

1.0 – South Nepean – Secondary Plan for Areas 4, 5 & 6

1.1 Introduction

The Secondary Plan Area (also identified as the 'Community') is intended to comprise several residential neighbourhoods developed with a full range of housing forms, community facilities and other complementary land uses.

An important component of this Plan is the recognition of the distinctiveness of the existing neighbourhoods of Heart's Desire and Winding Way.

1.2 Design Principles

This Secondary Plan has evolved from a process that dealt with development issues from a pragmatic design-oriented perspective, with an understanding that within a Secondary Plan there must be a balance between regulation and flexibility to encourage alternative and innovative design solutions and to respond to changes in the market over time.

There are a variety of design principles that form the fundamental basis of this Community. These principles have been used to develop the structure illustrated on Schedule A 1 and the land use policies of this Secondary Plan.

The fundamental community design principles are as follows:

1. The structure of the community must include a primary focus and neighbourhood centres. The primary focus will be the Mainstreet, which will accommodate part of the transit system, and a mixture of higher intensity land uses.
2. The structure of the community must be based on a modified grid pattern of streets that maximizes connectivity and permeability while respecting the natural topography of the land.
3. The location and distribution of the primary focus and the neighbourhood centres must be based on reasonable walking distances (approximately 400 .f" metres) and the location of transit facilities.
4. The community must include a mixture of land uses, including a full range and mix of housing types.
5. The community must include a linked greenway and sidewalk network that includes a variety of types of public open space.
6. The community must include a variety of streets and streetscapes that are appropriate to adjacent land use activities.
7. All built-form within the community must be designed at a human scale.

1.3 Objectives

The objectives provide the framework for the planning and development of the Secondary Plan Area by both the public and private sectors. The objectives will be implemented by the mechanisms set out in this Secondary Plan and the Official Plan.

1.3.1 Land Use

- To ensure that the Community is developed with a compact urban form at an appropriate scale that is pedestrian-oriented and fosters community interaction.
- To promote development at densities suitable to support the public transit network.

- To create a sense of identity and continuity through design and architectural treatments that residents and visitors can recognize as characteristic of the community.
- To ensure the provision of a full range of community services and facilities to cater to the residents of the individual neighbourhoods as well as the entire community.
- To ensure opportunities to live and work in proximity, and to recognize the employment opportunities available both within the Secondary Plan Area and in adjacent areas. most particularly the South Nepean Activity Centre.
- To encourage energy conservation through community and site planning and urban design.
- To conserve the built heritage including buildings and structures, and existing neighbourhoods in accordance with the Heritage Policies in Ottawa Official Plan Section 4.6.

1.3.2 Residential Development

- To create a residential community with a safe, healthy and functional environment that can accommodate approximately 20,500 people (based on about 7,300 dwelling units).
- To ensure that opportunities for a full range and mix of low medium and high density housing for TT1s are provided within the community.
- To ensure all new residential development meets Provincial and Municipal policies regarding the provision of affordable housing.

1.3.3 Employment Opportunities

- To create a business park and commercial environment that is compatible with surrounding land uses. To ensure that a full range and mix of employment opportunities are provided within the community.

1.3.4 Open Space/Environmental Features

- To establish a network of connected open space accessible to all residents with natural and cultural features integrated into open space areas and providing a strong link to the open space associated with the Jock and Rideau Rivers.
- To create open spaces with a clear function and relationship to the Community .
- To ensure the preservation and enhancement of significant environmental features, including the Rideau River valley, the Jock River valley, the valleylands associated with Barrhaven Creek, the Nepean Woods and the Cedar Woods.

1.3.5 Transportation

- To develop a land use pattern and transportation system that supports vehicular traffic, transit, cyclists and pedestrians.
- To achieve a street network that is laid out in a modified grid pattern that maximizes connectivity and permeability so that there are alternate vehicular and pedestrian routes to most destinations.
- To design streets at a pedestrian scale, that are attractive public spaces while still serving vehicular traffic functions.
- To ensure that all new development is designed to facilitate efficient and effective public transportation operations.

1.3.6 Services

- To ensure that all new development occurs on the basis of full urban water and sanitary sewer facilities. (This shall not preclude appropriate infill development on the basis of private services within the areas designated. Private Service Residential on Schedule A 1.)
- To ensure that new development does not adversely affect the potable water supply utilized by the existing residents of the Heart's Desire and Winding Way neighbourhoods.
- To design and implement a stormwater management system that is integrated with the open space system and which mitigates impacts on the natural environment.

- To ensure that the necessary infrastructure and services are in place to facilitate the timely and orderly development of the community.

1.3.7 Finance

- To ensure that the costs of the services and facilities required to permit and support the development of the community are financed in accordance with:
 - the ability of the municipality and landowners to pay;
 - the provisions of the Development Charges Act and;
 - the Development Charges by-laws adopted by the City.

1.4 Community Development Concept

The community is focused on a 'Main street' that includes a broad mix of higher intensity land uses and the primary transit facilities. The community has residential neighbourhoods, employment opportunities and a connected open space system that integrates natural features, stormwater management facilities, parks and schools.

The design and construction of new housing throughout the various neighbourhoods and along the 'Mainstreet' should integrate a variety of housing forms, avoid the visual dominance of the garages along street frontages and encourage the use of front yards and architectural treatments to facilitate social interaction on the street and security within the community.

Pedestrian comfort and amenity are to be addressed through the provision of tree-lined streets and an integrated network of open space areas. The goal of a 5-minute walk (approximately 400 metres) to neighbourhood and convenience commercial services, recreational facilities, schools and transit stops will be encouraged in the layout and design of all new residential and employment generating development.

The community development concept will be implemented through plans of subdivision, implementing zoning by-laws, development agreements and/or site plan control mechanisms in conformity with the policies of this Secondary Plan. It is expected that the development concept will result in a diverse, efficient and environmentally sensitive component of South Nepean's urban structure. The following describes the key elements that contribute to the design concept of the community .

