

## **10D. CATARAQUI WEST SECONDARY PLAN**

The following land use designations and *development* policies apply to the Cataraqui West neighbourhood, as shown on Schedule CW-1. This neighbourhood encompasses approximately 252 hectares (623 acres) of land generally bounded on the east by Bayridge Drive and its extension to Creekford Road, on the north by Creekford Road, Collins Creek on the west and Princess Street and properties fronting on Princess Street on the south.

The policies in this Secondary Plan are to be implemented through planning and *development* approvals over time in accordance with the “Cataraqui West Master Plan” dated August 2007. The “Cataraqui West Master Plan” outlines in greater detail the general land use and transportation concept plan intended for this neighbourhood based on a number of technical studies, including: servicing; *environmental impact assessments*; archaeological assessments; stormwater management; drainage plans; and traffic forecasts.

Amendments can be made to the above noted studies and concept plan to reflect changing needs or new information without the need to amend the Secondary Plan policies, provided the overall intent of the Secondary Plan is maintained.

### **10D.1 CATARAQUI WEST GOAL AND OBJECTIVES**

#### **10D.1.1. Secondary Plan Goal**

*To provide for the comprehensive development of a sustainable, healthy, attractive, connected and vibrant residential neighbourhood that meets the needs of its residents, preserves and protects the significant environmental and heritage features, allows for innovation in development and construction practices, provides for physical connections to the open space system, and connects to the rest of the City.*

#### **10D.1.2. Secondary Plan Objectives**

- a.** create a safe, liveable and healthy neighbourhood that has a sense of neighbourhood identity;
- b.** create a neighbourhood that has a clear and cohesive physical structure that is harmonious and integrated with the existing adjacent neighbourhood;
- c.** encourage the *development* of a neighbourhood centre that serves as a focus for neighbourhood activities. This may include a major park, community park, a neighbourhood centre, and educational institutions;
- d.** proceed with *development* in an environmentally sound and sustainable manner;
- e.** encourage a neighbourhood *development* that takes advantage of the unique natural characteristics and features within and adjacent to it;
- f.** encourage a variety of ground oriented housing forms and tenures which meet the needs of the population and which can respond to changes in the marketplace;

- g. Promote innovation in housing design, architecture, and site planning to foster a welcoming, people-friendly neighbourhood;
- h. encourage the *development* of a neighbourhood that is based on a high standard of urban barrier-free design on both public and private lands;
- i. preserve *significant cultural heritage resources*;
- j. encourage tree preservation practices so as to enhance the existing natural environment and the aesthetics of the built environment;
- k. encourage the provision of institutional uses that are safe, convenient, readily accessible and meet the needs of the residents;
- l. provide for the *recreational* needs of the neighbourhood and enhance the environment;
- m. provide safe and integrated pedestrian and bicycle systems;
- n. provide for a balanced transportation system consisting of a hierarchy of roads, transit facilities, walkways and paths to accommodate efficient movement within the neighbourhood and beyond;
- o. encourage an urban form that is orderly, efficient and cost effective for servicing, stormwater management, transportation and public transit systems; and
- p. encourage *energy conservation* through appropriate and efficient subdivision design and encourage the use of new technologies and best management practices.

### 10D.2

## LAND USE POLICIES

The Cataraqui West neighbourhood is to be developed in accordance with the general land use pattern set out on Schedule CW-1. Land uses are divided into the following general designations: Residential; Commercial; Open Space; and Environmental Protection.

### 10D.3

## RESIDENTIAL POLICIES

### 10D.3.1. Permitted Uses

There are two residential designations: Low Density Residential; and Medium Density Residential. The predominant use of land in areas within a Residential designation is for low and medium density residential uses. Other uses which are complementary to and serve the principal residential use such as public parks, home occupations, *bed and breakfast* operations, institutional uses such as schools and places of worship, day care facilities, public uses and utilities in appropriate locations are also permitted.

