transit on Bank Street and Street 2 will be within 400m from all proposed dwellings.

3.0 PROPOSED DEVELOPMENT

The Plan of Subdivision for the McGann lands will integrate with the Leitrim CDP land use plan and was designed as an integrated development with the subdivision to the south.

The proposed development is predominantly residential with a mix of low and medium density dwellings and a park block shared with the subdivision lands to the south. A mixed-use block along Bank Street will provide services to the community and buffer the residential areas from traffic on Bank Street.

The proposed development is laid out as a modified grid with one road connection to the north and six to the south and east. Rotary Way, a minor collector, will traverse the property from north to south (shown as Street 2 on the Draft Plan) and will connect to Bank Street within the subdivision to the south. A larger version of the draft plan is provided as Appendix A.

The proposed development would accommodate 214 dwellings, allocated as semi-detached, townhomes, and back-to-back townhomes.

4.0 PLANNING POLICY REVIEW

The following is a review of the existing planning policy framework which will demonstrate that the proposed Plan of Subdivision and Zoning Amendment are consistent with the Provincial Policy Statement, and conform to the general intent of the policies of the Official Plan (OPA#150).

4.1 Provincial Policy Statement

The 2014 Provincial Policy Statement (PPS) provides policy direction on land use planning and development matters of provincial interest. All decisions affecting planning matters “shall be consistent with” policies issued under the authority of Section 3 of the *Planning Act*.

Generally, the PPS seeks to promote compact, efficient land use patterns which are financially, socially and environmentally sustainable. It also seeks to protect Ontario's foodlands, aggregate resources and significant environmental features. The proposed development complements and forwards the following interests of the Province as outlined in the PPS.

Building Strong Healthy Communities

Section 1.1 of the PPS speaks to managing and directing land use to achieve efficient and resilient development and land use land patterns. *Policy 1.1.1* provides the following directives on sustaining healthy, liveable and safe communities by:

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) *accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial*

- and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
 - d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
 - e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;*
 - f) improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;*
 - g) ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and*
 - h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.*

The McGann lands are adjacent to the community of Leitrim and designated as Developing Community (Expansion Area) in the Official Plan. Developing Community (Expansion Area) lands are identified to contribute to the provision of sufficient urban land to support the residential demands of the projected population to 2036.

The proposal will achieve an efficient development pattern by contributing to the development of a complete community within the Leitrim Community Development Area, providing a range and mix of housing options to meet long-term needs, and providing neighbourhood services and parks.

The new community will be serviced by transit and the interior street network designed to be walkable, safe and convenient for active transportation modes. The proposed mixed-use block along Bank Street is appropriately located along a major arterial route.

Section 1.1.3.2 states that land use patterns within settlement areas shall be based on:

- a) densities and a mix of land uses which:*
 - 1. efficiently use land and resources;*
 - 2. 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;*
 - 3. minimize negative impacts to air quality and climate change, and promote energy efficiency;*
 - 4. support active transportation;*
 - 5. are transit-supportive, where transit is planned, exists or may be developed; and*
 - 6. are freight-supportive; and*
- b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.*

The McGann lands are being developed as an integral component of the adjacent subdivision to the south, both of which are integrated with the larger Council-approved Leitrim Community Design Plan. The overall development includes a variety of land uses including commercial retail, institutional, parks and open space, as well as low and medium density residential. These uses are in proximity to planned public transit and are arranged around a modified grid street network which permits direct movement of pedestrian, bicycle and vehicular traffic. The proposed development is consistent with Section 1.0 of the PPS.

Wise Use and Management of Resources

Section 2.0 of the PPS provides further policies related to the protection natural resources, summarized below.

- Relating to Section 2.2 (Water), no watercourses were identified on the subject property in the EIS. Stormwater management infrastructure will ensure that runoff is controlled for quantity and treated for quality prior to discharging into Findlay Creek southeast of the subject property.
- Relating to Section 2.3 (Agriculture), the subject property is located within the urban boundary of the City of Ottawa; it does not have any identified agricultural potential.
- Relating to Section 2.4 (Minerals and Petroleum), the subject property has no known areas of mineral or petroleum potential; it will not impact areas of petroleum potential.
- Relating to Section 2.5 (Mineral Aggregate Resources), the subject property has no known mineral aggregate potential; it will not impact areas of mineral aggregate potential.
- Relating to Section 2.6 (Cultural Heritage and Archaeology), Adams Heritage conducted a Stage 1 & 2 archaeological assessment (October 30, 2013) of the subject property. The assessment concluded that no evidence of archaeological sites was encountered and no artifacts were recovered. The Ministry of Tourism, Culture and Sport issued a letter of concurrence with the archaeological report on April 13, 2015.

The Environmental Management Plan (2016) was prepared to identify and assess the natural features present on site and in the surrounding landscape, and to develop options for future development that are consistent with provincial and municipal goals, objectives, and policies.