1.4.1 The 'Mainstreet'

- The identified 'Mainstreet' is the focus of transit within the community.
- As many residents of the community as possible will live within as-minute walk (approximately 400 metres) of 'Main street'.
- To provide support for transit facilities. 'Mainstreet' is intended to incorporate a broad mix of uses and be the focus for higher density house forms, community level commercial uses, institutional uses and a Village Square.
- The built-form adjacent to 'Mainstreet' is to be characterized by buildings that directly address the streetscape to promote pedestrian comfort and may include reduced building setbacks, wider sidewalks and landscaped medians.
- Full movement intersections will be provided along "Mainstreet" at approximately 400 metre intervals.

1.4.2 The Greenway Network

- The greenway network is comprised of natural areas and environmental features, village squares, neighbourhood parks, pocket parks, open space linkages, sidewalks, schools and stormwater management facilities.
- The greenway network is one of the primary elements of the structure of the community and will link the various land use components identified on Schedule A 1.

- The greenway network will provide opportunities for a wide range of passive and active recreational activities.

1.4.3 The Street Pattern

- The street network is based on an interconnected and permeable modified grid pattern rather than the traditional hierarchical and discontinuous road system typically found in suburban development.
- Strandherd Drive is to carry through traffic and will have a reverse frontage condition (or other design approach acceptable to the City) for most of its length, except within the area designated Business Park direct frontage will be encouraged but vehicular access will be directed to local roads/lanes internal to the neighbourhood as a first priority, otherwise access will be limited to right-in and right-out with no median breaks.
- Minimum rights-of-way will be promoted where appropriate, for all street types within the Secondary Plan Area to increase buildable land area and help establish appropriate building front to building front relationships.
- The use of Bren Maur Road as a preferred route to the Activity Centre and Ottawa Road 73 will be minimized by providing alternative and more direct routes.

1.4.4 Residential Neighbourhoods

- Each neighbourhood is focused on a neighbourhood park or a neighbourhood park/school complex and provides the potential for neighbourhood level shopping areas.
- Each residential neighbourhood is expected to accommodate an integrated range of housing types and densities, to be generally distributed as follows:
 - areas intended to accommodate higher density residential uses and a road mix of commercial uses and community facilities are located immediately adjacent to 'Mainstreet' and at key Intersections;
 - a mixture of lower and medium density residential uses are generally located within a 2 to 3 minute walk (about 200 metres) of , Main street' and/or adjacent to the neighbourhood focus; and,
 - lower density forms of housing are expected to be generally located beyond 200metres from 'Mainstreet' and/or adjacent to existing development.

1.4.5 The Employment District

- The community includes an employment district that will enhance the balance of jobs and housing within the Secondary Plan Area;
- The employment district includes the Business Park designation and Mainstreet. It will be compatible with surrounding land uses (both existing and proposed) and will be similar in quality and design to the other successful employment districts within the City of Ottawa.
- The design of the employment district will capitalize on its location adjacent to the arterial road and transit network.

2.0 Land Use Designations

2.0.1 Schedule A 1 - Land Use

The land use designations are identified on Schedule A 1. They are intended to show general areas of land use in accordance with the provisions of the text. The boundaries are not be scaled or strictly interpreted and may vary without amendment to this plan, provided that the general intent and policies of the plan are upheld.

The land use designations that apply within the Amendment include:

- Business Park;
- Mixed Use;

- Mixed Density Residential;
- Low Density Residential;
- Transition Residential;
- Private Service Residential;
- Institutional;
- Schools;
- Greenway; and
- Environmental Protection

The location of these designations throughout the community is shown on, and established by, Schedule A 1.

2.0.2 Schedule B1 - Development Targets

Residential unit targets are identified for planning sub areas on Schedule B 1. These targets are approximate and are intended only to promote an appropriate distribution of residential units in relation to the provision of services and open space. Variation is permitted provided that the general intent and policies of the plan are upheld. Continual monitoring of these targets will be necessary to ensure that the additional services required to support the urban design principles are offset by the increased assessment growth projected.

It is intended that these generalized unit targets can be used to monitor the objective of achieving approximately 7,300 dwelling units in the Secondary Plan Area.

2.1 Business Park

2.1.1 Permitted Uses

Permitted uses within the 'Business Park' designation may amongst other suitable uses acceptable to the City, include the following:

- offices, including ancillary retail and service uses and restaurants, where internally integrated as a component of an office building and clearly intended for the use of local businesses and employees;
- hotels, convention centres, and banquet halls including ancillary retail and service uses and restaurants, entertainment uses and night clubs where internally integrated as a component of a hotel, as customarily provided to cater to the needs of hotel patrons;
- institutional uses including government services, research and training facilities and including ancillary retail and service uses and restaurants, where internally integrated as a component of an institutional building and clearly intended for the use of local businesses and employees;
- sports, health and fitness recreational uses including ancillary retail and service uses and restaurants, where internally integrated as a component of the health/recreational building and clearly intended for the use of local businesses and employees;
- banks and financial institutions;
- gas bars and automobile rental establishments;
- private and commercial schools; and
- community facilities such as pocket parks and open space linkages. day care centres and places of worship.

2.1.2 Policies

The 'Business Park' designation applies to office developments characterized by high design standards including corporate head offices and research facilities. The visual attractiveness and consistent image of such areas is of prime importance. Retail and service commercial activities will be strictly controlled through implementing zoning by-laws and site plan control. The maximum height of any building shall be 6 storeys.

Gas bars and automobile rental establishments shall only be permitted on sites located at the intersection of an Arterial Road and a Collector road as identified on Schedule A 1. A maximum site size and restrictions on the range of permitted ancillary uses shall be identified in the implementing zoning by-law.

All development within the 'Business Park' designation will be subject to Site Plan Control.

2.13 Special Policy Area- 3311 Woodroffe Avenue

Notwithstanding the provisions to the contrary of Subsection 2.1.1, for the lands designated as Special Policy Area only, retail and commercial uses can be provided which are not wholly integrated within an office building and which are intended to serve more than just the local business and employees. The floor space devoted to retail and commercial uses shall not exceed 1560 sq. m such that it represents less than 49% of the GFA of the floor space in the Special Policy Area. [Amendment #100, April 25, 2012]

2.2 Mixed Use

2.2.1 Permitted Uses

The 'Mixed Use' designation is intended to permit medium and high density residential development, in combination with a broad range of community facilities, schools and services, community level retail and office related development. Community level commercial and services uses shall be encouraged where possible. Since these uses generally follow after residential development, it will be important to consider longer term design and redevelopment potential in the early stages.