### 10D.3.2. General Residential Policies

- a. variety in housing types and therefore ownership opportunities are encouraged in order to accommodate people's different and changing housing needs;

- b.** innovation in housing design is encouraged in order to create an interesting and varied neighbourhood and where energy efficiency and barrier-free accessibility are integrated as an important element in house design;
- c.** a minimum 25 percent of the total number of dwelling units in the Cataraqui West neighbourhood must qualify as *affordable* housing of this Plan, and be distributed throughout the Cataraqui West neighbourhood;
- d.** the provision of walkways, sidewalks and bicycle paths must be designed to facilitate pedestrian connectivity throughout the Residential areas, to schools, parks, and other focal points. Where cul-de-sacs are proposed, walkways and greenways are to be incorporated to ensure pedestrian connectivity;
- e.** variety in mix of housing types and density of *development* is encouraged. Densities are to be calculated on a “net area basis”. Net area is calculated as an area of one or more lots, blocks or parcels of land, the principal use of which is for residential purposes. Lands for other uses that complement basic residential uses are not included in the net area calculation;
- f.** residential lots abutting the passive open space along Collins Creek will have an increased rear yard setback to be implemented through the zoning by-law. The construction of accessory buildings and structures will be limited to the rear yard through the implementing zoning by-law;
- g.** reverse-faced residential lots are intended to have deeper lot and rear yard depths, pursuant to the implementing zoning by-law;
- h.** two elementary schools are shown conceptually on Schedule CW-1. Should the lands not be required for school purposes, they must be offered for sale to the City for non-residential, non-commercial, community use purposes only at fair market value based on the highest and best use of the land being medium density residential. If the City does not wish to purchase the lands within twelve (12) months of them being offered, they may then be developed in accordance with the Medium Density Residential designation without the need to amend this Plan;
- i.** local commercial uses are permitted within the Residential designations, to be developed in accordance with Section 3.4.F of this Plan and the following:
  - in addition to Section 3.4 of this Plan, proposed *development* must be located on the corner of two streets, wherever possible;
  - in accordance with Section 3.4. of this Plan, local commercial uses are subject to site plan control review to ensure compatibility with adjacent uses and streets;
  - despite Section 3.4 of this Plan, the floor space of any individual local commercial use is not to exceed 223 square metres (2,400 sq. ft.) and no more than four such uses are to be grouped together, though exceptions may be considered on a case by case basis; and,

- the proponent must demonstrate to the satisfaction of the City that consideration has been given to the current and projected demand for the proposed *development*; and,
- j. other non-residential uses may be permitted within the Residential designations in accordance with Section 3.1 of this Plan.

### **10.D.3.3. Home Occupations**

Home occupations are permitted within the Residential designations and must be developed in accordance with Section 3.3.5 of this Plan.

### **10.D.3.4. Low Density Residential**

Within the Low Density Residential designation:

- a. housing permitted includes single detached and two, three and four unit dwellings;
- b. the overall density of *development* is to range from 14 to 45 dwelling units per net hectare of land;
- c. a balanced mix of dwelling types is encouraged within the neighbourhood. In no case, however, will the proportion of three and four unit dwellings exceed 30 percent of the total units in any individual subdivision application; and
- d. maximum building height is three storeys.

### **10D.3.5. Medium Density Residential**

Within the Medium Density Residential designation:

- a. all housing types that conform to the density and building heights outlined herein are permitted;
- b. the overall density of *development* within the Medium Density Residential designation is to range from 25 to 75 dwelling units per net hectare of land irrespective of housing types;
- c. maximum building height is six storeys. Variation in height in a manner which is *sensitive* to existing and proposed housing forms on adjoining lands is encouraged; and
- d. buildings should be oriented to the street in order to create a prominent building presence along the street in a manner *compatible* with adjacent Low Density Residential areas.

## **10D.4**

### **COMMERCIAL POLICIES**

Within the Commercial designations a wide range of retail, service, entertainment, and office uses are encouraged. There are two Commercial designations: District Commercial; and Arterial Commercial.

#### **10D.4.1. District Commercial**

The District Commercial designation is centrally located at the south-west corner of the extension of Catarauqui Woods Drive, a collector, and the

extension of Potter Street. The District Commercial designation is intended to provide for the commercial service needs of the neighbourhood.

Principles to be considered in the *zoning* and *development* of land in the District Commercial designation are:

- a.** uses such as a grocery store, convenience store, post office, bank, retail store, dry cleaner, restaurant, day care centre, place of worship and other minor institutional uses are encouraged;
- b.** no open storage is allowed;
- c.** residential uses are permitted on floors above the ground (first) floor;
- d.** buildings are to be oriented towards the street;
- e.** it is the intent that the majority of parking is located at the rear or sides of buildings;
- f.** the combined maximum gross floor area for all non-residential uses within the District Commercial area must not exceed 2,000 square metres;
- g.** the retail gross floor area of any individual use should not exceed 300 square metres;
- h.** maximum building height is six storeys; and
- i.** should commercial service uses not be proposed for the District Commercial area following the commencement of construction of two thousand (2,000) *residential units* within the Cataraqui West neighbourhood, the lands may then be developed in accordance with the Medium Density Residential designation without the need to amend this Plan.

