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## South Nepean – Area 12 (Jockvale Golf Community)

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### 1.0 Development Policies

Jockvale Golf Community, located east of the Jockvale Road, contains the first 9 holes of an ultimate 18 hole golf course community to be constructed on a 700 acre land holding located in the South Nepean. The recreationally-based community takes advantage of the many natural environmental amenities of the site and preserves public waterfront open space. Initial planning considerations would suggest that the main school/major park complex, together with other complementary institutional facilities will be located in that part of the holding to be developed in conjunction with the second 9 holes of the golf course. Specifically, it is anticipated, subjected to more detailed planning which will take place at that time, that the complex will be located in the southeast quadrant of the Greenbank/Cambrian Road intersection and immediately south of the medium density residential portion of the Activity Centre south of the Jock River. Convenience commercial facilities to serve the whole community will be situated in the same central location.

### 1.1 Land Use Components

Schedule A4 is the Land Use Plan for the Jockvale Golf Course Community (Jockvale Golf Community). Its components are:

#### i) The Golf Course

Will be nine holes initially and expanding to eighteen, threading through and around the residential fabric. The clubhouse is expected to serve as a social centre.

#### ii) Residential

Will include two categories:

- Low Density (i.e. up to 16 uph net, including single detached dwellings.
- Medium Density (i.e. up to 35 uph net, including ground oriented townhouses or 'golf villas' arranged in clusters to maximize exposure to the golf course and to the open space system.

#### iii) Open Space

Will include a continuous swath of public land along the south bank of the Jock River (incorporating a sizable tract of City-owned land) which is intended as a pedestrian and bicycle link between the South Nepean Activity Centre and the Rideau River open space system extending south to Manotick.

Although not expected to be connected to the riverfront walkway, the Capital Memorial Gardens will add significantly to the sylvan backdrop for the recreational community.

#### iv) Parks

Parkland shall be provided on the basis of a minimum of .8 ha/1,000 persons for neighbourhood facilities, and a minimum of 0.4 ha/1,000 persons for community park space.

The two will be integrated as part of the continuous open space system adjacent to the Jock River. If a school site is required, a second neighbourhood park of sufficient size to accommodate a selected program of active recreation facilities will be positioned adjacent to it.

As well, a network of parkettes linked by a trail will connect all parts of the residential precinct to the major open space system along the river's edge.

**v) Local Commercial**

Given the small size and relatively low gross density of the community, it is expected that only convenience commercial uses will be provided within the Secondary Plan Area. Higher order commercial facilities are expected to be readily available with the concurrent development of larger and more conventional communities currently being planned north of the Jock River.

**vi) Institutional Uses**

Experience in other golf course communities suggests that the households most likely to be attracted to the lifestyle will be maturing families with relatively few children in their school-attending years, particularly at the elementary level. The requirements for school site will be reviewed for this Official Plan Amendment and all further amendments for the balance of lands in Jockvale Golf Community. [Amendment 5, September 24, 2003]

Religious institutions (including daycare facilities if needed), will be permitted at highly visible locations on the collector road system.

**1.2 Population**

Jockvale Golf Community has been designed to accommodate 1700 dwelling units and 340 jobs at build-out. The Jockvale Golf Community part of Jockvale Golf Community will comprise approximately 1050 dwellings units, with the balance of Jockvale Golf Community accounting for another 650 dwelling units.

Given the expected age profile of the residents in Jockvale Golf Community, a relatively low average household size of 2.5 to 2.7 ppu is anticipated which would result in a population of approximately 2620 to 2830 people for the Jockvale Golf Community. In total, at build-out Jockvale Golf Community is expected to be home to some 4,250 to 4,590 people. [Amendment 5, September 24, 2003]

**1.3 Transportation**

Schedule A4 also shows the circulation system planned for the community. The locations shown for collector roads are approximate only and subject to adjustment as part of the detailed subdivision design.

In the planning and development of the transportation system, emphasis will be placed on facilitating pedestrian, cyclist and transit movement through the golf course community. The transportation system will also provide for ease of pedestrian and cyclist access to complementary institutional and local commercial facilities.