'Mixed Use' housing forms include street, block and stacked townhouses, duplexes, three-plexes, four-plexes and low-rise apartments. Single and semi-detached housing forms are not permitted within areas designated 'Mixed Use'. Implementing zoning regulations shall provide sufficient flexibility to allow for the full range of residential uses permitted by this designation.

Within areas designated 'Mixed Use', a broad range of forms of assisted and special needs housing such as nursing homes and homes for the aged may be permitted.

Uses compatible with, complementary to and serving the residential use of the land, such as home occupations, pocket parks, open space linkages, libraries, places of worship and day care centres may be permitted within the 'Mixed Use' designation.

Community level commercial uses may be permitted within areas designated 'Mixed Use'. Community level commercial uses include:

- retail stores and other commercial uses including food stores, restaurants, service commercial and personal service uses;
- financial institutions and services;
- business, professional and medical offices; and
- entertainment and recreational uses.

2.2.2 Policies

In areas designated 'Mixed Use' permitted ground or non-ground related residential building forms shall achieve minimum density of 26 units per net hectare.

No building within the 'Mixed Use' designation shall exceed a Floor Area Ratio of 2. The maximum building height is 4 storeys.

It is the long term intent of this Plan that the permitted community level commercial uses will be developed on the ground floor of predominantly residential buildings. Office uses may also be permitted

above the ground floor. It is also recognized that this form of development will be phased or staged to accommodate future commercial development and redevelopment. In the Interim, single storey commercial developments may be considered.

Community level commercial facilities will be located with direct frontage on the 'Mainstreet'. Each lot shall be permitted one building which shall not exceed 6,500 square metres of non-residential Gross Floor Area.

All development within the 'Mixed Use' designation will be subject to Site Plan Control.

2.3 Mixed Density Residential

2.3.1 Permitted Uses

In areas designated 'Mixed Density Residential', housing forms may include street, block and stacked townhouses, semi-detached, single-detached, duplexes, three-plexes, four-plexes and low rise apartments. Accessory apartments and garden suites may also be permitted.

Within 'Mixed Density Residential' areas, a broad range of forms of assisted and special needs housing such as group homes, nursing homes and homes for the aged may be permitted.

Uses compatible with, complementary to and serving the primary residential use of the land. such as home occupations, pocket parks, open space linkages, places of worship and day care centres may be permitted within the 'Mixed Density Residential' designation.

Neighbourhood level commercial centres may be permitted within the 'Mixed Density Residential' designation, as follows:

- retail uses including convenience stores, service commercial and personal service uses;
- financial institutions and services; and
- business, professional and medical offices.

2.3.2 Policies

Residential development within areas designated 'Mixed Density Residential' may be permitted with a minimum density of 20 units per net hectare. Approximately 50 percent of the housing within the 'Mixed Density Residential' designation shall be single-detached and semi-detached dwelling units.

The plans of subdivision and implementing zoning by-laws shall ensure that the higher density house forms, including street, block and stacked townhouses, three-plexes and four-plexes will be located in proximity to Arterial and Collector Roads, transit routes and/or community facilities including schools and parks. Implementing zoning regulations shall provide sufficient flexibility to allow for the full range of residential uses permitted by this designation.

The creation of an accessory apartment as a second dwelling unit within all single and semi-detached dwellings may be permitted subject to the provisions of the implementing zoning by-law.

The development of a garden suite on all lots containing a single-detached dwelling may be permitted through a rezoning. Development of a garden suite shall not be included in the density calculations and shall be subject to the following criteria;

- the lot size and layout can accommodate the garden suite without unreasonable loss of private outdoor amenity area;
- the garden suite is compatible with adjacent properties in terms of aesthetics, . privacy, sun-shadowing, noise and/or other impacts;

- municipal services to accommodate the garden suite are adequate; and sufficient on-site parking is available.

Places of worship and day care centres may be permitted, provided they:

- are compatible with adjacent properties in terms of scale, aesthetics, privacy, t.; sun-shadowing, noise and/or other impacts; and,
- are located adjacent to the intersection of two public roads.

Neighbourhood level commercial facilities may only be permitted within the 'Mixed Density Residential' designation if it has the following characteristics:

- a maximum non-residential Gross Floor Area of 1,500 square metres,
- maintains the residential character of the area, and
- is located adjacent to the intersection of two public roads.

All development within areas designated "Mixed Use" and "Mixed Density Residential" designations, excluding single detached and semi-detached dwelling units, and "Business Park"; shall be subject to site plan control.

2.4 Low Density Residential

2.4.1 Permitted Uses

'Low Density Residential' housing forms may include single-detached and semi-detached units.

Accessory apartments and garden suites may also be permitted.

Within 'Low Density Residential' areas, a broad range of forms of assisted and special needs housing such as group homes, nursing homes and homes for the aged may be permitted.

Uses compatible with, complementary to and serving the primary residential use of the land, such as home occupations, pocket parks, open space linkages, places of worship and daycare centres may be permitted within the 'Low Density Residential' designation.

2.4.2 Policies

In areas designated for 'Low Density Residential' uses, housing units may be permitted up to a maximum density of 30 units per net hectare.

Implementing zoning regulations shall include a full range of lot sizes for the development of the residential uses permitted by this designation.

The creation of an accessory apartment as a second dwelling unit within all single and semi-detached dwellings may be permitted subject to the provision of the implementing zoning by-law.

The development of a garden suite on all lots containing a single-detached dwelling may be permitted through a rezoning. Development of a garden suite shall be subject to the following criteria;

- the lot size and layout can accommodate the garden suite without unreasonable loss of private outdoor amenity area;
- the garden suite is compatible with adjacent properties in terms of aesthetics, privacy, sun-shadowing, noise and/or other impacts;
- municipal services to accommodate the garden suite are adequate; and
- sufficient on-site parking is available.

Places of worship and daycare centres may be permitted, provided they:

- are compatible with adjacent properties in terms of scale aesthetics, privacy, sun-shadowing, noise and/or other impacts; and,
- are located adjacent to the intersection of two public roads.

All non-residential development permitted within the 'Low Density Residential' designation will be subject to site plan control. The creation of an accessory apartment or a garden suite may also be subject to site plan control.