Protecting Public Health and Safety

Section 3.0 of the PPS provides policies related to reducing the potential public cost and protection of residents from natural or human-made hazards.

Relating to Section 3.1 (Natural Hazards), the site is not located on lands impacted by hazardous sites, erosion and/or dynamic beach hazards, or large inland lakes.

A Preliminary Geotechnical Investigation report was prepared by Kollaard Associates (January 2014) that addresses public health and safety concerns. No geotechnical concerns were identified and development can proceed using standard engineering practices. Additional details are provided in this rationale under Section 3.4.

Regarding Section 3.2 (Human-Made Hazards), Kollaard Associates was retained to conduct a Phase 1 Environmental Site Assessment (November 2013) for the site. The assessment concluded that a Phase 2 Environmental Site Assessment is warranted to address four areas of potential contamination and require further investigation in the form of sediment and soil testing. The assessment notes that proper abandonment of a dug well near the existing commercial use should be verified. The identified contamination is not anticipated to impact the ultimate development for the proposal and will be addressed through normal cleanup channels.

A Phase 2 Environmental Site Assessment will be completed as a condition of Draft Plan approval.

4.2 City of Ottawa Official Plan (OPA#150)

As discussed above in Section 1.0, the subject property is located just outside of the boundary of the Leitrim Community Design Plan and is designated as Developing Community (Expansion Area). The Official Plan sets out a list of policy requirements for lands within this designation which must be demonstrated through the preparation of a plan of subdivision.

The relevant policies of Section 3.12 include:

1. *Lands designated on Schedule B as 'Developing Community (Expansion Area)' and 'Urban Area' on Schedule A contributes to the provision of sufficient urban land to support the residential demands of the projected population to 2031. The intent is that these lands will be developed primarily for urban residential uses, once the policies of this section have been satisfied.*

The proposed subdivision is primarily residential with some commercial appropriately located adjacent to Bank Street.

2. *The policies of this section will be achieved through the preparation of a plan of subdivision.*

This Planning Rationale and Integrated Environmental Review Statement has been prepared in support of the Plan of Subdivision application.

3. *Proponents of development will complete, to the satisfaction of the City, studies and a plan of sufficient detail to:*
 - a. *Identify the location, timing and cost of roads and transit facilities, water and wastewater services, public utilities, stormwater management facilities, etc. required on-site and off-site to service the area; and*

An Environmental Management Plan (Golder, April 2016) and Assessment of Adequacy of Public Services (IBI Group, June 2017) for the expansion areas to the Leitrim Community Design Plan, have been prepared in support of this application. A summary of the study was provided in Section 3.5 of this rationale.

A Community Transportation Study is currently being prepared for the Leitrim Development Area and is expected to be submitted to the City shortly.

- b. *Identify the natural heritage system on the site independent of the potential developable area. Typically, an environmental management plan as described in Section 2.4.3 will be prepared where a subwatershed study does not exist or does not provide sufficient guidance to identify the environmental features on the site and their functions, which together constitute the natural heritage system. The components of this system are generally described in Section 2.4.2, with the exception that significant woodlands are to be further evaluated consistent with the Urban Natural Areas Environmental Evaluation Study. No development is permitted within this system, which is to be conveyed to the City for public use before development of the area is approved; and*

As discussed above and in Section 3.0, an Environmental Management Plan and Environmental Impact Statement were prepared for the subject property to satisfy this policy.

- c. *Identify Recreational Pathways on the site;*

Public sidewalks throughout the McGann subdivision will connect into the sidewalk network on the Claridge and Findlay-by-the-Park subdivisions to the south and north, and Analdea Drive.

- d. *Establish the mix and location of residential dwelling which, as a minimum, will constitute the following:*

- i. *At least 45% single detached but not more than 55% single detached, at least 10 per cent apartment dwellings and the remainder multiple dwellings, other than apartments.*

Multiple recent development applications throughout the City of Ottawa have found that the minimum requirement of 45% single detached dwellings does not reflect current market demand, with townhomes in higher demand. An Official Plan Amendment will be required to address policy 3.12.3 d.i and will be filed in the near future

- ii. *In Developing Community (Expansion Area) designations, overall residential development will meet a minimum average density target of 34 units per net hectare. Net residential density is based on the area of land in exclusively residential use, including lanes and parking areas internal to developments but excluding public streets, rights-of-way and all non-residential uses; and*

The proposed development will have a net residential density of 55.9 units per net residential hectare, as summarized in the table below:

Number of dwellings proposed:	214 units
Net area of semi-detached dwellings:	1.13 ha
Net area of townhomes and back-to back townhomes:	2.70 ha
Total net residential area:	3.83 ha
NET RESIDENTIAL DENSITY (dwellings/ total net residential area)	55.9 units/ha _{net}

The proposed development exceeds the minimum density requirement of the Official Plan.

