

910 MARCH ROAD

Rationale supporting a Zoning Bylaw Amendment and Site
Plan Control Application

Planning Rationale



THE STIRLING GROUP

TABLE OF CONTENTS

1. Study List
2. Introduction
3. Site Context
4. Road Network
5. Development Overview
6. The Policy Framework
7. The Zoning Bylaw
8. Conclusion

1. STUDY LIST

In December of 2019, the Applicant met with a Planner from the City of Ottawa to discuss development of this site. Since that time, the Applicant has been working with their team of consultants and have prepared the requested documents as summarized in Table 1.

Consultant	Study
Stantec	Survey
DSEL	Site Servicing Plan
DSEL	Site Servicing Study
DSEL	Grade Control and Drainage Plan
Paterson	Geotechnical
DSEL	Stormwater Management
DSEL	Erosion and Sediment Control
Gradient Wind	Noise Study
Greystone	Site Plan
The Stirling Group	Planning Rationale
James Lennox	Landscape Plan
Paterson	Archaeological Assessment
Greystone	Elevations
WSP	Site Lighting Plan
Paterson	Phase I ESA
Transportation Impact Assessment / RMA	CGH Transportation
Andrew McKinley	TCR
Andrew McKinley	EIS

2. INTRODUCTION

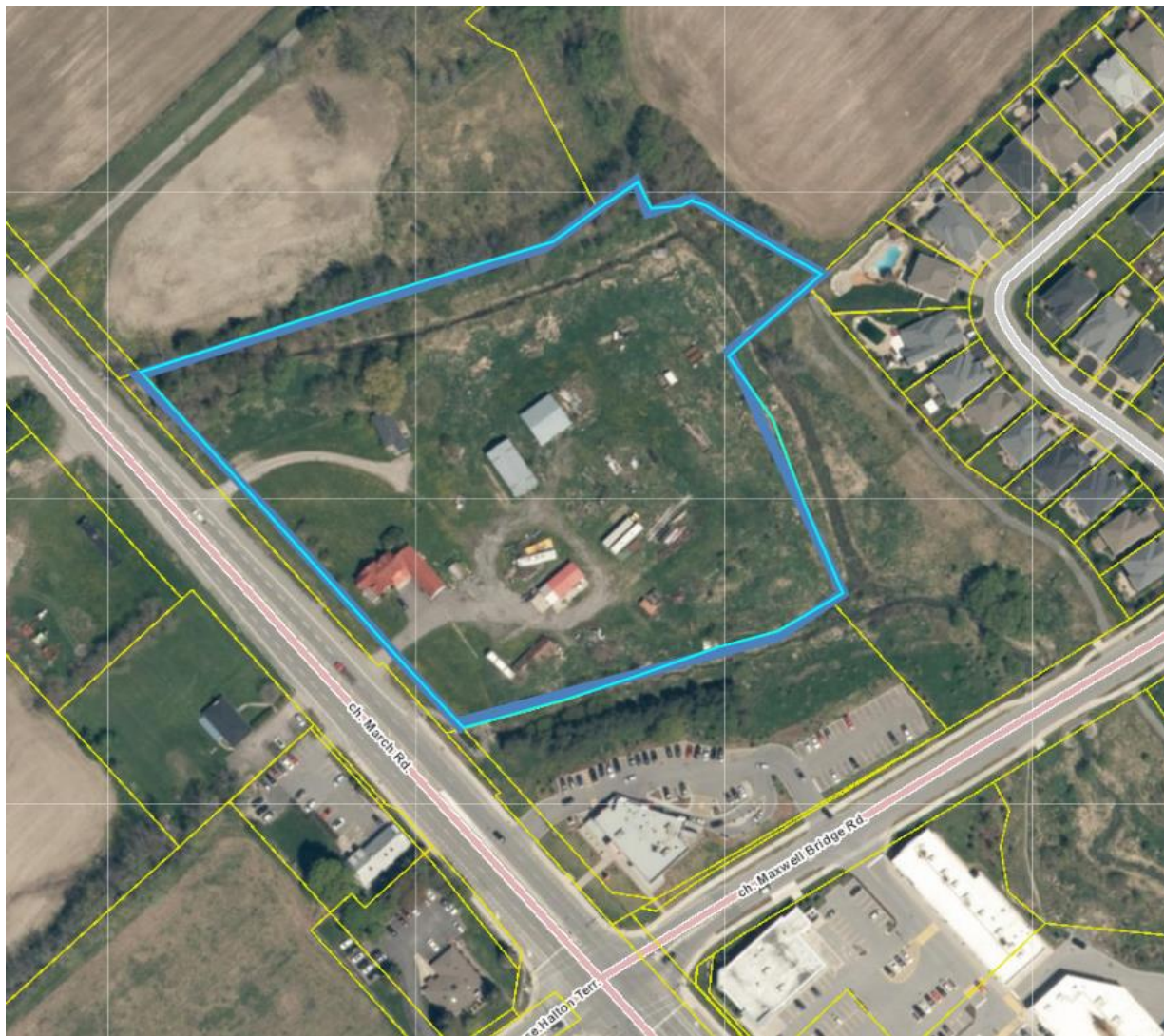
This report has been prepared by The Stirling Group in support of the Zoning By-Law Amendment and Site Plan Control application for the property located at 910 March Road in Ottawa. This Rationale will provide an overview of the proposed development and highlight the applicable planning policy. The proposed development aligns with Ottawa’s Planning principles and is appropriate and compatible for the surrounding area.

