

<p><b>2. OFFICIAL PLAN AMENDMENT – 4791 BANK STREET</b> <b>MODIFICATION AU PLAN OFFICIEL – 4791, RUE BANK</b></p>
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**COMMITTEE RECOMMENDATION**

**That Council approve an amendment to the Official Plan for the City of Ottawa, as detailed on Document 2, to redesignate 4791 Bank Street to General Urban Area.**

**RECOMMANDATION DU COMITÉ**

**Que le Conseil approuve la modification au Plan officiel détaillée dans le document 2, qui vise la désignation du 4791, rue Bank comme zone urbaine générale.**

**FOR THE INFORMATION OF COUNCIL**

The Planning Committee approved the following motion:

WHEREAS report ACS2017-PIE-PS-0019 recommends the approval of an Official Plan Amendment to re-designate the lands known municipally as 4791 Bank Street from Urban Expansion Study Area to General Urban Area; and

WHEREAS Report ACS2017-PIE-PS-0019 requires comments on the implications of report recommendations from City departments; and

WHEREAS comments regarding the Financial Implications were still being considered at the time of public issuance, and therefore, not completed; and

WHEREAS the comments for the Financial Implications section have been finalized; and

THEREFORE BE IT RESOLVED that text in the “FINANCIAL IMPLICATIONS” section of Report ACS2017-PIE-PS-0019 be amended as follows:

a) Delete the words: "Financial implications to follow."

b) Add the words:

"Per the Financial Implementation Plan, the developer is responsible for all costs, including on-site and off-site servicing and pathways that connect the subdivision to public spaces.

The storm sewers oversizing, the expansion of the Letrim Stormwater Management Pond and the associated recreational pathways will be funded from area specific development charges, to the following upset limits. Financial terms and conditions will be determined through Development Charge Agreements with Urbandale.

	Gross Cost (2015)	DC Recovery (2015)
Leitrim Stormwater Management Pond 1 Expansion	\$4,314,000	\$4,314,000
Oversized Storm Sewers to Leitrim Stormwater Pond 1	\$4,692,250	\$1,995,996

There is no transfer of natural heritage system lands to the City, therefore no associated costs."

*POUR LA GOUVERNE DU CONSEIL*

Le Comité de l'urbanisme approuve la motion suivante :

ATTENDU QU'il est recommandé, dans le rapport ACS2017-PIE-PS-0019, d'approuver une modification au Plan officiel visant à changer le zonage des terrains ayant pour désignation municipale le 4791, rue Bank de « secteur d'expansion urbaine à l'étude » à « secteur urbain général » ;

ATTENDU QUE les directions générales de la Ville sont appelées à formuler des commentaires au sujet des répercussions des recommandations dudit rapport ;

ATTENDU QUE les répercussions financières étaient toujours en cours

d'analyse au moment de la publication et que par conséquent, les commentaires n'étaient pas prêts ;

ATTENDU QUE les commentaires sur les répercussions financières sont maintenant prêts ;

PAR CONSÉQUENT, IL EST RÉSOLU que le texte qui se trouve à la section « Répercussions financières » du rapport soit modifié comme suit :

a) Suppression de la phrase : « Répercussions financières à venir. »

b) Ajout de ce qui suit :

« Selon le plan de mise en œuvre financière, le promoteur est responsable de tous les coûts, y compris ceux associés aux réseaux de services sur place et à l'extérieur du terrain et ceux associés aux sentiers qui relieront le lotissement aux espaces publics.

Le surdimensionnement des égouts pluviaux, l'agrandissement du bassin de rétention des eaux pluviales de Leitrim et l'aménagement des sentiers récréatifs avoisinants seront financés à même les redevances d'aménagement du secteur, jusqu'à concurrence des limites suivantes. Les conditions financières seront déterminées dans des ententes relatives aux redevances d'aménagement conclues avec Urbandale.

	Coûts bruts (2015)	Financement à partir des redevances d'aménagement (2015)
Agrandissement du bassin 1 de rétention des eaux pluviales de Leitrim	4 314 000 \$	4 314 000 \$
Surdimensionnement des égouts pluviaux menant au bassin 1 de rétention des eaux pluviales de Leitrim	4 692 250 \$	1 995 996 \$

Aucun transfert de terrains du système du patrimoine naturel à la Ville n'est prévu; aucuns coûts n'y sont donc associés.»

DOCUMENTATION/DOCUMENTATION

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated 17 July 2017 (ACS2017-PIE-PS-0019)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 17 juillet (ACS2017-PIE-PS-0019)

2. Extract of draft Minutes, Planning Committee, 12 September 2017

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 12 septembre 2017

3. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of 11 October 2017, as part of the Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements'

Résumé des observations écrites et orales à distribuer séparément avec l'ordre du jour de la réunion du 11 octobre 2017 du Conseil, comme faisant partie du Résumé des observations orales et écrites du public sur les questions assujetties aux « exigences d'explication » aux termes de la Loi 73.