**i) Roads**

The proposed collector and arterial road system providing access to the community is consistent with the recommendations of previous studies, including the South Nepean Urban Area Master Transportation Study (1997) and the Concept Design Report for the Nepean South Urban Activity Centre (1994).

While sufficient capacity exists on Jockvale Road to accommodate the traffic demand projected to be generated by Jockvale Golf Community, provision for realignment and widening of Jockvale Road will be made within abutting plans of subdivision, severances and site plans.

Local streets will be organized by direct access to the collectors. The road system will be designed so as to maximize vistas toward the golf course and open space components.

**ii) Public Transit**

It is expected that the community will be served by bus transit, connecting to the extended rapid transit network serving South Nepean.

The internal collector system has been arranged to permit the spacing of transit stops within 400 metres walking distance of all parts of the community.

**iii) Pedestrian Movement**

The on-street sidewalk system will be supplemented by an internal trail network that will divide the large blocks created by the golf course, and will connect the community to the riverside trail system. Walking distances to transit stops will thereby be shortened. Sidewalks will be provided on both sides of all roads designed to carry transit and considered on all other roads as warranted given the number of dwelling units accessed by local road and length of the particular road.

The cart paths along the fairways will not be part of the public walkway system because of the potential hazards for casual strollers.

**1.4 Services & Stormwater Management and Utilities**

Internal and external servicing constraints for Secondary Plan Jockvale Golf Community have been identified and consideration given to the phasing of external services. The following reports were used in the review:

- RMO Water Master Plan, 1997
- RMO Wastewater Master Plan, 1997
- South Nepean Urban Area master Servicing Study (J.L. Richards)
- South Barrhaven Serviceability Study, 1993 (Cumming Cockburn Ltd.)
- South Nepean Phase III Lands, Master Drainage Plan, 1997 (CH2M Gore & Storrie)

Water, stormwater, sanitary sewage facilities and utilities are either available or can be readily brought to Jockvale Golf Community, as described below. Proposed locations for servicing as shown on Figure 5 - Servicing and Stormwater Management.

**i) Watermains**

Jockvale Golf Community is to be serviced with water by extensions from the existing 750 mm watermain located at the corner of Strandherd Drive and Greenbank Road, approximately parallelling the existing 400 mm Manotick service.

The City has identified the future requirement for an elevated tank to service future communities within e South Nepean both north and south of the Jock River. The estimated size for this elevated tank would be in the order of 3.4 million litres.

Based on the growth projections, expansion to the existing trunk water capacity is expected by 2006.

**ii) Sanitary Sewers**

The sanitary sewer options for South Nepean, which includes Jockvale Golf Community, are outlined in the South Nepean Urban Area Master Servicing Study prepared by J.L. Richards. The report reviewed alignments, sizing options, costs and environmental impact of development for all of South Nepean. Based on growth projections, expansion to the existing trunk sanitary sewer capacity is expected by 2006.

The preferred route resulting from the study, (Option 3CP modified to eliminate the pumping station) has the ability to service the entire South Nepean urban area.

Further work is required with respect to finalizing this option which includes the required investigations to assess the construction techniques for two river crossings, paying specific attention to the woodlot (under which the sewer will be tunnelled) on the north side of the Jock River adjacent to the Hearts Desire Community that has been identified as being significant. This investigation will have to identify the exact alignment required for the sewer, along with the appropriate construction techniques to ensure that any impacts are avoided or minimized. This investigation will also have to identify the concerns of the existing residents in Hearts Desire.

### **iii) Stormwater Management**

The Master Drainage Plan for the Jockvale Golf Community was completed by CH2M Gore & Storrie in 1997. This document reviewed the stormwater management options for the portion of South Nepean south of the Jock River. It identified the need for source controls to be implemented within proposed developments. As these were found to be unable to satisfy the discharge criteria of the Jock River, end of pipe treatment was also deemed to be necessary.