3. Site Context

The proposed development is located at 910 March Road, in the City of Ottawa within the community of Carp (Ward 5 – West Carleton March). The specific location for this project is North of Maxwell Bridge along the East side of March Road. Figure 1 shows the boundaries of the 291,701.69 ft² (6.697 ac) site.

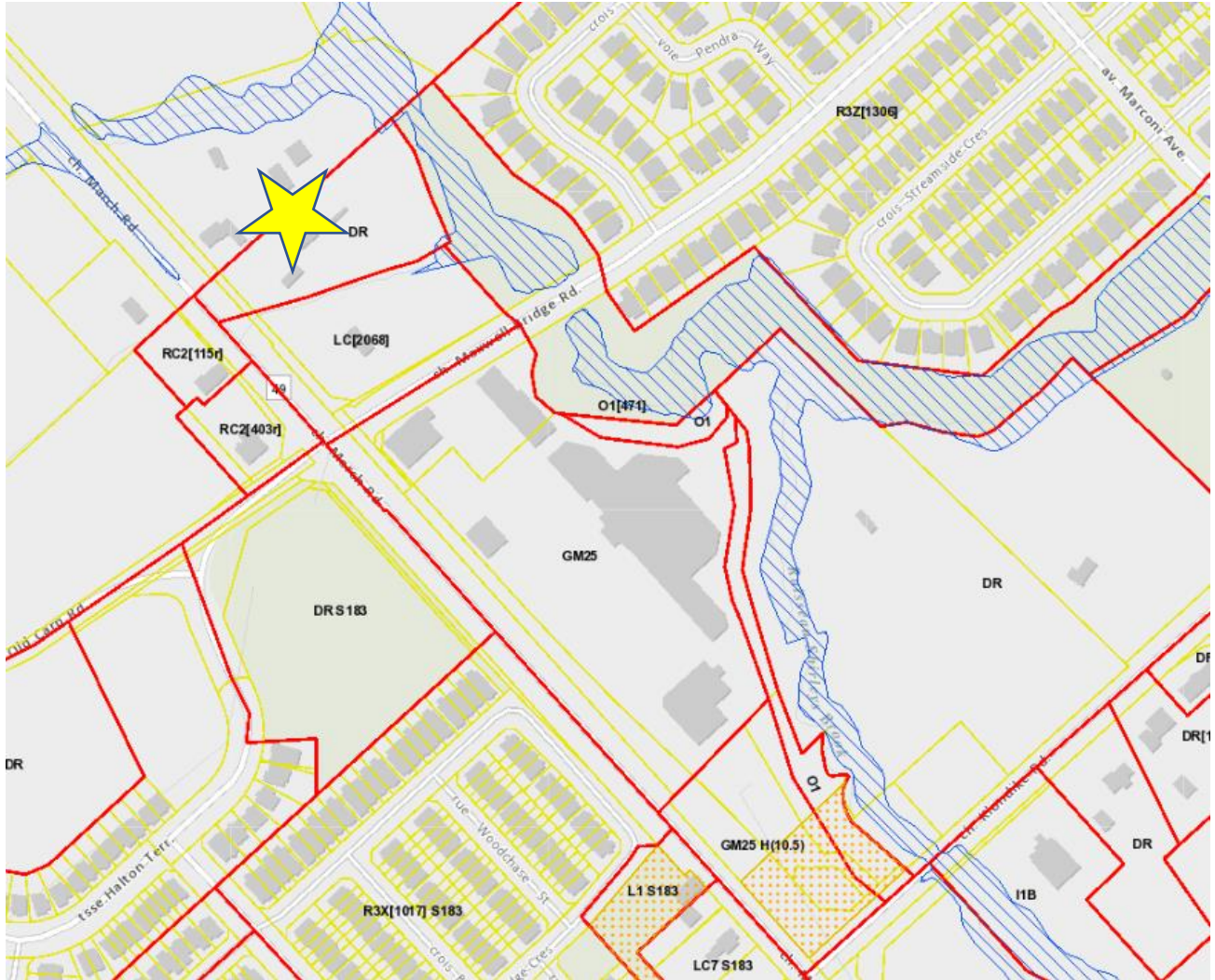
It is legally described as; PART OF LOTS 11 & 12 CONCESSION 4 MARCH PART 1 PLAN 4R24361 CITY OF OTTAWA.