**Report to  
Rapport au:**

**Planning Committee  
Comité de l'urbanisme  
12 September 2017 / 12 septembre 2017**

**and Council / et au Conseil  
September 27, 2017 / 27 septembre 2017**

**Submitted on July 17, 2017  
Soumis le 17 juillet 2017**

**Submitted by  
Soumis par:  
Lee Ann Snedden,  
Director / Directrice,  
Planning Services / Services de la planification,  
Planning, Infrastructure and Economic Development Department / Direction  
générale de la planification, de l'infrastructure et du développement économique**

**Contact Person  
Personne ressource:  
Mary Ellen Wood, Planner II, Development Review South / Examen des demandes  
d'aménagement sud  
613-580-2424, 16482, MaryEllen.wood@ottawa.ca**

**Ward: OSGOODE (20)**

**File Number: ACS2017-PIE-PS-0019**

**SUBJECT: Official Plan Amendment – 4791 Bank Street**

**OBJET: Modification au Plan officiel – 4791, rue Bank**

**REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to the Official Plan for the City of Ottawa, as detailed on Document 2, to redesignate 4791 Bank Street to General Urban Area.**

2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of 27 September 2017 subject to submissions received between the publication of this report and the time of Council's decision.

#### RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l'urbanisme recommande au Conseil d'approuver la modification au Plan officiel détaillée dans le document 2, qui vise la désignation du 4791, rue Bank comme zone urbaine générale.
2. Que le Comité de l'urbanisme approuve l'inclusion de la section sur la consultation publique du présent rapport en tant que « brève explication » dans le résumé des observations écrites et orales, qui sera préparé par le Bureau du greffier municipal et de l'avocat général et soumis au Conseil dans le rapport intitulé *Résumé des observations orales et écrites du public sur les questions assujetties aux « exigences d'explication » aux termes du projet de loi 73*, rapport qui sera présenté à la réunion du Conseil municipal du 27 septembre 2017, à la condition que les observations soient reçues entre la publication du présent rapport et la décision du Conseil.

#### BACKGROUND

##### Site location

4791 Bank Street

##### Owner

Urbandale Corporation

##### Applicant

Marcel Denomme

### **Description of the site and surrounding**

The subject lands known as Urbandale's Kellam Lands are rectangular in shape and encompass all of Area 9b Urban Expansion Study Area referenced in Official Plan Amendment 76 (OPA 76), and are approximately 29.0 hectares (71.6 acres) in size. The lands are located south of the proposed Claridge subdivision at 4789 Bank Street (Urban Expansion Area, Area 9a). The lands are east of Bank Street immediately south of the intersection at Findlay Creek Drive. The lands are currently undeveloped, and are shown on the location map attached as Document 1 to this report.

The area surrounding the subject lands consists of the Leitrim community to the north and west, Findlay Creek, a farm and a stormwater management pond to the south and a rural area to the east.

### **Summary of requested Official Plan Amendment**

The applicant is requesting an Official Plan Amendment change to the designation of the subject lands from Urban Expansion Study Area to General Urban Area. The amendment would bring these lands into the General Urban Area designation to support residential demands. The applicant is proposing development of a mixed use commercial and residential subdivision. The proposed Official Plan Amendment is provided in Document 2.

### **History of the proposal**

As a result of the City's comprehensive review of the 2003 Official Plan, Council adopted OPA 76 in June 2009. The purpose of the update was to meet the legislative requirements under Section 26(1) of the *Planning Act* to conduct a five-year review of the Official Plan and to address the 2005 Provincial Policy Statement (PPS). This included making provision for sufficient land to be made available to accommodate the projected land use needs for a time horizon of up to 20 years. The amendment, with modifications, was subsequently approved by the Ministry of Municipal Affairs and Housing in 2009. However, OPA 76 was subsequently appealed on various matters including the consideration of additional lands to be added to the existing urban boundary. The resulting decisions of the OMB on the matter, issued July 9, 2012 and November 15, 2013 (OMB File No. PL100206) modified OPA 76 to designate a number of Urban Expansion Study Areas in Schedules A and B. The Leitrim Area (Area 9b) was one of 11 areas identified as an Urban Expansion Study Area.

## **DISCUSSION**

### **Public Consultation**

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Development Applications.

A community information and comment session was held on September 28, 2016 at the Fred Barrett Arena in the Gloucester Lions Hall. For this proposal's consultation details, see Document 4 of this report.

### **Official Plan designation**

As already noted, the Official Plan designates the property as Urban Expansion Study Area on Schedule B, Urban Policy Plan. The lands are also designated Urban Expansion Study Area and General Rural Area on Schedule A, Rural Policy Plan.

### **Other applicable policies and guidelines**

#### **Leitrim Community Design Plan**

The lands do not appear within the boundaries of the Leitrim Community Design Plan (CDP). It is anticipated at a future time that the Leitrim CDP Land Use Plan and schedules will be amended to reflect collectively the Leitrim Urban Expansion Study Area lands including Areas 8a, 9a, and 9b. Given the proximity and integration of the subject lands into the Leitrim community, the proposal has had regard for the design philosophy and objectives within the Leitrim CDP.

#### **Urban Design Guidelines for Greenfield Neighbourhoods**

The Council-approved "Urban Design Guidelines for Greenfield Neighbourhoods" play an integral role in achieving high quality design throughout the city, and are applicable to this site.

#### **Building Better Smarter Suburbs**

The City-initiated Building Better and Smarter Suburbs (BBSS) project is on-going and evolving. Where appropriate, a number of strategic directions were considered in the greenfield planning, design and development of the Concept Plan for Leitrim Area 9b.

Efforts were made to implement BBSS policy directions including better integration of parks and other City facilities. The proposed community park is located adjacent to the



future stormwater management pond with pedestrian and trail networks integrated between the park and pond. The concept plan introduced a mix of units to provide a range of housing options. The BBSS policy directions will be implemented at the Plan of Subdivision and/or Site Plan Approval stage and where appropriate, included in the resulting legal agreements.