- e. *Show how the plan will achieve other policies of this Official Plan including, but not limited to, affordable housing and design; and*

Affordable housing is defined in Policy 1 of Section 2.5.2 of the Official plan as *housing, either ownership or rental, for which a low or moderate income household pays no more than 30 per cent of its gross annual income. Income levels and target rents and prices will be determined by the City on an annual basis.* The proposed townhouse and back-to-back townhouse units are expected to fall within these targets and will contribute to the City's target set out in the Official Plan.

- f. *Meet the requirements of Phase 1 and 2 of the Environmental Assessment Act where required.*

The Environmental Management Plan and 2016 Final Updated Serviceability Report (Class EA OPA76 Areas 8a, 9a & 9b) were prepared to meet the requirements of the *Environmental Assessment Act*.

4. *Proponents of development will prepare a Financial Implementation Plan and commit to providing:*
 - a. *The on-site and off-site servicing systems described above through development charges or at the expense of the developer; and*
 - b. *The natural heritage system as non-developable lands to be transferred to the City for \$1; and*
 - c. *The Recreational Pathways as identified in this Plan through development charges or at the expense of the developer.*

Discussion with the City has confirmed that a Financial Implementation Plan will be required prior to Draft Plan approval; it is not required at the time of submission.

5. *An amendment to this Plan will not be required to remove the designation of Developing Community (Expansion Area) and replace it with General Urban Area, but an amendment may be required to implement infrastructure and open space provisions of plans approved for individual areas. Development may proceed once the City is satisfied that the requirements of this section have been met and the City has approved the plan of subdivision.*

No Official Plan Amendment is required to implement the proposed development, except for the unit mix provision discussed in 3.12 d.

Urban Design and Compatible Development

As discussed in policy 3e, the plan must also meet other relevant policies of the Official Plan including policies relating to design and compatibility. Official Plan sections 2.5.1 and 4.11 relate to design objectives qualifying how the City of Ottawa wants to influence the built environment and Urban Design and Compatible Development regarding Views, Building Design, Massing and Scale, and Design Priority Areas.

Section 2.5.1 is addressed below:

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

The proposed development has been designed as an integrated extension of the Claridge Lands and of the Leitrim Community to the north and west. These areas include a range of residential uses, parks, schools and commercial mixed-use areas.

The proposed development will contribute to the community with a range of residential uses, and mixed-use and commercial uses along Bank Street.

2. To define quality public and private spaces through development.

Street oriented dwellings will help to frame the public realm and create a consistent setback to define private amenity spaces. Dwellings facing the neighbourhood park will provide passive surveillance and frame the public realm.

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

The subdivision has been designed with an integrated road network with multiple connections (Streets 1, 2, 3 and 7) to the Claridge subdivision to the south and Findlay-by-the-Park to the north. The neighbourhood park has frontage on three streets and will facilitate east-west pedestrian movement.

Sidewalks will be provided along both sides of collector roads and along streets connecting pathways and parks, as per City guidelines.

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

As discussed above, the development has been designed as an integrated extension to the Claridge subdivision to the south. Development will be incremental and will proceed once the Claridge site has been developed with the required servicing and road connections to the McGann lands.

Mixed use development along Bank Street is expected to be of a similar scale and character to existing and planned development in the area. Development of the mixed use block will be subject to Site Plan approval.

5. 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 mix of semi-detached, street and back-to-back townhouse dwellings will contribute to a full range of housing options within the Leitrim community.

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

As discussed in Section 3.0, an Environmental Management Plan and Environmental Impact Statement have been prepared for the site, and the development has been designed to respect the recommendations of these reports.

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

The proposed subdivision is a mixed use development and will contribute to making the Leitrim Development Area a complete community with a range of residential uses and densities, commercial services, parks and schools. The proximity of these services will encourage active transportation.

Section 4.11, Urban Design and Compatible Development, discusses the relationship between new and existing development and provides policies to evaluate the compatibility of a development regarding Views, Building Design, Massing and Scale, and Design Priority Areas. The following summarises how the proposed development meets the official plan criteria:

- Views: no significant viewsheds were identified on the subject property;
- Building Design: Good building design contributes to successful neighbourhood integration and the compatibility of new development with the existing or planned character of its surroundings. The proposed semi-detached and townhouse dwellings are oriented to the street and will display strong architectural design elements. Commercial uses along Bank Street will be subject to Site Plan control;
- Massing and Scale: All proposed development is low-rise and is compatible and complementary in scale to planned adjacent development. Massing and scale are regulated through zoning which is further discussed in Section 6.0 of this rationale;
- High-Rise Buildings: No high-rise buildings are being considered as part of this proposed development;
- Outdoor Amenity Areas: All semi- detached and street townhouse units will have access to private rear yard amenity areas. The proposed back-to-back townhomes will have outdoor amenity areas accessible from the second-floor living area. All residents will have access to sidewalks, parks and a network of walking paths throughout the Leitrim community. The proposed park block, centrally located along the southern edge of the subdivision, will provide convenient access to neighbourhood park facilities, while the neighbourhood and community parks in the surrounding community will provide choice and additional amenities;
- Design Priority Area: the subject property is not located in a design priority area.