2.5 Transition Residential

2.5.1 Permitted Uses

'Transition Residential' housing forms may include only single-detached units.

Within areas designated 'Transition Residential' uses compatible with, complementary to and serving the primary residential use of the land, such as, home occupations, pocket parks and open space linkages are permitted.

Accessory apartments and garden suites shall not be permitted within the 'Transition Residential' designation.

2.5.2 Policies

It is the intent of the 'Transition Residential' designation to buffer the existing Heart's Desire and Winding Way neighbourhoods with compatible low density residential development.

Lands designated 'Transition Residential' that do not immediately abut lands designated 'Private Service Residential' or the Winding Way right-of-way may be developed with single-detached housing units, up to a maximum density of 20 units per net hectare. The areas not immediately abutting lands designated 'Private Service Residential' or the Winding Way right-of-way shall include a variety of lot sizes.

The lots in the lands designated "Transitional Residential" that immediately abut the Winding Way right-of-way shall have a frontage of 19.8 metres and no dwelling unit shall back onto Winding Way. A limited number of lots flanking Winding Way may be permitted subject to design review by the City at the time of subdivision approval.

The lots immediately abutting lands designated 'Private Service Residential' (applies to those lands immediately abutting the Heart's Desire neighbourhood) shall have a frontage of at least 15 metres and a depth of at least 40.0 metres.

The implementing zoning by-law shall establish a landscaped buffer strip of a width of at least 10.0 metres from the rear lot line on all lots immediately abutting and backing onto lands designated 'Private Service Residential'. Site plan control may be used to define the nature of the landscaped buffer.

2.6 Private Service Residential

2.6.1 Permitted Uses

'Private Service Residential' housing forms may include only single-detached units.

Accessory apartments and/or garden suites shall not be permitted within the 'Private Service Residential' designation.

2.6.2 Policies

It is the intent of the 'Private Service Residential' designation to recognize and protect the existing Heart's Desire and Winding Way neighbourhoods.

In areas designated for 'Private Service Residential' uses, individual lots must be at least 1,200 square metres in size, or of a size suitable for the establishment of appropriate water supply and sewage treatment facilities, whichever is greater. Lot frontage shall be at least 19 metres.

Notwithstanding the requirement that all new development within the Secondary Plan Area be on the basis of full urban services, lands designated 'Private Service Residential' may include only single-detached residential units on individual wells and septic systems. Implementing zoning regulations shall provide sufficient control to ensure that redevelopment and/or until development is compatible with surrounding homes in terms of lot area, lot coverage and height.

All existing lots shall be permitted to connect to available municipal services without the need for an amendment to this Secondary Plan, provided that no new lots are created and the existing development or development potential of the lot is not intensified.

An amendment to this Secondary Plan shall be required prior to any new development proposal and/or lot creation based on the provision of municipal water and/or sewer services within the area designated 'Private Service Residential'. The purpose of the amendment will be to examine the impacts of municipally serviced development on existing privately serviced development . within the neighbourhoods of Heart's Desire and Winding Way.

Any lands designated 'Private Service Residential' that are within the established 100 year flood plain of any watercourse shall be subject to the policies of Ottawa Official Plan Section 4.8.

2.7 Institutional

2.7.1 Policies

The 'Institutional' designation applies to the lands associated with the existing Carleton Lodge Senior Citizen's Home.

2.8 Schools

2.8.1 Permitted Uses

School sites are shown conceptually by symbol on Schedule A 1. Additional sites may be required. If necessary, these additional sites shall be identified and acquired through the subdivision process, and shall not require further amendment to this Plan.

2.8.2 Policies

Where possible, school sites will be located adjacent to a Neighbourhood Park in order to promote a more efficient use of open space and shared facilities and to form a neighbourhood focus.

Individual school sites may differ significantly in their requirements for land area. The City shall promote the use of appropriate design of sites to encourage the efficient use of land. Where practicable, two or more storey structures will be encouraged.

Design details and actual lot configurations for school sites shall be determined during the consideration of development applications.

Should any of the identified school sites not be required for the development of a - school facility, the 'Mixed Use' designation shall apply where the site directly abuts the identified 'Mainstreet' up to a

maximum depth of 50 metres, without the need for an amendment to this Plan. The 'Mixed Density Residential' designation shall apply on lands not directly abutting the identified 'Main street', without the need for an amendment to this Plan.

2.9 Greenway

2.9.1 Permitted Uses

The 'Greenway' designation includes neighbourhood parks, village squares, pocket parks and open space linkages. Stormwater management facilities may also be permitted within the 'Greenway' designation.

2.9.2 Policies

The intent of the 'Greenway' designation is to establish the public parkland components of an identifiable and continuous open space network through the community that provides a framework for development. The open space network is intended to integrate, wherever possible, environmental features and stormwater management facilities with parks to provide opportunities for active and passive recreation. This open space network is to be complemented, where possible, by a public waterfront pathway along both the Jock and Rideau Rivers. It is Council's intention to acquire these lands primarily through the development approval process and to avoid the need to acquire or cross lands which are currently developed and used for residential purposes.

Neighbourhood parks are shown symbolically on Schedule A 1 and are moderate in size, between 3 and 5 hectares. They are expected to provide a mix of active and passive recreational activities and may incorporate a community centre. Neighbourhood parks are to be located adjacent to schools, natural areas and/or environmental features. Neighbourhood parks must have significant frontage on a public road.

Two village squares are shown symbolically on Schedule A 1 and are expected to provide important community focal points. The village squares should be between 4 and 1 hectare in size and are expected to provide facilities, for primarily passive recreational activities.

Pocket parks, which are not specifically identified on Schedule A 1 are intended to provide sub-neighbourhood focal points. As such, they should be centrally located within large blocks of residential development. Pocket parks should be between .3 and 1 hectare in size and are expected to provide facilities for primarily passive recreational activities.

Open space linkages, which are not specifically identified on Schedule A 1 are intended to provide greater connection among other park and greenway components.

Publicly owned parkland shall be provided at a standard of 1.2 hectares per one thousand persons. Of that standard, .8 hectares per thousand persons shall be provided in neighbourhood parks.