## **Planning Rationale**

### **Official Plan Policies**

The Official Plan designates the property as Urban Expansion Study Area to contribute to the provision of sufficient urban land to support the residential demands of the projected population to 2031. These lands will develop primarily for residential purposes, although minor, non-residential uses are permitted to help facilitate the development of a complete neighbourhood.

### **Integrated Planning and Environmental Assessment Process**

Pursuant to Section 3.11 of the Official Plan, a concept plan is required in support of the OPA to re-designate the subject lands from Urban Expansion Study Area to General Urban Area.

Policies 6 and 7 of Section 3.11 require the preparation of studies and plans to identify the transportation (including transit) facilities, municipal services, natural heritage system, recreational pathways and other community facilities including schools. These plans and studies provide the backdrop for the concept plan. The Concept Plan is illustrated in Document 3.

Policy 6e of Section 3.11 requires the mix of residential dwellings to be between 45 and 55 per cent single detached dwellings, at least 10 per cent apartments and the remainder multiples, other than apartments. The overall residential development is also to meet the average density target of 34 units per net hectare. The studies to support the plan are to meet the Phase 1 and 2 *Environmental Assessment Act* requirements where required.

Background studies and reports to support the Area 9b concept plan were developed in accordance with the policies in Section 3.11 and included the following concurrent Class EA Studies/Master Plans:

- a. Transportation Master Plan (TMP) to address and determine the road and transit networks, pedestrian and cycling needs. The concept plan provides connections

through the proposed road network to integrate the lands to the north and introduces a new intersection with Bank Street at the Findlay Creek Commercial Centre. Through the Bank Street Environmental Assessment (EA), a phased widening is proposed for Bank Street. The EA has identified the need to upgrade the intersection at the Findlay Creek Commercial Centre. There are currently no funds earmarked in the Development Charge bylaw for this intersection. Interim modifications will be the responsibility of the developer.

- b. Environmental Management Plan (EMP) to document the existing natural environment and provide recommendations to mitigate the impacts of development. The EMP identifies limited environmental constraints and natural heritage system features within the Urban Expansion Area 9b.
- c. Master Servicing Study (MSS) to address the water, stormwater and sanitary requirements. Through the MSS, an expansion of the existing Findlay Creek Village Stormwater Facility has been identified as the preferred solution for managing stormwater for the Urban Expansion Study Area. Municipal water and sanitary will be provided to service the property.

The TMP, EMP and MSS were prepared following integration of the *Planning Act* provision with the requirements of the Municipal Class EA process. This integrated planning and EA process enables the OPA and approvals under the *Planning Act* and *Environmental Assessment Act*, provided the intent and requirements of both *Acts* are satisfied. The above studies have been satisfied and approved.

In addition to the above studies, the owner has prepared supporting material in conformity with policies set out in Section 3.11. An Environmental Impact Statement and Tree Conservation Report, Leitrim East Community Park Plan and Financial Implementation Plan have all been completed for these lands.

### **Land Use Considerations**

The Official Plan provides direction on evaluating lands designated as Urban Expansion Study Area, specifically outlined in Policy 3.11. Prior to an OPA to re-designate Urban Expansion Study Area lands, consideration is to be given as to whether the lands to be designated are required in order to maintain a 10-year supply of lands designated and available for a full range of housing types through residential development and residential intensification. In this regard, staff are of the opinion that given the length of time generally required to prepare the requisite plans, and the time it takes to implement the resultant plans of subdivision and zoning of the lands, that the work should proceed

to have these lands pre-planned to come on stream over the term of the Official Plan. The proposed amendment reflects planned growth in the City that was initiated as part of OPA 76 and represents a natural extension of the adjacent Leitrim community.

### **Key Features of the Concept Plan**

The Leitrim Area 9b Concept Plan reflects the development of an urban community to accommodate approximately 562 dwelling units. The Concept Plan has been created to achieve the policy direction of the General Urban Area designation of the OP by providing for the full range and choice of housing types supported by parks, schools, community facilities and opportunities to shop in close proximity. The Concept Plan has been designed to integrate with the lands to the north through the proposed road network pattern. The elements of the Concept Plan are outlined below:

#### **Residential**

Approximately 50 per cent of the Area 9b Concept Plan area is proposed to be developed for residential uses, consisting of single detached, semi-detached, townhouses (including street and stacked) and apartments. A range of unit mix has been proposed with 254 singles detached, 254 multiple units and 54 apartments. The concept plan reflects the unit mix and density target as set out in Section 3.11. The concept plan conforms to the 45 per cent single detached dwellings and a minimum of 10 per cent apartments with the remainder as multiple unit dwellings. The proposal slightly exceeds the density target with 36 units per net hectare for residential uses.

#### **Mixed Use**

Mixed Use nodes are proposed on the east side of Bank Street taking full advantage of Bank Street as a major arterial and complementing the established mixed use commercial nodes to the west within the Leitrim community. The mixed use nodes enhance Bank Street as the core of the Leitrim community. The mixed use nodes will accommodate the higher density residential uses which may be in the form of stacked townhouses, and low rise apartments above ground floor commercial. The proposed concept plan provides new opportunities to broaden the mix of neighbourhood and community scale economic activity and services along Bank Street in a convenient, compact format that is easily accessible from the immediate neighbourhood and surrounding community.

## Schools

The Concept Plan accommodates a school site to reflect the requirements of the French Catholic School Board. The school site will serve as a focal point in the community. The site will be zoned for both institutional and residential uses. This will allow for residential uses to be developed in the event the school board opts not to acquire the site, with priority given to non-profit, affordable housing.