The proposed development meets the requirements of Section 3.12 of the Official Plan and is consistent with the design and compatibility objectives of Section 2.5.1 and 4.11 of the Official Plan.

4.3 Leitrim Community Design Plan

The McGann lands are located outside of the boundaries of the Leitrim Community Design Plan; however, the development has been designed to integrate with development to the north which falls within the CDP area. Rotary Way will continue through the proposed development and through the Claridge subdivision to create an integrated neighbourhood. A shared park block further knits the communities together. The Land Use Plan for the Leitrim Community Design Plan is shown as figure 7.

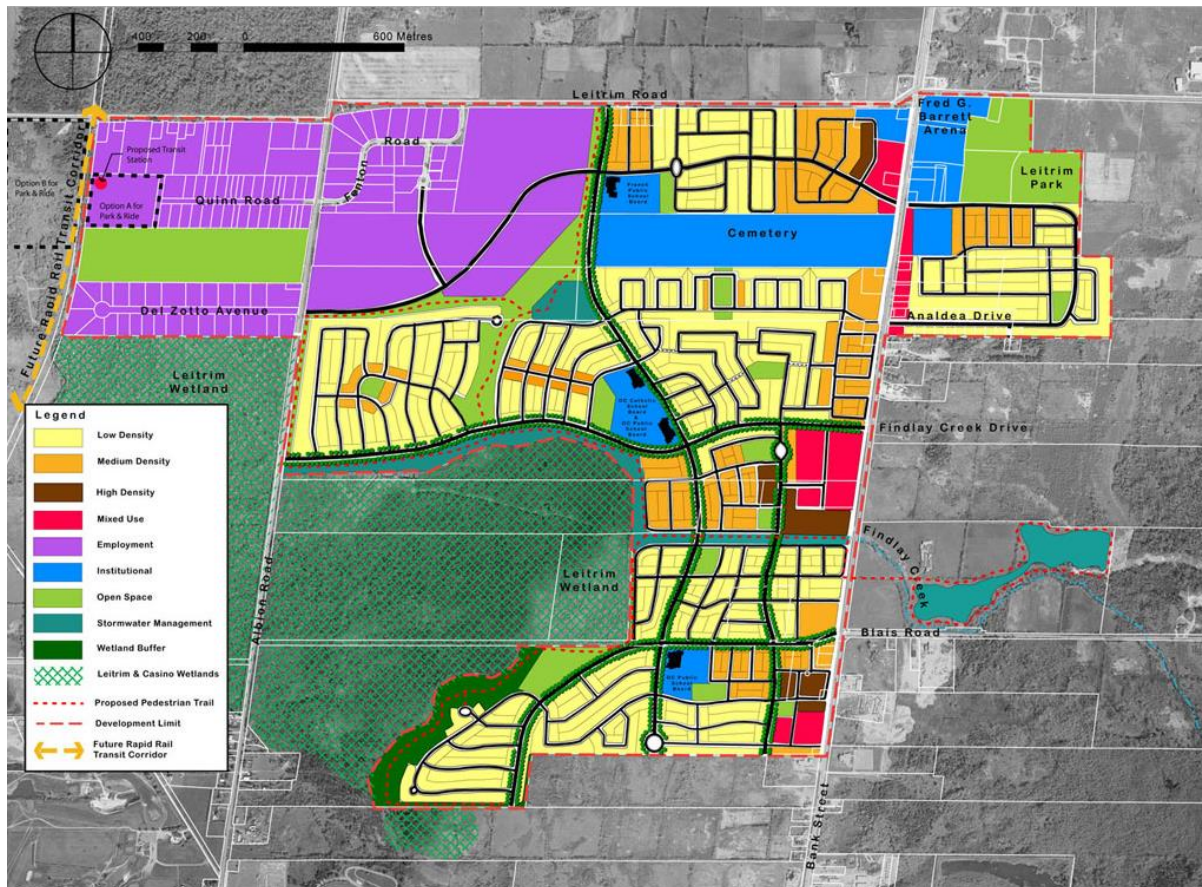


Figure 5: Leitrim Community Land Use Plan.

4.4 Urban Design Guidelines for Greenfield Neighbourhoods

The City of Ottawa's Urban Design Guidelines for Greenfield development support many of the same principles and goals of the Design Guidelines set out in the Leitrim CDP and have been considered in the design of the proposed subdivision.