#### **10D.4.2. Arterial Commercial**

The area designated Arterial Commercial is along Princess Street. Lands in this designation must be developed in accordance with the Arterial Commercial policies of Section 3.4 of this Plan.

### **10D.5**

#### **INSTITUTIONAL POLICIES**

- a.** the area designated Institutional is intended to be developed to accommodate two elementary school sites. Should the lands not be required for school purposes, they will be offered for sale to the City for non-residential, non-commercial, community use purposes only at fair market value based on the highest and best use of the land being medium density residential. If the City does not wish to purchase the lands within twelve (12) months of them being offered, they may then be developed in accordance with the Medium Density Residential designation without the need to amend this Plan; and,
- b.** the Secondary Plan encourages the community use of schools so they can provide both an education function and a *recreation* function for the neighbourhood.

## 10D.6

### OPEN SPACE POLICIES

- a. the intent is to establish a safe and sustainable neighbourhood open space system to fulfil residents' *recreational* and leisure needs, while protecting *significant* environmental areas, including the Lower Collins Creek Wetland and adjacent *woodlands*;
- b. section 3.8 of this Plan must be considered in the *development* of Open Space areas within the Cataraqui West neighbourhood; and
- c. the open space system consists of: a publicly-owned central community park; extensive passive open space along Collins Creek; three parkettes; pathway systems; streets and rights-of-way; and the Hydro corridor.

#### 10D.6.1. Central Community Park

At 6.5 hectares (16 acres), the central community park is the single largest active Open Space area within the Cataraqui West neighbourhood. It is centrally located adjacent to the proposed school sites, Hydro corridor, the gas easement and two local collector streets. It is intended to provide the focus for active *recreation* activities while also providing for leisure activities within the neighbourhood.

#### 10D.6.2. Parkettes

A minimum of three parkettes are shown conceptually on Schedule CW-1 in locations which can serve as local focal points for the immediate residential areas. Parkettes are intended to be:

- a. approximately 0.4 hectares each;
- b. integrated with other neighbourhood services such as super mailboxes, neighbourhood bulletin boards, etc; and,
- c. primarily park areas which may include features such as pathways, park benches and children's play structures.

#### 10D.6.3. Pathways

Pathways include such elements as walkways, sidewalks, footpaths, and bicycle lanes and are to be designed to create safe, interesting, convenient and varied environments for all residents.

#### 10D.6.4. Passive Open Space Along Collins Creek

The passive open space along Collins Creek is situated along the western periphery of the neighbourhood and overlooks the Lower Collins Creek Wetland. It abuts the proposed western limit of physical construction and generally corresponds to lands within 110 metres (361 ft.) of the *wetland*. The passive open space along Collins Creek must be acquired for public ownership and zoned to ensure the lands remain in a natural state.

Large sections of the passive open space along Collins Creek are predominantly treed and portions are considered as *significant woodland*. The lands serve as a buffer to protect the Lower Collins Creek Wetland,

protect the sloped or valley land areas along the Lower Collins Creek Wetland, provide a linkage for wildlife movement along the Collins Creek corridor, and provide an aesthetic “green” element for neighbourhood health.

A pathway near the Lower Collins Creek Wetland, if constructed, should be at a location where it will provide for both a *recreational* experience and an opportunity to experience a comparatively natural setting while minimizing potential impact on the environment. It should be designed so as to prohibit the use of the pathway for motorized vehicles.

### **10D.6.5. Parkland Dedication**

As a condition of *development* of land for residential purposes, lands will be conveyed to the municipality for parks or other public *recreational* purposes in accordance with Section 3.8.14 of this Plan.

Each *development* may be required to post securities equivalent to the required parkland contribution pending *development* of the central community park or other public *recreational* purpose within the Cataraqui West neighbourhood or until such time as the required lands have been deeded to the municipality.

## **10D.7**

### **ENVIRONMENTAL PROTECTION POLICIES**

Areas of environmental significance and ecological sensitivity are designated Environmental Protection. This designation applies to lands within the Lower Collins Creek Wetland and lands within the regulatory (1 in 100 year) *floodplain* elevation along Collins Creek. The following policies and the applicable policies of this Plan apply:

- a.** where a *development* project is proposed on lands adjacent to an Open Space designation that abuts an Environmental Protection area, Council will, as part of its consideration of the *development* request, require the preparation and approval of *Environmental Impact Assessment* (EIA) in accordance with the intent of Section 3.10 of this Plan, the Provincial Policy Statement, and Appendix A of this Plan;
- b.** within Environmental Protection Areas, only public uses identified in Section 3.10 of this Plan, and consistent with the intent of the Provincial Policy Statement are permitted; and
- c.** when considering a *development* project, Council must have regard for the *natural heritage system* considerations as set out in this Plan.