## Parks

In the Leitrim Modified Area Park Plan two parks have been identified for the study area. The Concept Plan has conceptually shown the Leitrim East Community Park to be located at the end of the proposed Findlay Creek Drive extension and one neighbourhood park centrally located. The proposed parkland offers residents a range of scale and function to provide a variety of active and passive recreational uses. Open space linkages between destinations within and beyond the study area are incorporated into the concept plan. Facilities to be provided in each of the parks will be further refined during the subdivision process.

## Stormwater Management Facility

As previously mentioned, through the Master Servicing Study, an expansion of the Findlay Creek Village Stormwater Facility to the north and east of the existing facility has been identified as the preferred solution for managing stormwater within the study area. The proposed expansion is within rural lands designed as Rural Natural Feature Area on Schedule A of the Official Plan. The Environmental Management Plan evaluated the Rural Natural Feature and the pond expansion and indicated that the western edge and southern portion of the rural natural feature has been impacted by on-going construction activity and the valued habitat and core natural area of the Rural Natural Feature is contained in the middle and eastern half of the feature. The stormwater management facility expansion is to be located towards the west as much as possible to avoid the interior area of the Rural Natural Feature. The City will have an expectation on the developer for tree retention and minimal impacts to the adjacent Rural Natural Feature.

The stormwater management facility has been paired with the community park to offer opportunities for recreational pathways, where appropriate and will be linked to the overall pathway system. The layout of the proposed stormwater management facility expansion will be refined at the Plan of Subdivision stage.

### Leitrim Community Design Plan

The Concept Plan supports the intent of the Leitrim CDP by maintaining a mix of housing type and promoting economic growth within the mixed use node. The proposal has paired the Leitrim East Community Park to abut the stormwater management facility as well as including a window street adjacent to the proposed pond to provide access, integrate a pathway system and landscaping so that the Leitrim Community can continue to enjoy this open space. The proposal utilizes a grid format which supports public transit. The road network pattern integrates with the lands to the north and west providing connections to the existing Leitrim community. The Concept Plan reflects the Leitrim CDP philosophy and design objectives.

### Financial Agreements

In accordance with the requirements set out in Policy 7 of Section 3.11 for Urban Expansion Study Areas, the preparation of a Financial Implementation Plan is required that will detail funding for the servicing and recreational pathways. It also identifies lands that will form part of the natural heritage system and be transferred to the City for \$1.

A Financial Implementation Plan has been completed for the study area. The Financial Implementation Plan commits the owner to providing the on-site and off-site servicing systems supported by the recommendations of the Master Servicing Study. The oversized storm sewers and expansion of the Leitrim Stormwater Management Pond are required for the development of the property and will meet the eligibility requirements for development charge recovery. The developer will be responsible for the standard level of development associated with a Plan of Subdivision including pathways that connect the subdivision to public spaces. Recreational pathways associated with the expanded stormwater management pond will be incorporated with the pond project.

### Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

### RURAL IMPLICATIONS

There are no rural implications associated with this report.

### **COMMENTS BY THE WARD COUNCILLOR**

The Ward Councillor is aware of the application related to this report.

### **LEGAL IMPLICATIONS**

There are no legal impediments to approving the recommendations contained in the report.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

### **FINANCIAL IMPLICATIONS**

Financial implications to follow.

### **ACCESSIBILITY IMPACTS**

There are no accessibility implications associated with this report.

### **ENVIRONMENTAL IMPLICATIONS**

The supporting Environmental Management Plan and Environmental Impact Study, and Tree Conservation Report compiled an inventory of existing features and provided an evaluation of those features, considered the impacts of the land use activities on the features and developed a recommended strategy to mitigate the adverse effects to protect and restore the natural systems.

### **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

EP2 – support growth of local economy.

TM4 – improve safety for all road uses.

HC2 – revitalize recreation services.

HC3 – create new affordable housing options.

## **APPLICATION PROCESS TIMELINE STATUS**

The application was not processed by the "On Time Decision Date" established for the processing of Official Plan Amendments due to the timing of completing supporting studies, MSS, EMP and TMP.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Official Plan Amendment

Document 3 Concept Plan

Document 4 Consultation Details

## **CONCLUSION**

The Planning, Infrastructure and Economic Development Department supports the proposed Official Plan Amendment to re-designated Area 9b Urban Expansion Study Area to General Urban Area. The proposal meets the Urban Expansion Study Area policies and conforms to the General Urban Area. As such, the requested Official Plan Amendment represents good planning and the department recommends the requested amendment be approved.

## **DISPOSITION**

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; OttawaScene Canada Signs, 1565 Chamberlain Avenue, Ottawa, ON K1Z 8B5, Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