Lands for the village squares, pocket parks and open space linkages will be required at a standard of .4 hectares per one thousand persons. The actual size and shape of the village squares, the pocket parks and open space linkages shall be determined during the processing of development applications, subject to the following requirements:

- significant frontage on a public road is provided;
- the site is located to complement the overall open space network; and
- the site is accessible to residents from the surrounding neighbourhood.

Parkland may be acquired pursuant to the provisions of the Planning Act and by other available means. Lands required for stormwater management facilities that not suitable for public recreation purposes may not be accepted as part of the parkland dedication under the Planning Act.

Any lands designated 'Greenway' that are within the established 100 year flood plain of any watercourse shall be subject to the policies of Ottawa Official Plan Section 4.8.

2.10 Environmental Protection

2.10.1 Permitted Uses

No development, except for a low impact trail network (subject to confirmation that a trail is suitable by the Environment Impact Statement), shall be permitted on lands designated 'Environmental Protection' within this Secondary Plan Area.

2.10.2 Policies

Prior to any lands being considered for development (not including the proposed Arterial Road) in or within 100 metres of any lands designated 'Environmental Protection', an Environmental Impact Statement is to be undertaken by the proponent and approved by the City.

An Environmental Impact Statement will provide:

- a map identifying the location and extent of those lands affected by the development proposal in relation to elements of the identified natural feature;
- a biological description of the natural environment that might reasonably be expected to be affected, either directly or indirectly, by the proposed development;
- a description of the proposed development, including locations of existing and proposed streets and lots, and, where appropriate, structures and proposed site alteration;
- a description of alternative designs and/or methods of carrying out the proposed development;
- a description of the impacts to the environment that may reasonably be expected to result from the proposed development and the identified alternative designs and/or methods of carrying out the proposed development;
- a comparative evaluation of all the alternatives in terms of anticipated environmental impacts and other relative advantages and disadvantages, leading to the identification of a preferred alternative development proposal; and,
- a description of the actions that may be reasonably required to prevent, change, minimize or remedy impacts to the environment resulting from the implementation of the various alternatives, including the identification of opportunities for ecological restoration, enhancement and long term conservation of the natural feature.

Lands designated 'Environmental Protection' will not be accepted as part of the parkland dedication required under the Planning Act. Alternatively, a combination of public and private ownership arrangements will be considered subject to landowner agreements and/or other mechanisms that will ensure appropriate long-term management and stewardship of the feature.

3.0 Urban Design Policies

3.1 Community Design Standards

Design standards are a part of the comprehensive approach to community design that will result in appropriate development that will occur over a significant period of time. This Section provides an appropriate level of information to guide the developers, builders and the municipality to ensure that the

community design concept promoted in this Secondary Plan can be adequately understood and ultimately implemented.

The purpose of these design standards is to ensure the achievement of municipal goals for the overall layout and character of this community. Further detail will be required through the preparation of plans of subdivision/condominium, implementing zoning by-laws, development agreements and site plan approvals. All of the numerical standards and ranges suggested in this Section should be considered as approximate. Deviations from these standards may be permitted without the need for an amendment to this Plan, provided the intent of the design standard is maintained.

The following standards are considered fundamental to the implementation of the design concept for this community and will be used by the municipality in the review of all development applications.

3.1.1 Street and Block Pattern

Streets create the basic form of the Community. They define the pattern of development and the distribution of development blocks. The layout of streets will influence pedestrian and vehicular movement. Streets should function as a connected network to provide order and legibility to the community.

The street pattern within the community will be based on a modified grid network, which will respond to topographic features and will provide a well connected, integrated and permeable road system. The resulting development blocks will mirror the street pattern. Block configuration should adhere to the following standards:

- development blocks should be between 100 and 200 metres in length. The purpose of controlling the maximum length is to ensure visual diversity. As such, longer blocks may be permitted depending on topography and road alignment (undulating terrain and road curves also provide visual diversity);
- typical residential blocks should range between 45 and 70 metres in depth, depending upon the house form;
- mixed use blocks may be deeper, depending on the proposed land uses and requirements for parking and lanes;
- development blocks within 400 metres of the Mainstreet should be aligned perpendicular to the Mainstreet to facilitate efficient pedestrian access to transit facilities; and,
- abutting the Mainstreet, the mixed use development blocks should be aligned parallel to Mainstreet to recognize minimum intersection distances (about 200 metres).

3.1.2 Street Hierarchy

The community will have a hierarchy of street types determined by the adjacent land uses, planned function, location, capacity and speed. Schedule 'A 1' identifies the existing Ottawa Road 73, an Arterial Road (the realigned Strand herd Drive), the Mainstreet and the Collector Roads Local Roads and Lanes are also required/permitted within the Community, but are not identified on Schedule A 1.

The following standards should be considered in the development of the street hierarchy and pattern within the community:

Ottawa Road 73 (former Highway 16)

Ottawa Road 73 is, and will remain, one of the primary north-south routes, joining South Nepean to the City of Ottawa. Given its location adjacent to the Rideau River, Ottawa Road 73 has been identified as a scenic route within the Ottawa Official Plan. As such, special consideration regarding the nature and visual character of adjacent development is important. Development of Ottawa Road 73 shall meet the following requirements:

- a right-of-way width of 40 metres;

- new intersections with Ottawa Road 73 will be minimized in the Secondary Plan .
- existing intersections at Ottawa Road 73 with Lodge Road and - Winding Way will be improved as necessary to support new development;
- the existing intersection at Ottawa Road 73 and Woodroffe Avenue will be closed;
- appropriate building setbacks adjacent to Ottawa Road 73 will be confirmed through a noise impact and attenuation study;
- new development will not directly front onto Ottawa Road 73 and no individual access will be permitted from Ottawa Road 73 to any new use
- new development will be screened from Ottawa Road 73 by consistent landscaping (berming, tree planting and fencing) and noise attenuation barriers, where appropriate; and
- where possible, existing views from Ottawa Road 73 to the Rideau River will be maintained or enhanced.