Structuring Layout

Guideline 1: *Plan and build new communities based on the inherent capacity of the natural landscape to sustain the community over time. Consider soils, landforms, natural and cultural features, habitats, watercourses and climate.*

The proposal has been designed based on the recommendations of the Environmental Management Plan and Environmental Impact Statement which evaluated the site with regard to significant natural heritage features, species at risk, fish habitat, subsurface and hydrogeological conditions.

Guideline 2: *Create a connected network of parks, greenspaces and public lands that is structured by existing natural features and connected by pathways and sidewalks. Make this network easily accessible on foot or bike from homes throughout the neighbourhood.*

The networks of parks and sidewalks on both the McGann and subdivision to the south has been designed as an integrated system. The park straddling the two subdivisions will provide convenient access to neighbourhood park amenities. Pedestrian connections and public sidewalks will ensure parks and open space are easily accessible throughout the Leitrim Community.

Guideline 3: *Conserve natural features such as woodlots, wetlands and creeks, and the natural connections between them, to sustain healthy habitats for plants and animals. When they are connected to other greenspaces, ensure that public use does not detract from the ecological functions and characteristics.*

Based on DST's review of the subject property, detailed in the EIS (see Section 2.3 of this rationale), no portion of the site was considered significant or warrants preservation. The proposed development meets the recommendations of the Environmental Management Plan.

Guideline 5: *Incorporate existing healthy trees within development blocks or lots when establishing block patterns. Provide enough space for healthy growth and protect trees and their roots during construction and grading.*

Healthy trees will be incorporated where possible; however, due to grade raises and required residential densities, retention will likely be limited to parks and some periphery areas. This has not yet been comprehensively reviewed and will be studied further during detailed design. Where trees are to be preserved, the critical root zone will be protected during construction in accordance with standard City requirements.

Guideline 7: *Locate stormwater management areas to be an integral part of the overall greenspace and pedestrian network within the neighbourhood.*

Stormwater management for the proposal will be accommodated off-site through the development of a new stormwater management pond east of the subdivision to the south. A pathway around the facility will provide opportunities for passive outdoor activities.

Guideline 9: *Concentrate higher density residential units around neighbourhood focal points that include transit stops, commercial areas, schools, community facilities, parks and multi-use pathways.*

Higher density residential uses will be located adjacent to the extension of Rotary Way and proposed park. The mixed use block is located adjacent Bank Street.

Guideline 10: *Create a walkable neighbourhood with pathways, trails and sidewalks that are accessible year-round and that connect destinations such as transit stops, commercial areas, schools, community facilities and parks.*

The sidewalk network will connect destinations such as schools, parks, commercial areas and transit. Pedestrian walkways and pathways crossing the park will improve connectivity and encourage walking to destinations.

Guideline 11: *Connect new streets to existing streets in adjacent developments and plan for future connections to land that has yet to be developed.*

The street and lot layout has been designed in coordination with the subdivision to the south. Five road connections are proposed (Streets 5, 6, 8, 10 and 13) to create a seamless integration. Rotary Way (Street 2 on the Draft Plan) will connect the property to the north. Street 6 extend south to a currently undeveloped property, should this area be developed in the future.

Guideline 12: *Layout collector streets to be direct and continuous through the neighbourhood so homes are within 400 metres of transit and other destinations along them.*

Streets have been laid out to provide direct connections through the neighbourhood. Rotary Way is a north-south collector crossing through the McGann subdivision and connecting with the proposed extension of Kelly Farm Drive through the subdivision to the south.

Bank Street is noted as a potential transit route in the Leitrim CDP. As the area develops it is anticipated that transit routes will be extended to service the new community.

Guideline 13: *Layout local street patterns so that development blocks are easily walkable – between 150 and 250 metres in length.*

The street grid has been laid out in walkable blocks between 150 and 250 metres in length.

Guideline 15: *Create a transition in height from taller buildings to adjacent lower buildings, particularly when connecting to an adjacent development or neighbourhood.*

All development proposed is low-rise under four storeys.

Guideline 19: *Locate neighbourhood parks along collector or local streets, and ensure that they are generally square or rectangular, depending on features within the park, and are approximately 0.8 hectares in size.*

The proposed neighbourhood park is square in shape and has frontage along three local streets. The park block is 0.8 hectares, with 0.5 hectares within the McGann subdivision and 0.3 hectares located on the subdivision to the south.

Guideline 20: *Locate parks so that they front onto at least two streets, or have the longest edge front onto the street. Locate parks at 'T'-intersections to terminate streetscape views.*

The proposed park has frontage on three streets along the two long sides of the block.

Street Design

Guideline 21: *Select the most suitable zoning setback and road right-of-way width for the land use context and the road function. Provide sufficient space for the various elements in the front yard, the boulevard, and the road including: trees, sidewalks, utilities, cycling facilities, parking and travel lanes.*

Street right-of-way width is consistent with the subdivision to the south. Right-of-way widths are consistent with the Leitrim CDP guidelines and will provide sufficient space for sidewalks, cycling facilities and street landscaping. Zoning is discussed in Section 5.0 of this rationale and setbacks have been selected to create a defined street edge for the residential neighbourhood.