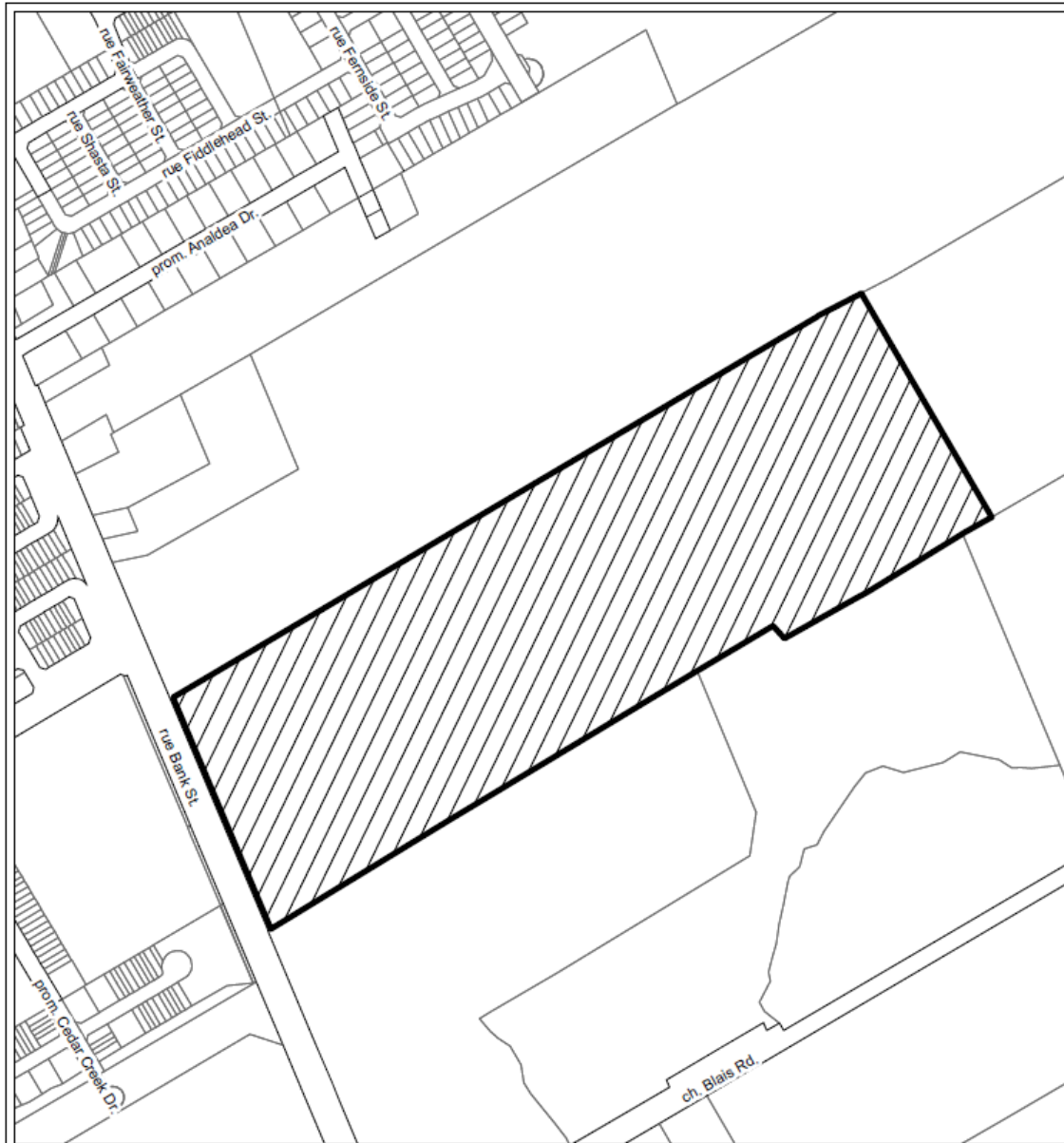
Zoning and Interpretations Unit, Planning Policy Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law, forward to Legal Services.

Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Official Plan Amendment Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa).



**Ottawa** **PLANNING AND GROWTH**  
**URBANISME** **MANAGEMENT**  
**ET GESTION DE**  
**LA CROISSANCE**

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REVISION / RÉVISION - 2016 / 06 / 16	

LOCATION MAP / PLAN DE LOCALISATION  
OFFICIAL PLAN AMENDMENT / MODIFICATION DU PLAN OFFICIEL

 4791 rue Bank Street





**Document 2 – Official Plan Amendment**



**Official Plan Amendment No. XXX Modification du Plan Directeur**

**To the Official Plan for the City of Ottawa**

**Land use**

**Utilisation du sol**

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THE STATEMENT OF COMPONENTS

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Schedule 2 of Amendment XX – Official Plan for the City of Ottawa ....

**STATEMENT OF COMPONENTS**

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. XX to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment XX to the Official Plan for the City of Ottawa.

## **PART A – THE PREAMBLE**

### **Purpose**

### **Location**

The site, 4791 Bank Street, is located on the east side of Bank Street in the community of Leitrim.

### **Basis**

The property is currently undeveloped. The applicant is proposing to develop the site with a mixed use commercial and residential subdivision. An amendment is required in order to bring these lands into the General Urban Area designation to support residential demands.

### **Background**

The property is known as Urbandale's Kellam Lands and encompass all of Area 9b Urban Expansion Study Area referenced in Official Plan Amendment 76 (OPA76), and are approximately 29.0 hectares in size. The applicant has submitted an application for an amendment to the Official Plan for the City of Ottawa to redesignate the lands to General Urban Area.

### **Rationale**

The property is designated Urban Expansion Study Area on Schedule B, Urban Policy Plan and also designated Urban Expansion Study Area and General Rural Area on Schedule A, Rural Policy Plan. Prior to re-designating Urban Expansion Study Area lands, consideration is to be given as to whether the lands to be designated are required in order to maintain a 10-year supply of lands designated and available for a full range of housing types through residential development and residential intensification. The proposed amendment reflects planned growth in the City that was initiated as part of Official Plan Amendment 76 and represents a natural extension of the adjacent Leitrim community.

The proposed amendment is supported by background studies and reports including the Transportation Master Plan (TMP), Environmental Management Plan (EMP) and Master Servicing Study (MSS). These studies have identified the transportation facilities, municipal services, natural heritage system, recreational

pathways and other community facilities including school to facilitate the development of a complete neighbourhood.

The property is designated Urban Expansion Study Area in the Official Plan of the City of Ottawa. The amendment proposes to re-designate Area 9b Urban Expansion Study Area to General Urban Area.