Arterial Road

The realigned Strandherd Drive is designated as an Arterial Road. It is expected to become a major east-west route connecting development in Riverside South and South Nepean with Highway 416. The realigned Strandherd Drive shall meet the following requirements:

- a right-of-way width of 40 to 45 metres;
- new intersections with Strandherd Drive will be limited in the Secondary Plan Area to Longfields Drive, Woodroffe Avenue, Ottawa Road 73, the proposed Crestway Drive, two new intersections between Longfields Drive and Woodroffe Avenue and one additional new intersection between the proposed Crestway Drive and Ottawa Road 73. Generally, intersections will be spaced at least 300 metres apart;
- appropriate residential building setbacks adjacent to the realigned Strandherd Drive will be confirmed through a noise impact and attenuation study;
- new development should not directly access onto the realigned Strand herd Drive and individual access will be restricted from ,) realigned Strand herd Drive to any new use, except within approximately 250 metres on either side of the intersection with Woodroffe Avenue, where new development will be required to front onto realigned Strandherd Drive; and,
- new development will be appropriately screened from realigned Strand herd Drive by a combination of landscaping (berming, tree planting and fencing) and noise attenuation walls, where appropriate, except within approximately 250 metres on either side of the intersection with Woodroffe Avenue.

Mainstreet

Mainstreet is intended to support a broad mix of residential, commercial and institutional with two lanes of traffic in each direction with on- street parking. In addition, full movement intersections with Mainstreet shall be limited to collector roads in order to accommodate, in the median, future rapid transit facilities initially at grade with provision to grade separate in the longer term.

Prior to the introduction of rapid transit facilities, Mainstreet will function as a two or four lane road with a landscaped median and on-street parking. Mainstreet shall meet the following requirements:

- right-of-way width maximum of 40 metres, any reductions in right-of- way width shall be approved by the City;
- interim landscaping measures and uses in the Mainstreet median shall be compatible with the long term landscaping requirements and the introduction of the rapid transit facilities, subject to City approval;
- non-collector road intersections with Mainstreet shall be limited right turn movements only;
- buildings fronting on Mainstreet shall be serviced by utility laterals that do cross the transitway portion of the Mainstreet right-of-way;
- there should be a continuous building frontage (build to line) of between 0 and 1.2 metres from the front property boundary, with pedestrian paths between buildings that lead to a rear lot parking;

- primary vehicle access to rear lot parking shall be by rear lane; and
- adjacent building heights should be a minimum of 2 stories and a maximum of 4 stories.

Collector Roads

The Collector Roads shall meet the following requirements:

- a right-of-way width of 20 to 24 metres;
- pavement width of 9 to 12 metres;
- parallel parking on both sides of street where appropriate;
- the maximum front yard setback adjacent to a collector road should be 7.5 metres; and
- adjacent building heights should be predominantly between 2 and 3 storeys.

Local Streets

The local street network must be based on a modified grid pattern and include a variety of 'T' and cross road intersection configurations. Cul-de-sac, crescent and loop road configurations are generally discouraged. Local streets shall meet the following requirements:

- a right-of-way width of 16 to 20 metres; - pavement width of 8 to 10 metres;
- parallel parking on one side of the street (8 metre pavement width) or both sides of street (9 metre pavement width);
- front yard setbacks adjacent to a local street should be between 3 and 5 metres; and,
- adjacent building heights should be between 1 and 3 storeys.

Notwithstanding any urban design considerations, local roads within the existing Heart's Desire neighbourhood and Winding Way may maintain their rural cross sections, subject to confirmation of their ability to withstand the impacts of future development to the satisfaction of the City.

In the Hearts Desire neighbourhood, Kelowna Street and Newland Street shall not be extended to join with or extend into the area of proposed development lying north of Hearts Desire.

Lanes

Lanes are permitted throughout the Community, however, they may be required to provide vehicular access to some of the uses which front on Mainstreet Lanes shall meet the following requirements:

- a maximum right-of-way width of 7.5 metres;
- the maximum rear yard setback should be 1 metre; and,
- adjacent building heights should be between 1 and 2 storeys.

All identified right-of-way and pavement widths: shall be subject to satisfactory confirmation of utility locations, emergency access, streetscape design and on-street parking regulations.

3.1.3 Streetscape Elements

There are many elements of streets and streetscapes that, taken together, create a character that is desirable and at a human scale. These elements will need to be implemented through zoning by-laws and/or subdivision agreements, as follows:

Items to be further articulated in implementing zoning by-laws:

- **Proportion** - The relationship of height of the building wall (corner or overhang height) to street width (includes road right-of-way and front yard setback measured from the street centreline) defines the proportion of streetscape. The relationship is expressed in terms of a ratio. There are certain ratios which produce environments where people feel more comfortable. Ratios from 1:1 to 1:2 (building wall height street centreline) are considered ideal. Ratios beyond 1:5 will be discouraged.

- **Setbacks and Build-to Lines** - the structures that line a street will help to determine how well the streetscape is defined. All development blocks/lots will have a build-to line to determine where the primary front facades will be located, depending on the proposed land use.

Residential uses will have a build-to line that minimizes the depth of the front yards as much as possible. Along a street, deviations both in front and behind the build out line will be permitted and are encouraged. In residential areas, build-to lines can vary from 3 to 7.5 metres, depending on the street type.

- **Garages** - the location of garages, and particularly of the garage door, is an important visual component of the streetscape. Where no reasonable alternatives exist, garages may protrude to a maximum of 3 metres from the . main front facade of any house. However, it is preferable for all garages to be set back from the main facade and, if possible, located in side or rear yards.

Items to be further articulated in development agreements:

- **Sidewalks** - sidewalks are the critical element that encourages pedestrian circulation. Sidewalks must be provided on every collector and arterial road and must also connect to the components of the greenway network, the uses adjacent to the Mainstreet and the transit stops. To ensure that the sidewalk network is continuous, sidewalks should be considered on local streets unless it can be demonstrated that pedestrian and cycling traffic can be accommodated in other ways. Generally, sidewalk widths should vary according to their adjacent land use.
- **Street Trees** - the existence of street trees on the street side of the sidewalk is crucial to the definition of the streetscape. Street trees should be aligned parallel to the street and spaced at appropriate intervals such as to provide a continuous canopy at maturity. On residential streets, the boulevard between the sidewalk and the street is typically grassed. Along the Mainstreet, the grass planted boulevard is replaced by continuous sidewalk and street trees are located in specific openings or planters. Tree species should be indigenous to Ottawa. Of particular interest are tree types that will create a street canopy. Every effort should be made to plant street trees with a minimum 7 centimetre caliper to provide the desired effect in as short a time frame as possible.
- **Street Lights** - Residential neighbourhoods should be lighted to a level sufficient to support safe and comfortable use of sidewalks after dark, without unreasonable light intrusion on adjacent residential areas. The height of street lights should be limited to reflect a pedestrian scale and should be spaced appropriately. Along the Mainstreet, street lights should be spaced closer together.