Figure 1 – Site Area



The surrounding uses (Figure 2) below, include residential, rural, rural commercial, local commercial, and mixed use. The subject site is identified with a star.

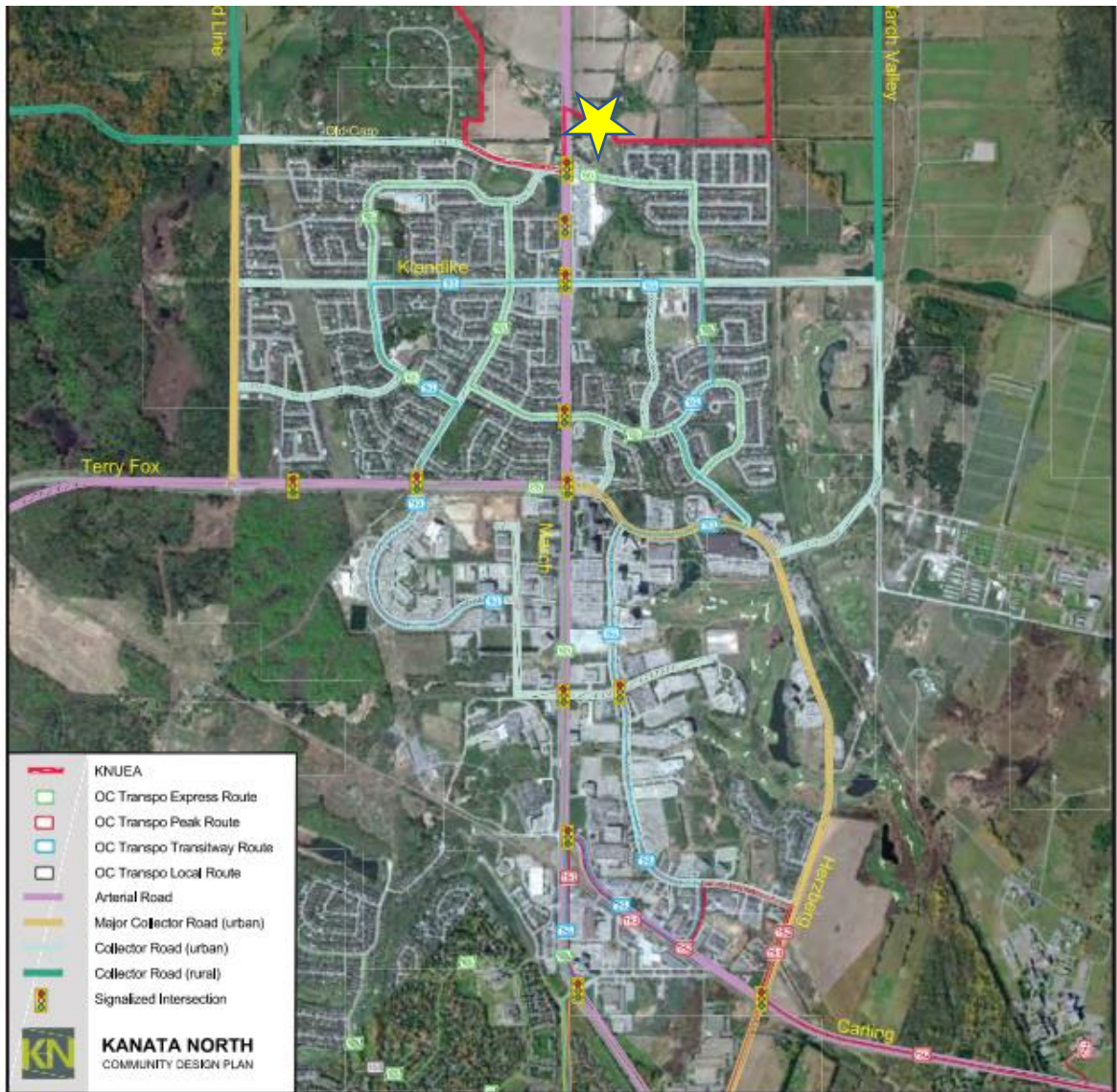
Figure 2 – Surrounding Uses



4. Road Network

The site is located on March Road. The closest intersection is March Road and Maxwell Bridge. March Road is classified as an Arterial Road and Maxwell Bridge is classified as an urban Collector Road. The subject site is identified with a star.

Figure 3 – Road Classification



5. Development Overview

Wexford Commercial Developments LTD. is proposing a commercial development. The proposal would see four (4) retail pads, parking and landscaping. Two (2) of the retail pads would have drive-thru facilities. The proposed site plan shows two restaurants, a gas bar, and a retail store; this is subject to change depending on leasability. Figure 4 below shows a site plan.

Figure 4 – Site Plan



6. Policy Framework

The Provincial Policy Framework

This Provincial Policy Statement (PPS) was issued under section 3 of the *Planning Act* and came into effect May 1, 2020. The purpose of the PPS is to provide policy direction on Ontario's land use vision. It guides the province on how to settle the landscape, create the built environment, and manage the land and resources over the long term. The goal of the PPS is to achieve livable and resilient communities. Land use planning decisions in Ontario must be consistent with the PPS. The proposal for 910 March Road is consistent with the policies in the PPS, notably;

Section 1.1 – Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

Section 1.1.1 - Healthy, liveable and safe communities are sustained by: b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, 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

This proposed development is situated in the middle of an existing residential community (Morgan's Grant) and an expansion area that is currently being development (Kanata North Urban Expansion Area). This proposed commercial plaza provides for employment opportunities and provides much needed services for the community to the North, particularly as it grows.