The two end of pipe treatment systems identified were wet ponds and wetland applications. The report identified that treatment subsequent to the wet ponds would probably be required. With respect to the wetland area, a monitoring program would have to be established to ensure that the wetland met the criteria. Both options have the recommendation of providing provisions for the incorporation of disinfection should it be required. The report also recognizes changes in technologies and recommends that any new technologies be reviewed before a final decision is made with respect to the stormwater management system.

The study established three scenarios for a stormwater management system which influence the required stormwater management system on the proposed Secondary Plan Jockvale Golf Community. The scenarios include three various tributary drainage areas and the corresponding ponds to accommodate the different drainage areas. The report also identified the need to complete environmental assessments with respect to fish habitat at the outlets of the stormwater management facility. The report recommended a 30 metre buffer strip along all rivers and that a slope stability analysis be completed in the area of the Hearts Desire weir.

As well, the developer shall undertake a geotechnical study, prepared by a qualified geotechnical engineer, to determine appropriate development setbacks. The geotechnical study shall be submitted in support of any applications for plans of subdivision adjacent to the neighbourhood park upstream of the Jock River weir. This shall be to the satisfaction of the Rideau Valley Conservation Authority.

The final design of the stormwater management facility should maintain base flows to the river and the concept of the major/minor system should be maintained for the development with the minor system making up the sewer distribution system which should be designed for a 1:5 year storm occurrence with a development being capable of handling a 1:100 year storm event without creating any basement flooding, erosion, or any other public safety concerns.

Figure 5 shows a stormwater management pond system incorporated into the design of the golf course. Concurrent with the approval of the Secondary Plan for Jockvale Golf Community an environmental assessment for the stormwater management solutions will be undertaken. This environmental assessment would have to address which of the three above-mentioned scenarios would be appropriate for the development. The proposed concept can incorporate any of the proposed stormwater

management scenarios. It would also have to finalize the pond configurations and determine whether wetlands, wet ponds, or some alternate type of stormwater management would be required to service these lands.

#### **iv) Consumers Gas**

Currently, Consumers Gas have high pressure mains at the intersection of Jockvale Road and Strand herd Drive and at the intersection of Woodroffe Avenue and Strand herd Drive. These mains have the capability of servicing the 500-700 homes planned for the first phase of Jockvale Golf Community. It is also noted that there are proposals to extend the mains through Hearts Desire and the Carleton Lodge.

#### **v) Bell Canada**

Bell would extend their lines north from the Village of Manotick. Currently, with respect to the Bell distribution system, the Jock River represents the boundary between the Manotick/Jockvale exchange.

#### **vi) Rogers Cablevision**

Rogers currently have cablevision service to the homes on the east side of Ottawa Road 73 opposite Jack May. As with Bell they would extend their services north with a possible future connection to Nepean as the South Nepean urban area

#### **vii) Ottawa Hydro**

Ottawa Hydro currently has lines located at the intersection of Greenbank Road and Strandherd Drive and they also have another line located along Woodroffe Avenue in the vicinity of the existing Strandherd Drive. From these two locations, a looped system would be required extending down south from Strandherd Drive along Jockvale Road and back up along the Ottawa Road 73 corridor, north along Woodroffe tying into the other existing system. This proposed system would have the capability of servicing not only Jockvale Golf Community, but also, additional lands within South Nepean.

Staging opportunities for this line are possible and would be established based on staging of the future development.

Figure 5 shows the servicing system and stormwater management facilities planned.

## **1.5 Environmental Protection Measures**

Requirements of all levels of government for environmentally responsible construction will adequately protect and enhance the remnant natural features on site and the adjacent aquatic habitat. Areas of especial concern include:

- all development of lands within Jockvale Golf Community shall be supported by appropriate studies indicating that no adverse impact on fish habitat will occur during all . phases of construction and post-construction. Such studies shall be required in support of subdivision/condominium applications.
- servicing options for the development must include controls to ensure that the high quality woodlot within the development planning area, and the important woodlot adjacent to Hearts Desire, are not adversely affected through temporary construction impacts or long term changes to site hydrogeology. Tree preservation, protection and enhancement plans shall be required prior to any site preparation and/or servicing and in support of applications for plans of subdivision.
- a golf course management and design plan shall be prepared which will assess the environmental impacts of golf course development, operation and maintenance on natural features/functions of the

site and provide recommendations for appropriate mitigative measures, including proper turf management practices.