The department is satisfied that the proposed amendment is consistent with the policies of the Official Plan for General Urban Area. The application will allow for an appropriate form of development that is in keeping with the Official Plan's policies on residential development by providing for a full range and choice of housing types supported by parks, schools, community facilities and opportunities to shop in close proximity and integrates the property with the existing Leitrim community.

## **PART B – THE AMENDMENT**

### Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text and the attached Schedule 1 and Schedule 2 constitutes Amendment No. XX to the Official Plan for the City of Ottawa.

### Details

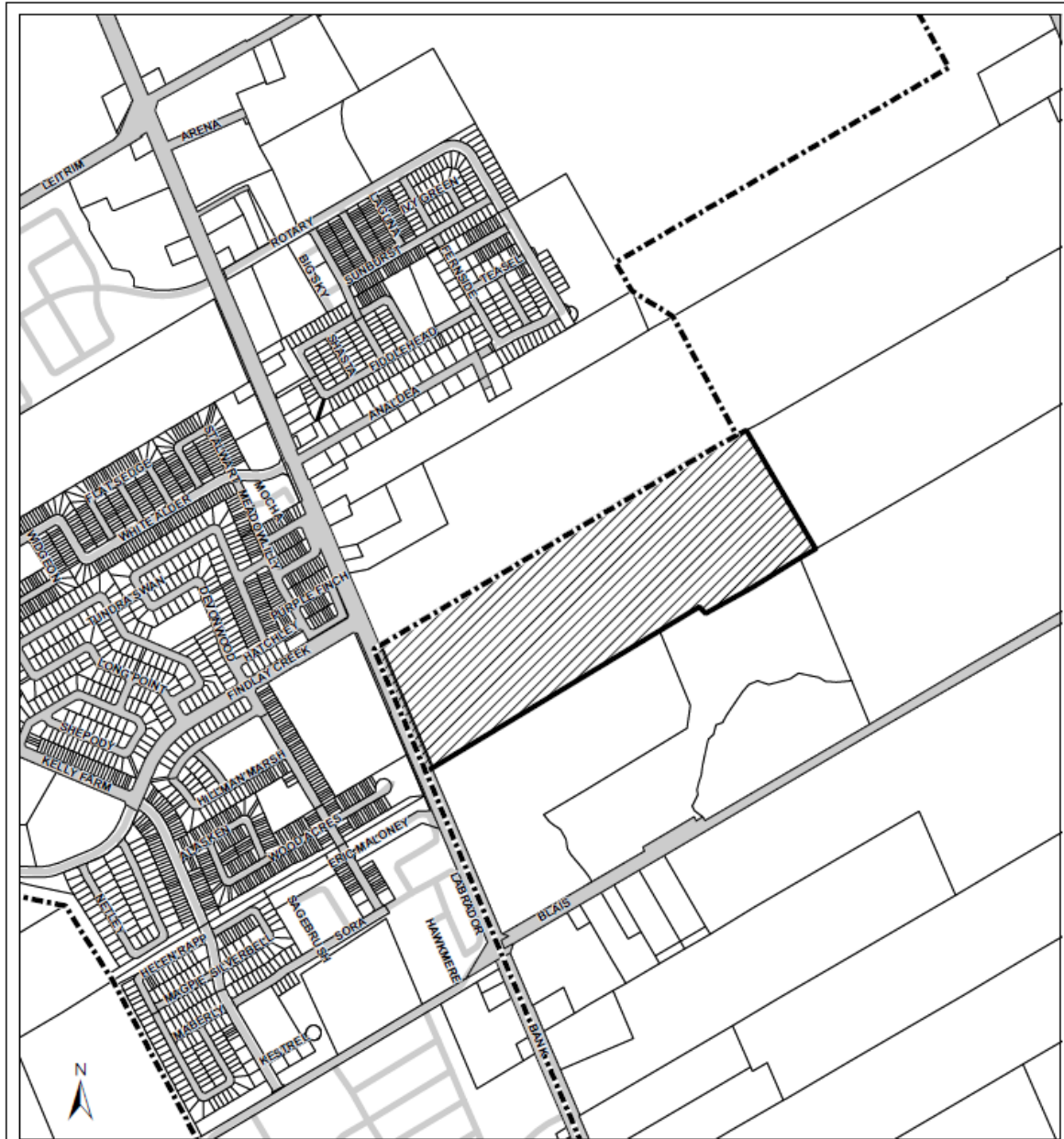
Volume 1 – Official Plan for the City of Ottawa is amended as follows:

1. by removing the lands designated as Urban Expansion Study Area on Schedule A – Rural Policy Plan as shown in Schedule 1 and have them included within the Urban Boundary;
2. by changing the land use designation on Schedule A – Rural Policy Plan from General Rural Area to Urban Area as shown on Schedule 1 to this amendment; and,
3. by changing the land use designation on Schedule B – Urban Policy Plan from Urban Expansion Study Area to General Urban Area as shown on Schedule 2 to this amendment.


### Implementation and Interpretation

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.