Section 1.6 – Infrastructure and Public Service Facilities

The PPS speaks to how municipalities should manage and develop their infrastructure, this includes sewage, water, stormwater, transportation, waste and energy systems. These important systems should be built efficiently in a cost-effective manner to accommodate projected needs. Sewer and water services should be provided in a sustainable manner that is fiscally responsible and values the health of humans and the environment.

This development will require connections to a soon-to-be installed public sanitary sewer, stormwater infrastructure and water systems. The "Servicing Report" prepared specifically for the development of 910 March Road by DSEL details how this development can be serviced. There are no concerns with either waste management or energy supply as both are available to this site. The existing road network supports this development. The infrastructure needs facilitated by this proposal are either in place or will be designed and implemented as required in accordance with applicable guidelines and standards.

Section 3.0 – Protecting Public Health and Safety

The future of the province depends on reducing risk and protecting residents from natural or human made hazards. Planning authorities have the responsibility of ensuring that development does not happen in hazardous areas, such as along shorelines, unstable soils, and areas with high potential for wildland fires. There are also man-made and climate related hazards that should be considered in land use planning decisions. Developments should be directed away from such areas to minimize risk.

An Environmental Site Assessment and a Geotechnical Investigation were completed, which verified that developing this site as proposed will not increase the public's cost or risk from natural or human-made hazards.