- prior to commencement of site-grading for Phase 1 of the proposed golf course, an erosion and sedimentation control plan shall be prepared which clearly identifies the measures which will be utilized during the construction period and until such time as all disturbed areas have been revegetated.
- future land use and development in the watershed should be consistent with the recommendations of the Jock River Watershed Plan.
- all development concepts should incorporate open space or parkland adjacent to the Jock River corridor. The vegetation in this area will be protected from incompatible uses and enhanced through plantings where possible.
- a geotechnical study shall be prepared by a qualified geotechnical engineer to determine appropriate development setbacks. The study, to the satisfaction of the Rideau Valley Conservation Authority, shall be submitted in support of any applications for plans of subdivision adjacent to the neighbourhood park upstream of the Jock River weir.

## 1.6 Urban Design Policies

When considering zoning by-law amendments and site plans, Council shall consider the following guidelines:

1. different housing types are best integrated by being situated in layers or clusters, to provide a transition from one type to another;
2. similar types of units should face each other to give the streetscape character and continuity, however a long row of townhouses should be avoided in order to encourage diversity in the built-form;
3. a variety of streetscapes throughout the community should be created in order to foster a sense of identity, especially at the entrances to the community and at highly visible locations along collector roads;
4. the provision of adequate on-street parking by examining street layout and mix of unit types;
5. existing dwellings should be integrated into the overall community design and adjacent streetscape where possible;
6. housing designs should minimize the projection of garages beyond the main front wall of the dwelling, entry features should be afforded prominence, and double driveways across the curb should be discouraged in order to reduce the dominance of automobiles on the streetscape;
7. prominent buildings accommodating local commercial uses, churches, etc. should be positioned close to the street, with parking areas located to the side or rear;
8. collector roads shall be designed in such a way as to discourage through traffic from traversing the community but provide for some through movement, as well as direct access to adjacent lots. They shall be aligned to afford vistas of prominent buildings, the golf course, open spaces and parks, and environmental features that are to be preserved;
9. neighbourhood service streets shall be designed so that traffic on those streets is largely exclusive to those blocks. They should also be arranged to maximize vistas towards significant buildings, the golf Course and prominent natural features.

## 1.7 Phasing of Development

Jockvale Golf Community represents the first phase of development. Jockvale Golf Community shall provide for:

- the first nine holes of the golf course and clubhouse;
- the major open space system along the Jock River and related community/neighbourhood park;

- 230 dwelling units initially and 700 dwelling units when sufficient trunk servicing capacity has been identified by the City;
- a double-entry collector road system serving the residential precincts; and
- the parkettes and trail system included therein.

Development within Area 12 will be controlled through the draft plan of subdivision approval process. If deemed necessary by a board of education, a reserve for a school site will be identified through this process. Similarly, any realignment or widening requirements for the Cambrian and Jockvale Roads will be accommodated. [Amendment 5, September 24, 2003]

## **2.0 Implementation**

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Plans of subdivision and zoning by-law amendments shall reflect the contents of this Secondary Plan.

The design of any proposed plan of subdivision for Jockvale Golf Community will be consistent with the optimum stormwater management strategy which has been identified in the Master Drainage Plan.

An EA will be required in order to finalize the type and size and locations (including future relocations) of ponds necessary as part of the stormwater management system.

Except for conventional individual lots for one and two-family dwellings, all residential, commercial and institutional lands shall be developed in accordance with site plan control pursuant to Section 40 of the Planning Act.

### **3.0 Interpretation**

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As far as location and boundaries of the land use designations are concerned, Schedule A4 is intended only to provide general guidelines. These designations should be interpreted in the light of related policies. If an additional park or school site is deemed to be necessary, no amendment to this Plan will be required.