## **10D.8**

### **GENERAL POLICIES**

The following policies apply to all designations:

#### **Permitted Uses in All Designations**

- a.** in all land use designations, except the Environmental Protection Area, public utilities, public uses, parkettes, and pathways are permitted provided such uses are necessary in the area, and are or can be made *compatible* with their surroundings. The existing gas pipeline and Hydro corridor and any approved stormwater management works are permitted in the Environmental Protection Area and any future electrical transmission and distribution

*infrastructure* will be permitted in any land use designation subject to Ministry of Environment regulations and the applicable policies of the Provincial Policy Statement.

*(OMB Order No. PL100149 dated August 25, 2010)*

### **Institutional Uses**

- b.** institutional uses are permitted in all land use designations, except the Environmental Protection and Open Space areas. The locations of institutional uses will be in accordance with the following guidelines:
- uses permitted may include places of worship, neighbourhood centres, nursing homes, secondary schools, and other similar uses;
  - sites should be located close to and within easy walking distance of public transit routes; and,
  - sites should be located close to and have convenient access to an arterial or collector road and should not be situated in a location which generates undue volumes of traffic through adjoining local residential streets;

### **Public Use**

- c.** The term Public Use means uses such as elementary schools and public services provided by any level of government and its associated boards, commissions or agencies, provided the location of such uses is required within the neighbourhood and is *compatible* with adjacent uses and natural features of the area; and,

### **Public Utilities**

- d.** The term Public Utilities means public services supplied to or available for use or consumption by the public. Public Utilities include uses such as: roads; water reservoir and/or tower; water mains; water pumping stations; sewers; sewage pumping stations; stormwater management facilities; power lines; hydro substations; hydro transmission lines; transformer or distribution station; any telephone, cable television or telegraph company lines; exchanges; towers; and, any natural gas or oil pipeline distribution system operated by a company which possess all the necessary powers, rights, licences and franchises.

*(OMB Order No. PL100149 dated August 25, 2010)*

## **10D.9**

## **TRANSPORTATION POLICIES**

Local roads are not shown on Schedule CW-1. The local roads system is intended to accommodate the requirements of pedestrians, bicycles, public transit, automobiles, service vehicles and other supporting features such as parking, laneways, loading areas, street furniture and tree planting all as may be deemed appropriate.

In the Cataraqui West neighbourhood:

- a.** the transportation network is to complement the overall transportation network in the City as set out in Section 4.6 of this Plan;
- b.** planned transportation networks are intended to:
- encourage residents to walk, cycle or use public transit to gain access to parks and open spaces, commercial uses, public service facilities and employment areas;

- optimize local traffic circulation patterns; and,
  - assist in defining the limits of a neighbourhood or non-residential *development*.
- c. the road design is intended to distribute traffic movement evenly over the entire neighbourhood road network, thereby encouraging a greater distribution of both vehicles and pedestrians throughout the neighbourhood;
  - d. intersection improvements, not part of the City's Development Charges By-Law, or not included as part of municipal policies and practices relating to cost sharing are the responsibility of the developers. Improvements will be implemented through the *development* approvals process;
  - e. noise studies may be required in accordance with Ministry of Environment guidelines. Appropriate measures to mitigate *adverse effects* from vehicular noise identified by such studies must be undertaken by the *development* proponent;
  - f. an amendment to this Plan will not be required where approvals such as variation in right-of-way widths in Section 4.6 of this Plan are proposed;
  - g. an interconnected modified grid pattern of neighbourhood streets is encouraged in order to facilitate permeability of movement and ease in provision of transit routes. The use of curvilinear street layouts and cul-de-sacs is to be minimized;
  - h. roads entering the neighbourhood from the collector and arterial roads should be treated as gateways. To achieve the desired effect a variety of techniques are encouraged, including: planted medians in rights-of-way; gate-like structures or ornamental walls on either side of the roadways; special plantings; pavement treatments; and lighting. Materials and techniques used must be low maintenance in nature;
  - i. a consistent standard of building and site design must be employed along the roads which serve as gateways in order to create a sense of neighbourhood coherence and identity;
  - j. the neighbourhood road system forms an integral part of the system of pathways referenced in Section 4.6 of this Plan; and
  - k. integrated traffic calming devices and landscaping measures needed to mitigate the impact(s) from *development* of the Cataraqui West neighbourhood on pedestrian, cycling and vehicular traffic conditions within the Cataraqui West neighbourhood, to be determined in accordance with the City's Traffic Calming Policy and Subdivision Design Standards.