Section 4.0 – Implementation and Interpretation

The PPS applies to all planning related matters in the Province of Ontario. It requires that all decisions “be consistent with” the policies within the statement (*Section 4.2*). Official Plans shall identify provincial interests and set out appropriate land use designations to ensure that the PPS’s objectives are achieved. Zoning By-laws can provide further provisions to implement the PPS. Planning authorities must keep their planning framework up-to-date with the PPS. The Provincial Policy Statement ensures that lands in Ontario are well managed.

As you will read in the following sections of this Planning Rationale, this development conforms to the City of Ottawa’s Official Plan and Community Design Plan. These documents are considered to be “consistent with” the PPS, so this proposed development is also in-line with provincial interests regarding land use planning. The proposal at 910 March Road is an appropriate, efficient development that accommodates future and current needs, in a land use pattern that is sensitive to matters outlined in the Provincial Policy Statement.

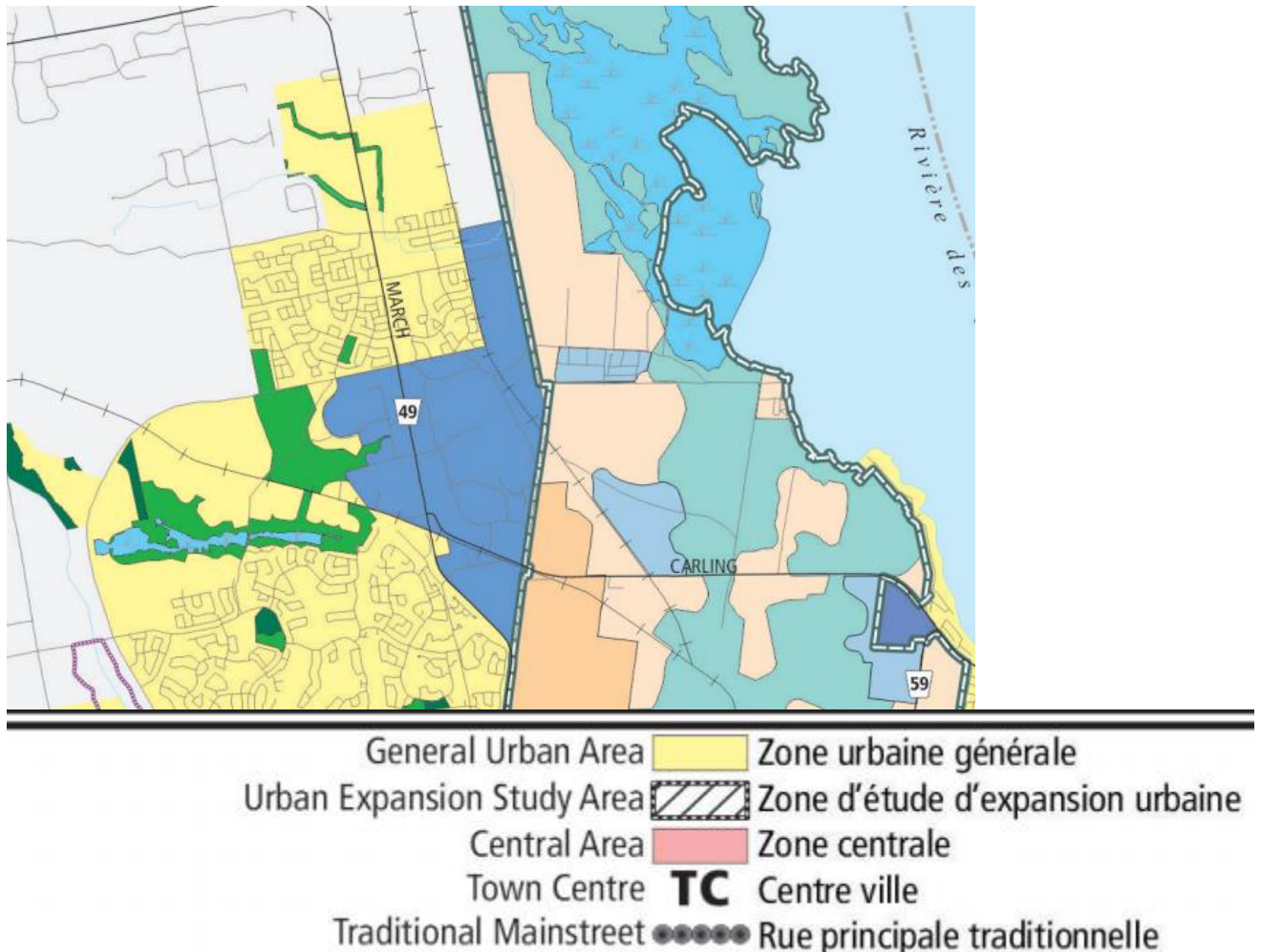
City of Ottawa Official Plan

The subject lands are designated “General Urban” pursuant to the City of Ottawa Official Plan (the “Official Plan”), as illustrated on Figure 5 extracted from City of Ottawa Official Plan, Schedule A, below.

As defined in The City of Ottawa Official Plan, “...The General Urban Area designation permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses. This will facilitate the development of complete and sustainable communities. A broad scale of uses is found within this designation, from ground-oriented single-purpose buildings to mid-rise buildings with a mix of uses along Mainstreets or Transit Priority Corridors; from a dwelling or corner store to a shopping centre or office”.

Therefore, this proposed commercial development is in conformity with the City’s Official Plan.