4.0 Transportation Policies

The intent of the transportation system is to provide an integrated, multi-modal transportation network for all residents and businesses that is safe, convenient, affordable, efficient and energy-conserving while minimizing environmental impacts.

The proposed transportation network servicing the Community includes:

- a main street, arterial and collector roads for use by pedestrians, cyclists, transit vehicles, trucks and cars;
- local roads and laneways for use by pedestrians, cyclists, trucks and cars; and
- walkways and recreational pathways for use by pedestrians and cyclists

4.1 Road Network

The planning, design, staging and land requirements for road development will be based on Schedule A 1.

The road network will be comprised of a 'Mainstreet', Arterial Roads, Collector Roads, Local Roads and Laneways. Only the 'Mainstreet', and the Arterial and Collector Road network are identified on Schedule A 1.

The road allowance widths identified in Section 3.0 of this Secondary Plan are approximate. In certain cases, widening of existing roads to the ultimate road allowance width shown may not be required. In some cases the right-of-way may need to be wider to accommodate engineering and/or design requirements. Final right-of-way requirements and the provision of day-light triangles will be determined during the review of development applications.

The remainder of the Local Street and Laneway network, which is not shown on Schedule A 1 shall recognize natural and built constraints and shall generally form a continuous and interconnected modified grid pattern.

Turning circles, roundabouts, hammerheads or other similar roadway features may be permitted on local and collector roads subject to evaluation by the City of functional, operational and financial issues associated with their use.

Streetscape design for the 'Mainstreet' Arterial Roads, Collector Roads, Local Roads and Laneways shall be subject to the Urban Design Policies of this Plan.

4.2 Transit

As shown on Schedule A 1, the Rapid Transit Corridor is intended to be located along the proposed arterial road from the Rideau River to its intersection with the 'Main street'. The Rapid Transit Corridor will then follow the 'Mainstreet' to the South Nepean Activity Centre. Local transit routes are to be located along the identified collector roads. The use of local streets for transit will be avoided wherever possible, unless required as an interim or temporary connection during development.

It is anticipated that the nature of the Rapid Transit Corridor will evolve over time as service demand dictates.

4.3 Pedestrian and Bicycle System

The development of certain roads and lands within the Greenway system shall include safe, convenient and attractive facilities for pedestrians and cyclists to facilitate pedestrian and cyclist movement within and through the Community.

A pedestrian walkway and bikeway system shall also be required within each neighbourhood. These facilities will be designed to be integrated with a general pedestrian and bicycle system within the Community, which provides linkages between buildings, adjacent sites, surrounding areas and public streets particularly those with transit facilities.

4.4 Parking

Parking strategies which consider on-street spaces and off peak sharing ~::~~ arrangements, will be promoted to help reduce the need for large on-site parking lots.

5.0 Infrastructure Policies

The provision of infrastructure to Areas 4, 5 & 6 is designed to be consistent with the following principles:

- Conformity with the Infrastructure Master Plan.
- Conformity to the South Nepean Master Drainage Plan and Master Servicing Plans
- Maximize utilization of existing infrastructure.
- Extensions of existing infrastructure should follow a logical and orderly pattern.
- Additional interim infrastructure should not prejudice the long term planned system and be provided at no cost to any public authority
- Minimize costs of future infrastructure.
- Apply a flexible approach to the development of infrastructure.

The following policies shall apply:

5.1 Stormwater Management

All development shall be undertaken in accordance with the City of Nepean Master Drainage Plan.

Areas 4, 5 & 6 shall drain to ponds identified in the South Nepean Master Servicing Study. Stormwater will be collected by storm sewers with outfalls in these ponds. Treatment of stormwater within these ponds will be based on the best management practices prevailing at the time of construction.

As a condition of development approval, the Regulatory Floodplain through which any water course flows including the establishment of a buffer strip adjacent to the top of bank (or stable top of bank) will be dedicated to the municipality. Dedication of these lands will not be considered part of the parkland dedication requirements of the Planning Act.

5.2 Sanitary Sewers

Sanitary sewer service in the short term to mid-term, will be provided through extensions of existing systems provided that sufficient capacity is available and that long term strategy is not prejudiced.

Long term sanitary sewer service will be provided in accordance with the preferred concepts arising from the Infrastructure Master Plan and the South Nepean Master Drainage Plan and Master Servicing Plan.

5.3 Water Supply

Water supply shall be provided in accordance with the Infrastructure Master Plan and the South Nepean Master Servicing Plan.

Short term supply may be obtained from residual capacity available from existing areas and facilities.

5.4 Utilities

Utilities will be expanded to keep pace with planned growth. In order to provide every possible advantage to both future residents and workers, future telecommunications facilities installed in the area should be based on the latest available technology and have the ability to be easily expanded and upgraded.

6.0 Implementation

This Secondary Plan shall be implemented by the powers conferred upon the municipality by the Planning Act, the Municipal Act and other applicable statutes, and in accordance with the applicable policies of the Ottawa Official Plan in addition to the following policies.

6.1 Monitoring

The urban design principles within this Secondary Plan will require the provision of a different standard of urban infrastructure in order to achieve its objectives. In particular, a greater emphasis will be placed on the use of sidewalks, streetlights, landscape design in the road right-of-way and the development of smaller urban parks or parkettes. Achievement of the objective of a compact urban form with the related residential and employment targets is necessary to financially support this level of infrastructure. Ongoing monitoring of development activity in relation to achieving growth targets will be a key component in determining the success of this Plan and ensuring the long term financial health of the community.

6.2 Phasing

Development shall be phased to provide for the continuous, orderly extension of the Community and to ensure the most efficient and economical use of existing and proposed infrastructure. The following phasing criteria shall be considered in the review of all development applications:

- the development contributes to, or can be appropriately integrated within the logical sequence of construction of all required sewer, water, stormwater and transportation facilities; and
- the development satisfies all requirements regarding the provision of parkland and other facilities.