Guideline 22: *Orient rear yard amenity areas away from arterial and collector roads to avoid the requirement for sound attenuation walls. Use single loaded streets, crescents, or rear access streets to access these residential properties.*

Rear yard amenity areas have been oriented away from arterial and collector roads, and it is expected that sound attenuation walls will not be required. The commercial/mixed-use block has been located adjacent to Bank Street to provide a transition from the arterial road to the residential area.

Guideline 25: *Design roads at the entrances to neighbourhoods to create a sense of arrival with such elements as enhanced landscape treatment in the boulevard and the median.*

The subdivision has been designed as an integrated extension of the subdivision to the south. Collector roads entering the overall neighbourhood will be designed with enhanced landscaping to create a sense of arrival.

Guideline 26: *Construct sidewalks on both sides of streets that serve key destinations, such as transit stops, greenspaces, or to community facilities like schools. Select the correct road right-of-way standard to allow for sufficient space for sidewalks and all streetscape elements.*

Sidewalks will be provided along both sides of collector roads and on streets leading to a park, or commercial area. Right-of-way width specified in the Leitrim CDP provides sufficient space for all streetscape elements.

Guideline 30: *Connect major greenspace elements, like community parks, stormwater management ponds, and natural features with 'green streets' to create enhanced walking and cycling environments, and to improve ground water recharge.*

The City does not currently permit 'green streets', however streets will have trees and plantings to enhance the environment for walking and cycling.

Guideline 31: *Create a cycling-supportive neighbourhood with bicycle routes that serve local destinations and that are linked to the citywide network of bicycle routes. Routes include wide shared-use curb lanes, designated on-road bicycle lanes or multi-use pathways.*

Collector roads may incorporate bicycle-supportive design in accordance with City requirements for collector roads and recommendations of the Community Transportation Study.

Residential Building and Site Design

Guideline 34: *Locate residential buildings close to the property line with their primary face addressing the street, while making room for trees and utilities. Provide visual interest along the streetscape with a variety in setbacks and projections.*

Residential buildings will be located approximately 3m from front or corner property lines, as per the proposed zoning, and will address the street to provide a consistent and animated street edge.

Guideline 35: *Mix various types of housing on each street while considering the relationship (height, size, bulk) between each other, and to existing houses.*

Various types of housing will be provided on each street. The development is exclusively low-rise and all housing types will be compatible with each other.

Guideline 37: *Design building façades so that windows and doors are prominent features that address the streets they front.*

Location and prominence of windows and doors will be considered as architectural designs are finalised.

Guideline 38: *Site and design residential buildings on corner lots so that both the front and the side of the building are oriented to the public street and are detailed with similar quality and style.*

Buildings on corner lots will be detailed with similar quality and style on both the front and exterior side elevation. Where possible, access to the front entrance will be provided from the side lot line.

Guideline 39: *Incorporate porches, which are big enough to accommodate sitting areas, into the overall architecture of the building. Wrap porches around the building façade on corner units.*

Lots are large enough and oriented to incorporate front porches.

Guideline 44: *Design residential buildings so that garages do not dominate the width of the front façade and do not project past the front wall. Design driveways so that they are not wider than the garage.*

Units will be designed to have the front entrance as the prominent feature of the façade, rather than the garage. Driveways will be designed so that they are not wider than the garage.

Guideline 45: *Provide shared driveways for ground-oriented attached dwellings to maximize area for trees, utilities, on-street parking, and snow storage, and to minimize the physical disruption of sidewalks along the street.*

Townhouses and semi-detached dwellings will be designed with shared driveways wherever possible, as recommended by these guidelines and through the Building Better and Smarter Suburbs recommendations.

Guideline 46: *Incorporate mid-block walkways to make walking more direct and convenient where long blocks cannot be avoided. Ensure that landscaping, fencing, and facing windows support a safe and attractive environment.*

As mentioned above, the lengths of all blocks are less than 250m.

Non-Residential Building and Site Design

Non-residential building and site design will be addressed through subsequent Site Plan Control applications.

Greenspaces

Guideline 54: *Design stormwater management areas and other greenspaces with majority of their frontage onto public roads to make a visible contribution to the neighbourhood.*

Stormwater management will be accommodated off-site by a new stormwater facility. The park has frontage on three local streets.

Guideline 56: *Design streetscapes with open accessible frontages along greenspaces, such as woodlots and stormwater management ponds. Provide fencing along greenspaces only to prevent direct access to sensitive environmental areas or unsafe conditions.*

There are no woodlots or stormwater management ponds located within the proposed development.

Guideline 58: *Provide trees and sidewalks along the edge of parks and greenspaces to complement the treatment across the street.*

Trees and sidewalks will be provided along the edge of the parks. A park fit plan and park design will be prepared.