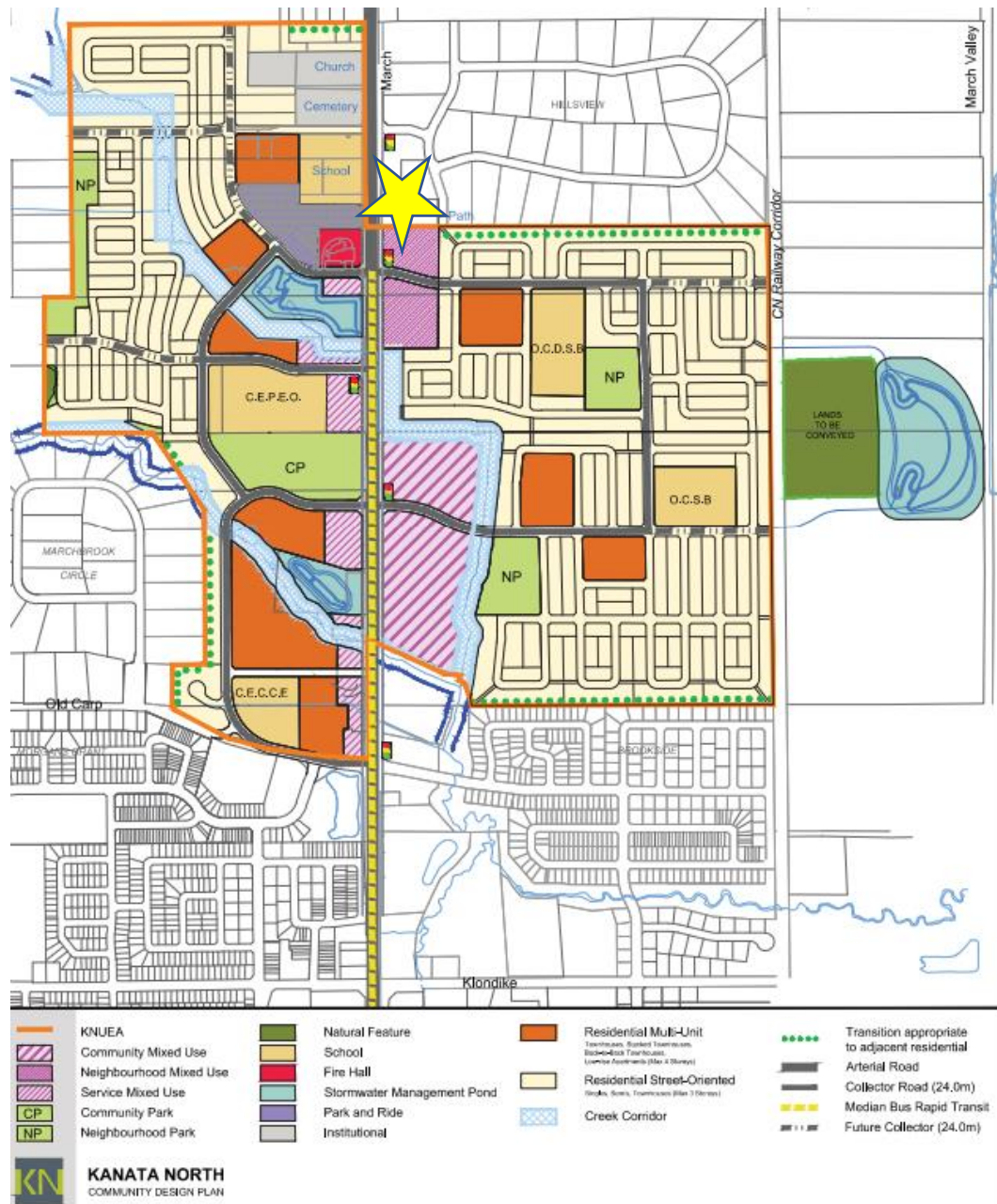
Figure 5 – Official Plan Designation



Community Design Plan

In addition to the Official Plan policies, new development shall also conform to the policies of the adjacent Community Design Plan. A Kanata North Community Design Plan was recently approved. The subject lands lie just outside of this CDP and are not identified in the Demonstration Plan; Figure 6 below. The subject site is identified with a star.