Notwithstanding any other provisions of the Official Plan, as a condition of the approval of development:

- the requirement for a Development Agreement shall be satisfied; and,
- an agreement to implement any relevant findings of the studies required by this Plan.

Development shall be deemed to have occurred and services committed upon the registration of a plan of subdivision and/or the approval of a zoning by-law which permits development.

Occupancy and use of land shall be deemed to have occurred upon approval of an application for building permit.

6.3 Development Agreements

Development Agreements based on the findings of this Secondary Plan and the findings of the Environmental Impact Statements, the Sub-Watershed Master Plan, the Master Servicing Strategy and any other studies deemed necessary by the City, shall be entered into by the benefiting parties and approved by the City as a condition of the approval of development applications.

Such agreements shall ensure that the necessary approvals and the required contributions of funds, lands and commitments for services will be in place and operative prior to, or coincident with occupancy and use of land. Items which - may be addressed in the Development Agreements include:

- open space and environmental features;
- streetscape features;
- water;
- wastewater collection;

- stormwater management;
- road infrastructure and widening; and,
- other utilities

If difficulties or undue delays are encountered with respect to the preparation of the Development Agreements required above, the City may be requested to attempt to resolve such difficulties or delays. Where resolution of such problems is not deemed feasible by the City or is not possible even with the City's intervention, the City may approve alternative mechanisms to satisfy the intent of the applicable policy.

6.4 Requirements for Development Applications

All development applications should be required to provide the information specified in the relevant provisions of Ottawa Official Plan, Section 5.

In addition, the City may require further information prior to acceptance of a complete application. Such information may include:

- servicing feasibility studies;
- environmental impact studies;
- sub-watershed studies;
- transportation studies;
- market feasibility and impact studies;
- social impact studies;
- soils and geotechnical studies;
- hydrogeological and terrain analysis studies;
- preliminary noise impact/vibration impact analysis report for any proposed development abutting an identified arterial road or where required by the City;
- noise impact analysis report prepared in accordance with the established procedures developed by Transport Canada for any proposed development located above the 25 NEF/NEP contours;
- financial impact studies;
- urban design and architectural studies; and
- other studies as may be required by the City of Ottawa.

6.5 Zoning By-law

This Plan shall be implemented through the enactment of implementing zoning by-laws in conformity with the provisions of this Plan.

In the implementing zoning by-laws, a dual use zoning shall be placed on identified school sites to provide for an alternate use should the site not be acquired by a School Board.

The City may designate a holding zone with the prefix 'H' and specify the future uses of these lands that, at the present time, are considered premature or inappropriate for development for anyone or more of the following reasons:

- community services and facilities such as sanitary sewers, stormwater management facilities, water supply, parks and schools are insufficient to serve the proposed development;
- transportation facilities are inadequate or inappropriate based on anticipated traffic; the number and location of access points to the site are inadequate and incapable of functioning safely and efficiently;

- where development relies upon other matters occurring first, such as the consolidation of land ownership to ensure the orderly development of the project and/or the securing of funding for infrastructure, services or outstanding application processing fees;
- the need for a site plan agreement;
- supporting studies are required on matters related to traffic, soils, protection of any site features, environmental constraints, design features. or market impact analysis prior to development approval; and
- removal of the 'H' prefix will depend on meeting the specific City conditions identified by the holding zone by-law.

6.6 Plans of Subdivision/Condominium

Plans of subdivision/condominium shall only be recommended for approval which:

- conform with the policies and designations of this Secondary Plan;
- can be provided with adequate services and facilities as required by the policies of this Plan; and,
- are not premature and are in the best interest of the municipality; and, comply with the Urban Design Policies of this Plan.

6.7 Consents

Subdivision of land shall generally take place by plan of subdivision. Consents shall only be permitted:

- for technical or legal purposes;
- where the City is satisfied that the consent will not prejudice the ultimate subdivision of land or the principles set out in this Plan; or,
- the consent represents an infill opportunity within the existing Private Service Residential.

6.8 Site Plan Control

The following will be subject to site plan control in accordance with the provisions of the Planning Act.

- all development within areas designated 'Mixed Use', 'Mixed Density Residential' and 'Business Park' and;
- all non-residential development permitted within the 'Low Density Residential' and 'Transition Residential' designations.

The review of all site plan applications will be subject to the Urban Design Policies of this Plan.

7.0 Interpretation

This Secondary Plan is a statement of policy. It is intended as a guide to the development of the Amendment Area. Some flexibility in interpretation is permitted, provided the general intent of the policies and principles of this Plan are maintained.

The designations identified on Schedule A 1 are intended to show general areas and the boundaries are flexible and may vary without amendment to the Plan, except where designations are established by fixed boundaries such as river valleys and roads or where specifically stated to be fixed in the policies of this Plan.

Where lists or examples of permitted uses are provided, they are intended to illustrate the possible range and type of uses that are to be considered. Specific uses not listed, but considered by the City to be similar to the listed uses and to conform to the general intent of the applicable land use designation may be recognized as a permitted use.

Minor variations from numerical requirements in the Plan may be permitted without an amendment provided that the general intent of the Plan is maintained.

Net density is the measure of the amount of building that can be developed on a given site (either in number of dwelling units or amount of floor space), divided by the net land area of the site. Net land area is calculated following all land takings for public purposes. Public land takings include road rights-of-way, schools, parks, hazard lands etc.

Development within the community shall be subject to all policies of this Secondary Plan and any applicable policies of the parent Official Plan. However, where there is a conflict between this Secondary Plan and the parent Official Plan, the policies of this Secondary Plan shall apply.

The targets and residential sub-areas shown on Schedule A 1 are intended to provide an appropriate distribution of residential units in relation to the provision of local services and open space. The targets are a generalized distribution of the overall intended dwelling unit target of approximately 7,300 units. Deviation from the target and amendment to the targets within various sub-areas is permitted without an amendment to this plan, provided that the general intent and policies of the plan are maintained. The intended targets are to be utilized for monitoring purposes throughout the implementation of the Secondary Plan.