SCHEDULE 1 – OFFICIAL PLAN AMENDMENT



Prepared by:  
 Planning, Infrastructure and Economic Development Department  
 GIS and Data Management






Préparé par: Services de la planification,  
 de l'infrastructure et du développement économique,  
 SIG et Gestion des données

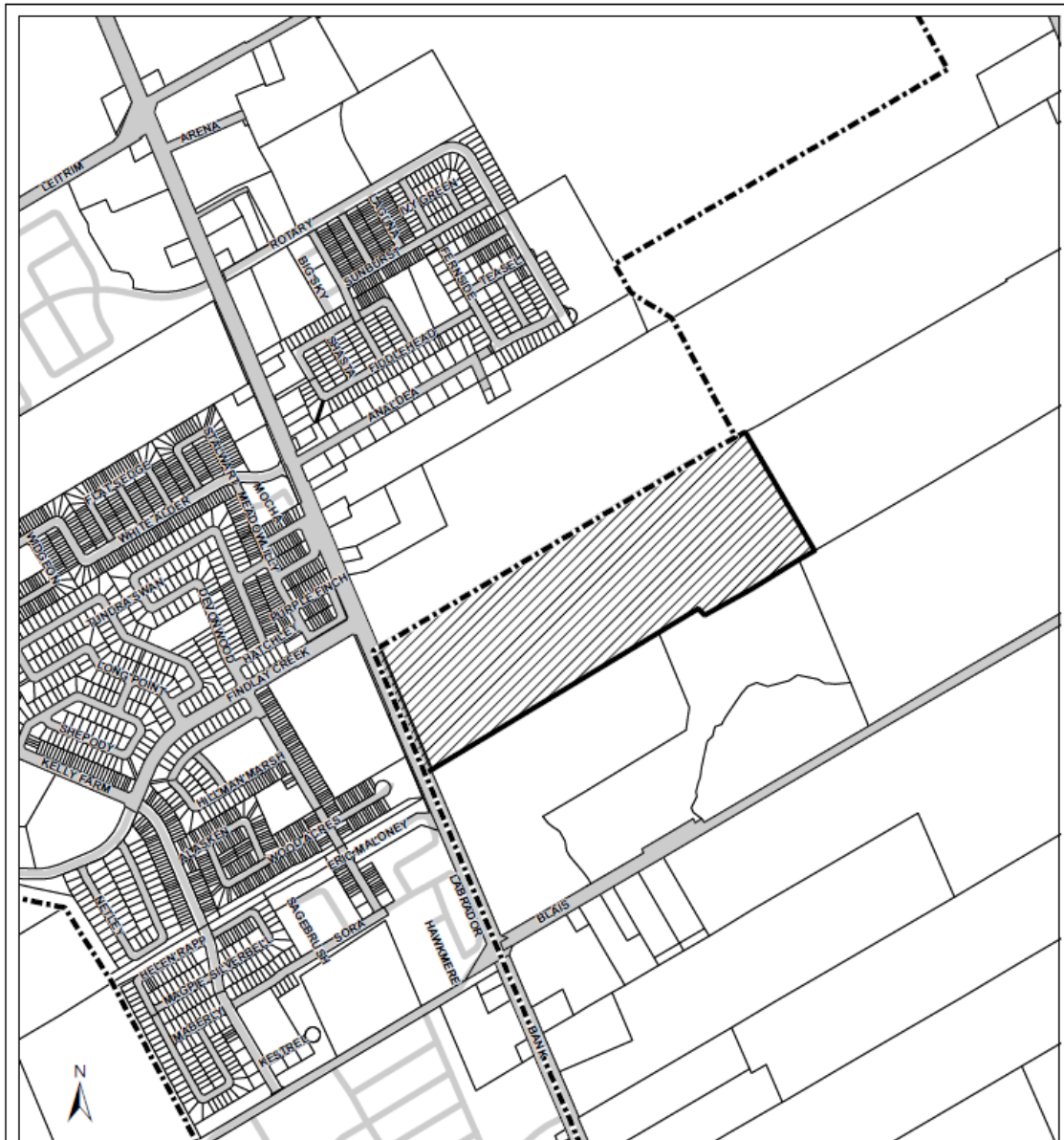
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Scale - N.T.S. / Echelle N.A.Z.	

**SCHEDULE 1 to  
 AMENDMENT NO. 17-1038-A**  
 to the OFFICIAL PLAN  
 for the CITY OF OTTAWA  
**Amending Schedule A  
 Rural Policy Plan**

**ANNEXE 1 de  
 L' AMENDEMENT No. 17-1038-A**  
 au PLAN OFFICIEL  
 de la VILLE D'OTTAWA  
**Modifiant l'Annexe A  
 Plan des politiques en milieu rural**

-  LANDS REMOVED FROM "URBAN EXPANSION STUDY AREA" DESIGNATION AND INCLUDED WITHIN THE URBAN BOUNDARY  
 TERRES À EXCLURE DE LA DÉSIGNATION DE « SECTEUR D'EXPANSION URBAINE À L'ÉTUDE » ET À INCLURE DANS LES LIMITES DU SECTEUR URBAIN
-  LANDS REDESIGNATED FROM "GENERAL RURAL AREA" TO "URBAN AREA"  
 TERRES DONT LA DÉSIGNATION EST PASSÉE DE « SECTEUR RURAL GÉNÉRAL » À « ZONE URBAINE »
-  EXISTING URBAN BOUNDARY / LIMITES DU SECTEUR URBAIN EXISTANTE

SCHEDULE 2 – OFFICIAL PLAN AMENDMENT



Prepared by:  
 Planning, Infrastructure and Economic Development Department  
 GIS and Data Management

Préparé par: Services de la planification,  
 de l'infrastructure et du développement économique,  
 SIG et Gestion des données

D01-01-13-0025      17-1038-A

1:1AA2247/04612/CPA2016/CPA 4791 Bank UrbanBound2

Revision:      Rev #:

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Scale - N.T.S. / Echelle N.A.S.