Utilities and Amenities: Guidelines 60 to 65 relate to the selection of street furniture, landscaping elements and utility locations. These considerations will be addressed during the detailed design stage, once zoning is in place.

5.0 PROPOSED ZONING BY-LAW AMENDMENT

The zoning proposed for the McGann subdivision has been selected to maintain consistency with the proposed zoning already for the Claridge subdivision south of the property.

Figure 6 shows the proposed zoning for the McGann subdivision. Specific subzones are described below. A larger version of the proposed zoning schedule is provided as Appendix B.

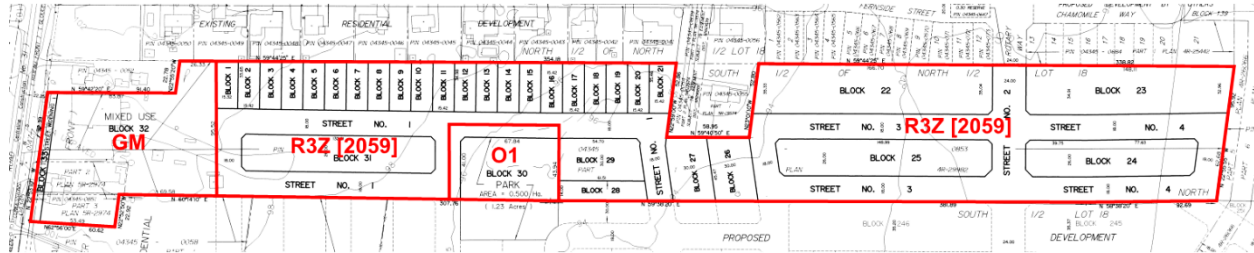


Figure 6: Proposed residential, open space and mixed use zoned superimposed on the Draft Plan of Subdivision.

Lands that will accommodate semi-detached dwellings and street townhomes and back-to-back townhomes will be rezoned from Rural Countryside Zone (RU) to Residential- R3Z[2059] zone.

Lands that will accommodate the public park will be re-zoned from Rural Countryside- RU to Open Space- O1.

Lands that will accommodate commercial development along Bank Street (Block 151) will be rezoned from RU and RC2 to a General Mixed-Use- GM zone. Detailed zoning for this block will be finalised at the Site Plan stage, if required.

6.0 CONCLUSION

As demonstrated by this Rationale, the proposed development is consistent with the Provincial Policy Statement, conforms to the City of Ottawa Official Plan, and has been designed with regard to the City's Design Guidelines for Greenfield Development.

The requirements of Section 3.12 of the Official Plan for Developing Community (Expansion Area) have been met, except for the unit type mix set out in policy 3:12 d. As discussed, an Official Plan Amendment is being prepared to address this policy.

The proposed zoning will implement the development as described in this rationale and ensure the development is compatible with surrounding development. The proposed development is an appropriate and desirable addition to the community and represents good planning.

NOVATECH

A handwritten signature in black ink, appearing to read 'E Bays', with a long horizontal stroke extending to the right.

Eric Bays MCIP, RPP
Project Planner

Appendix A: Draft Plan of Subdivision

DRAFT PLAN OF SUBDIVISION OF
PART OF LOT 18
CONCESSION 5 (RIDEAU FRONT)
Geographic Township of Gloucester
CITY OF OTTAWA

Prepared by Annis , O'Sullivan , Vollebekk Ltd.

Scale 1 : 1250
0 12.5 25 50 Metres

Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :
The boundaries of the lands to be subdivided and their relationship
to adjoining lands have been accurately and correctly shown.

July 19, 2017 Edward M. Lancaster
Date Edward M. Lancaster
ONTARIO LAND SURVEYOR

ADDITIONAL INFORMATION REQUIRED UNDER
SECTION 51-17 OF THE PLANNING ACT

- (a) see plan
- (b) see plan
- (c) see plan
- (d) multi-family residential housing, mixed use, park land, open space
- (e) vacant, residential, commercial
- (f) see plan
- (g) see plan
- (h) City of Ottawa
- (i) glacial till, gravel, sand, silty sand, silty clay
- (j) see plan
- (k) sanitary, storm sewers, municipal water, bell, hydro, cable and gas to be available
- (l) see plan

OWNER'S CERTIFICATE

This is to certify that I am the agent for the owners of the lands to be subdivided and that
this plan was prepared in accordance with my instructions.