## **10D.10**

### **DEVELOPMENT POLICIES**

In addition to the applicable growth management policies in Section 2 of this Plan, which have been incorporated into the City's urban growth management program, the following additional policies apply:

### **10D.10.1. Natural Environment**

Every reasonable effort will be made to ensure that *development* proposals contribute to an environmentally-sensitive, healthy, urban setting. Specifically:

- a. street layouts will be designed to provide maximum opportunities for housing with solar orientation;
- b. appropriate species of deciduous trees will be planted in the street boulevards throughout the neighbourhood to provide, ultimately, a continuous tree canopy to enhance *wildlife habitat* and serve as connecting links with open space and other natural areas. All tree planting, removal and replacement works must be undertaken in accordance with the City's Tree By-Law;
- c. control of stormwater run-off will be provided by a system of stormwater management facilities designed to minimize the impact of new *development* on water quality and quantity and to minimize effects to aquatic habitat;
- d. stormwater management for individual *development* projects must be designed in accordance with Section 4.3 of this Plan; and
- e. where deemed appropriate by Council and/or the Conservation Authority *development* approval will require the preparation of an information package for landowners outlining best practices with respect to property maintenance and the environment.

### **10D.10.2. Servicing Strategy**

*Development* and public works must be undertaken in an orderly, cost-efficient manner in accordance with the following policies:

- a. new *development* must be connected to the municipal sewer and water distribution system;
- b. *development* of lands must proceed commensurate with the demonstrated availability of sufficient capacity within the sanitary sewer and water distribution systems, and the adequacy of the roads system;
- c. *development* plans submitted for each developer's landholdings may require that they be supported by a traffic impact study satisfactory to the City;
- d. each *development* application will be assessed with respect to the City's water treatment and distribution system, sanitary sewage collection and treatment systems to confirm the ability of these systems to accommodate the new *development*;
- e. the precise layout and configuration of the Open Space areas as referenced in Section 3.8 of this Plan may be further refined to the satisfaction of Council and area school boards prior to the approval of any *development* application; and,
- f. the Holding (H) Provision of the Planning Act will be used to delay *development* until such time as municipal services, including

necessary road access points to the Cataraqui West neighbourhood, are available in accordance with Section 9.5.21 of this Plan.

### **10D.10.3. Developer Cost Sharing Agreements**

It is recognized that some matters may require Developer Cost Sharing Agreements to ensure the implementation of this Plan. Among other things, such Developer Cost Sharing Agreements will deal with:

- a. equalization costs for providing schools, parks, etc.;
- b. construction of stormwater management facilities such as covered culverts, open channels, detention ponds, sanitary sewers, piped water lines, etc.;
- c. coordinated design studies;
- d. common roadways and related elements, including intersection and roadway improvements, signalization and transit stops; and,
- e. the City may require that Developer Cost Sharing Agreements and other relevant agreements sufficient to ensure the implementation of these policies be entered into with the City prior to the final approval and registration of any related subdivision plans. In the context of this policy, the City will support reasonable cost sharing arrangements amongst benefiting landowners by using its best efforts to secure reasonable repayments to landowners or landowner groups who have front-ended such costs from benefiting landowners who have not contributed to such costs.

### **10D.10.4. Parking**

Parking areas will be provided in accordance with the parking policies in Section 4.6 of this Plan.

### **10D.10.5. Cultural Heritage**

*Development* must be in accordance with the provisions in Section 7 of this Plan.

### **10D.10.6. Community Design Principles**

*Development* undertaken in accordance with Sections 2, 3, and 8 of this Plan will promote the Cataraqui West neighbourhood as:

- a. a socially sustainable community that encourages a wide range of social and economic opportunities and transportation choices for day-to-day living;
- b. an economically sustainable community that facilitates live-work opportunities, encourages a variety of housing types and promotes safe and easy access by public transit and alternative modes of transportation; and,
- c. an environmentally sustainable community that is sympathetic to the natural environment and encourages energy efficiency and the introduction and use of *affordable* government-approved building technologies.

**10D.10.7. Implementation and Interpretation**

The Administration and Interpretation policies of Section 9 of this Plan apply.