**SCHEDULE 2 to AMENDMENT NO.**  
 to the OFFICIAL PLAN  
 for the CITY OF OTTAWA

**ANNEXE 2 de L' AMENDEMENT No.**  
 au PLAN OFFICIEL  
 de la VILLE D'OTTAWA

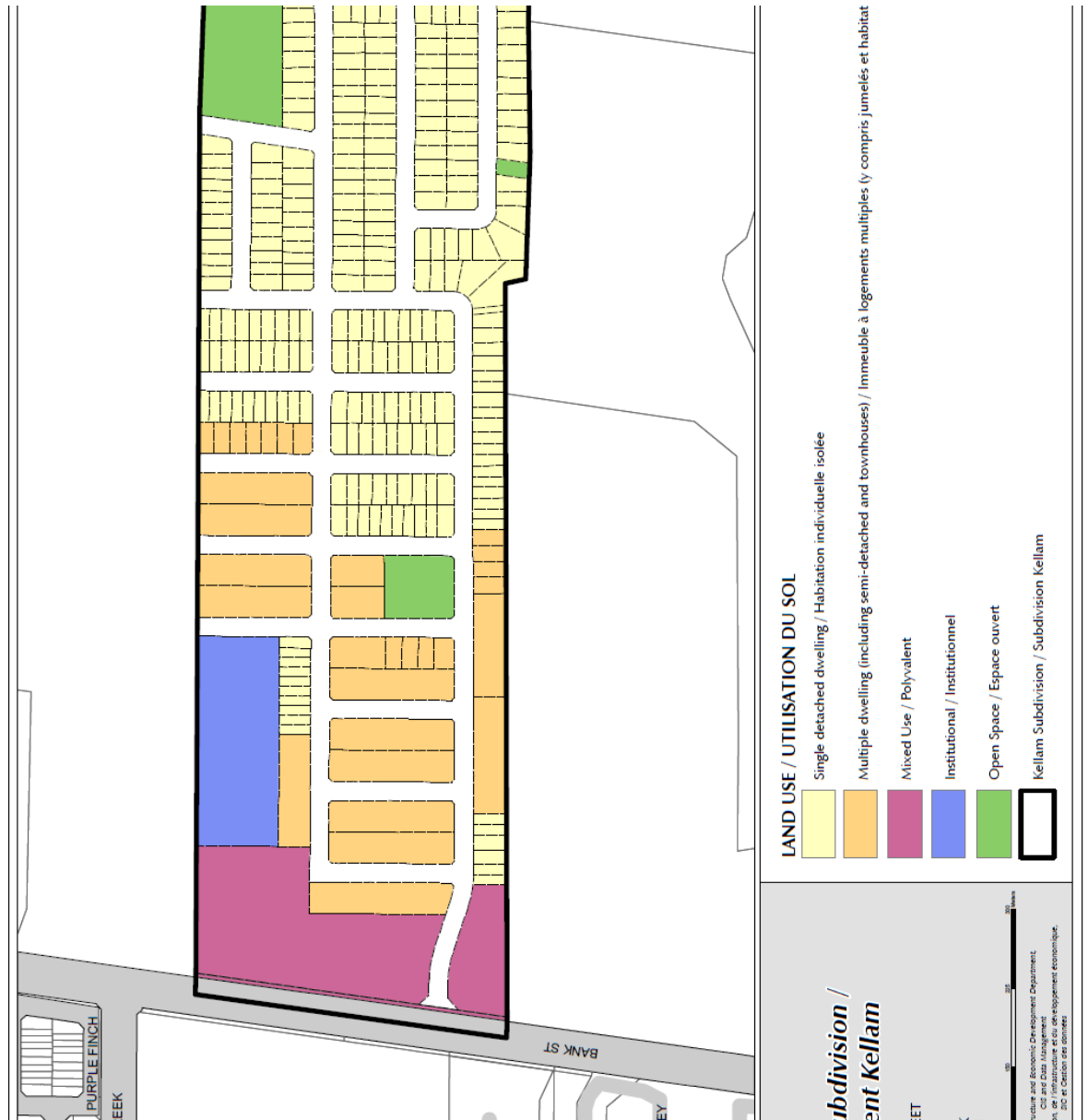
**Amending Schedule B**  
 Urban Policy Plan

**Modifiant l'Annexe B**  
 Plan des politiques en milieu urbain

- LANDS REMOVED FROM 'URBAN EXPANSION STUDY AREA' DESIGNATION  
 TERRES À EXCLURE DE LA DÉSIGNATION DE « SECTEUR D'EXPANSION URBAINE À L'ÉTUDE »
- LANDS DESIGNATED 'GENERAL URBAN AREA'  
 TERRES DONT LA DÉSIGNATION « ZONE URBAINE GÉNÉRALE »
- EXISTING URBAN BOUNDARY / LIMITES DU SECTEUR URBAIN EXISTANTE



Document 3 – Concept Plan



Document 4 – Consultation Details

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Development Applications.

A community information and comment session was held on September 28, 2016 at the Fred Barrett Arena in the Gloucester Lions Hall. Six residents participated in the

session. The applicant, City staff and Councillor Darouze and Councillor Qaqish were present.

At the community information and comment session a small group discussion was held on the location of various land uses (school, parks, commercial use etc.) and road network with pedestrian connections. Concerns were raised on the current traffic constrains on Bank Street. Staff advised residents that the TMP has identified the four-laning of Bank Street from Leitrim Road to South of Blais Road as a second phase (2020-2025) project. The urbanized/improved cross-section of Bank Street will accommodate two vehicular lanes, sidewalks, and bike lands in each direction.