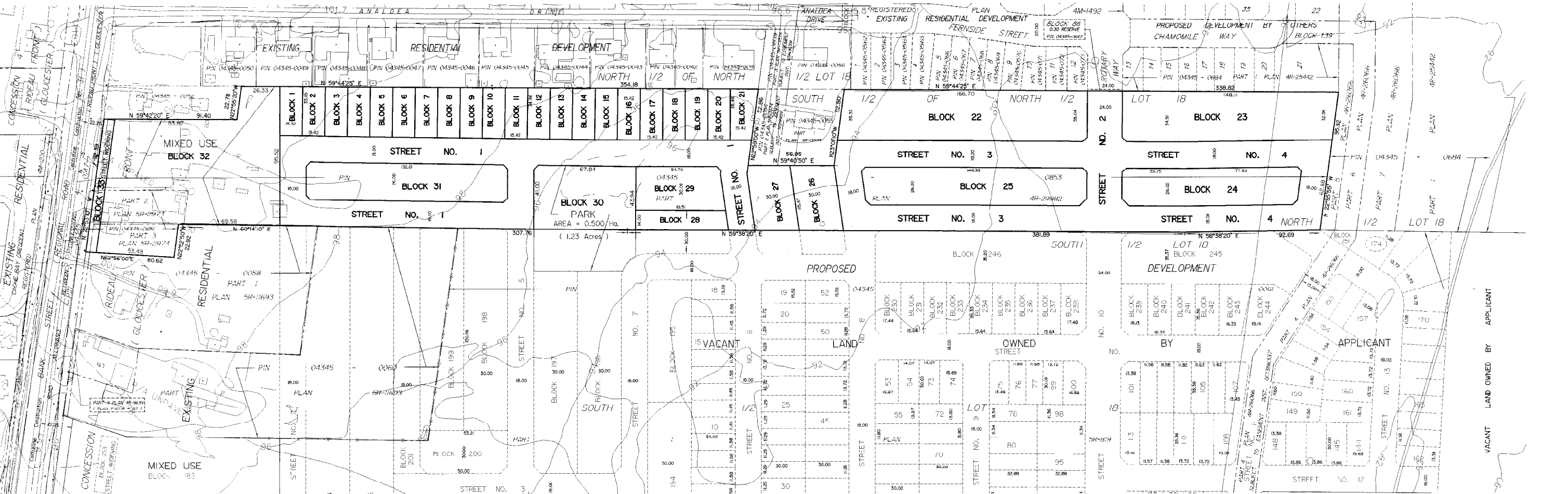
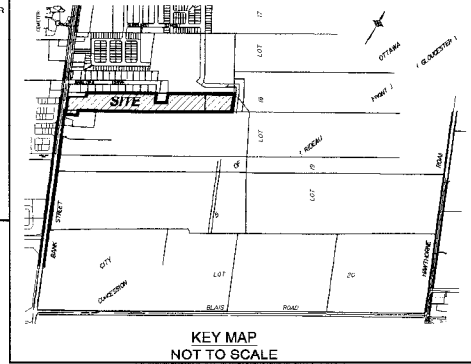
July 17, 2017
Date

Claridge Homes (Bank St.) Inc.
I have the authority to bind the corporation.

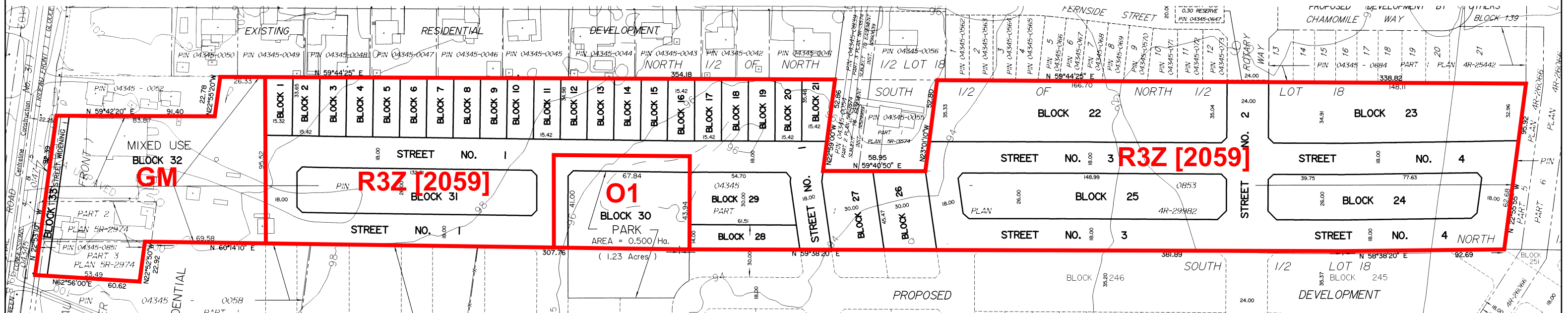
SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER
DATED

THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER
SECTION 51 OF THE PLANNING ACT.
THIS DAY OF 20

DON HERWEYER, MCIIP RPP, MANAGER
DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



Appendix B: Schedule of Proposed Zoning Amendment



4747 Bank Street: McGann Lands Proposed Zoning By-law Amendment