Figure 6 – Kanata North Community Design Plan, Demonstration Plan



7. The Zoning Bylaw

A portion of the subject lands are zoned Rural Countryside (RU) and a portion of the lands are zoned Development Reserve (DR). Figure 7 below shows current zoning on the subject property.

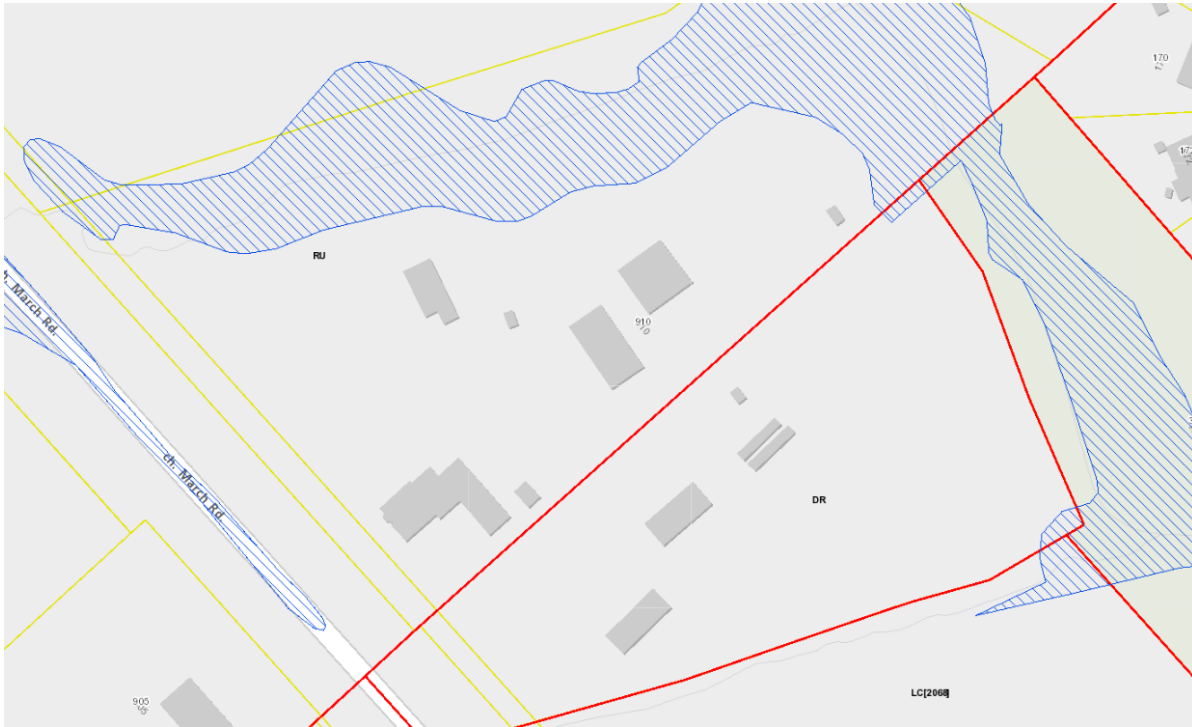
The purpose of the RU – Rural Countryside Zone is to:

- 1. accommodate agricultural, forestry, country residential lots created by severance and other land uses characteristic of Ottawa’s countryside, in areas designated as **General Rural Area, Rural Natural Features and Greenbelt Rural** in the Official Plan;*
- 2. recognize and permit this range of rural-based land uses which often have large lot or distance separation requirements; and*
- 3. regulate various types of development in manners that ensure compatibility with adjacent land uses and respect the rural context.*

The purpose of the DR - Development Reserve Zone is to:

- 1. recognize lands intended for future urban development in areas designated as **General Urban Area and Developing Communities** in the Official Plan, and future village development in areas designated as **Village** in the Official Plan;*
- 2. limit the range of permitted uses to those which will not preclude future development options; and*
- 3. impose regulations which ensure a low scale and intensity of development to reflect the characteristics of existing land uses.*
- 4. permit limited lot creation on existing public streets in villages that will not preclude future development options in the DR3 – Development Reserve Subzone 3. (By-law 2013-58)*

Figure 7 – Zoning of subject property



A Zoning By-Law Amendment is required to amend the zoning on the property to permit commercial development. Both the RU and DR zones does not permit commercial development today. We are proposing to rezone the subject property to Local Commercial (LC). This zoning permits the following uses which captures the proposed development however it is noted that site specific exemptions on building area and setback will need to be discussed as well as adding gas bar and ancillary uses as a permitted use.

In the LC Zone:

Permitted Non-residential Uses

1. The following non-residential uses are permitted subject to:
 1. the provisions of Table 189(3), (4) and (5);
 2. each separate occupancy not exceeding 900 square metres in gross leasable area; and
 3. the total area occupied by all the separate occupancies combined not exceeding a gross leasable area of 3,000 square metres;
animal care establishment

animal hospital
artist studio
bank
 bank machine
 click and collect facility (By-law 2016-289)
community health and resource centre
convenience store
day care
drive-through facility (OMB Order #PL080959 issued March 18, 2010)
instructional facility
library
medical facility
municipal service centre
office
personal brewing facility (By-law 2019-41)
personal service business
post office
recreational and athletic facility
restaurant
retail food store
retail store
service and repair shop
urban agriculture, *see Part 3, Section 82* (By-law 2017-148) (By-law 2019-338)

Permitted Residential Uses

2. The following residential uses are permitted subject to:
 1. the provisions of subsections 189(3), (4) and (5);
 2. a maximum of ten guest bedrooms in a bed and breakfast.
 - apartment **dwelling**, low rise
 - bed and breakfast**, *see Part 5, Section 121*
 - dwelling** unit
 - group home**, *see Part 5, Section 125*
 - home-based business**, *see Part 5, Section 127*
 - home-based day care, *see Part 5, Section 129*
 - planned unit development**, *see Part 5, Section 131*
 - retirement home, converted**
 - retirement home**, *see Part 5, Section 122*
 - rooming house**
 - stacked dwelling**, *see Part 5, Section 138* (By-law 2010-307) (2008-341)
 - townhouse dwelling**, *see Part 5, Section 138* (By-law 2012-334) (By-law 2010-307) (By-law 2018-206)

8. Conclusion

Based on a thorough review and our understanding of the proposed development and the applicable policy, it is our opinion that the development represents good planning and is in the public interest for the following reasons:

The proposed development is consistent with the Provincial Policy Statement (PPS) by providing a greater range of services and employment to the surrounding Community

The proposed development is consistent with the City of Ottawa Official Plan

The proposed development services an existing Community as well as an expanding and future Community in the Kanata North Urban Expansion Area

In our opinion, the proposed development achieves the objectives of good planning principles and is in the public interest.

Sincerely,

Jack Stirling

Jack Stirling
The Stirling Group

Alison Stirling

Alison Stirling
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