

Sunset Lakes Developments

From: Sunset Lakes Developments <sunsetlakes@rogers.com>
Sent: February 16, 2021 4:32 PM
To: newop@ottawa.ca
Subject: Greely Secondary Plan Comments
Attachments: Schedule A - Designation Plan.pdf; Schedule B.pdf

Greely Secondary Plan Comments

Submitted by Sunset Lakes Developments (February 16, 2021).

Good afternoon,

The following comprises the comments on the Greely Secondary Plan.

1. Secondary Plan

The Secondary Plan needs to be guided by and consistent with the new Official Plan. It should not be a remake of an outdated 20 year old document, but rather should consider what choices have been made by village residents and the evolution that has occurred and adjust accordingly. The Secondary Plan should also be consistent with the directives of the new Official Plan.

For example, the directives from Big Move #1 includes flexibility and pre-zoning new subdivisions for maximum flexibility to allow the market to react nimbly to changing demands.

Excerpts from the Draft New Official Plan

“In the rural area options will be explored to permit a broader range of housing options within Villages.”

“The City will identify opportunities to concentrate development within villages and to increase the variety of housing forms allowed in Villages.”

“In Villages with capacity in public service systems the City will relax regulation to encourage the development of multi-unit compact residential built forms including mixed use buildings.”

“On private services the City will examine opportunities to maximize development of multi-unit residential housing at the existing 5 units per lot/system subject to D-5-5.”

“The City will advocate for changes to provincial guidelines to make it easier to develop multi-family residential units in Villages so that, in particular, people who need to live in supportive housing can stay in the Villages and not have to relocate to other areas of the City.”

Accordingly, the provision for mixed use and multi-unit compact residential should be provisioned for in the secondary plan for the village centre campus 15 minute community pending changes to provincial guidelines.

Rigid prescriptions (such as a 2 storey building is required) do not help attract entrepreneurs and respect that aesthetic appearance can be accomplished in other ways than prescribing a rigid height structure. This does not respect the individual entrepreneurs vision and unique characteristics of the site.

Phrases like “maintain rural character” are subjective and only delay processing of applications while a staff member subjectively imposes an interpretation of what that means on to an entrepreneur who is investing hundreds of thousands or millions of dollars and creating jobs and security for the needs of the village.

The Plan must be scrutinized and all unnecessary obstacles to encouraging development commercially or contributing to the 15 minute community need to be removed.

(a) The phrase “Greely lacks” needs to be removed. Greely has evolved tremendously in the 20 years since the original CDP began to be studied.

(b) The concept of a traditional main street by converting residences along Meadow Drive does not appear to have been consistent with the choices and actions of the residents of the village.

Since this notion first appeared almost 20 years ago, not one single residence has converted. In fact, the grocery store has moved to the Village Centre campus and has tripled in size. The medical office has also moved. In addition new uses namely 2 dental offices, a large pharmacy, dollar store, pet store, 2 restaurants, eye clinic and offices have located at the Greely Village Centre campus.

Consideration should be given to restoring the zoning for this area to its original intention and be compatible with the neighbouring homes in the village.

2. 15 Minute Community

Greely Village Centre campus should receive its own designation separate and apart from the village core designation. This designation called Village Centre Campus is shown on the revised Secondary Plan, Schedule A attached. This 55 acre campus has been master planned since its inception and contains most if not all of the features of a 15 minute community including the following.

(a) A 14.5 acre Regional Park. The City has invested over \$2,000,000.00 in one of the most comprehensive outdoor recreational areas of any of the 26 villages. Residents are thrilled with Greely Village Park which is a key part of this 55 acre campus (by way of comparison, Lansdowne Park is 40 acres).

(b) In addition, the campus enjoys a beautiful, scenic 3 acre central lake with paved trail around the perimeter which is owned and maintained by the campus owners association.

(c) Servicing Greely’s 15 Minute Community from the draft Official Plan (page 214).

“The City will advocate for changes to provincial guidelines to make it easier to develop multi-family residential units in villages so that, in particular people who need to live in supportive housing can stay in Villages and not have to relocate to other areas of the City.”

Accordingly, the Greely Village Centre campus currently has the following components.

- (1) 14.5 acre regional park (uses include soccer fields, tennis courts, play area etc.)

- (2) Central lake with scenic walkway
- (3) Grocery Store, LCBO, Beer Store, Dollar Store
- (4) Medical offices, pharmacy, 2 dental offices, 2 restaurants, pet store
- (5) Optometrist, business offices
- (6) 73 single family homes
- (7) Private communal wastewater treatment plant; a state of the art system with 2 years of successful operation; operated by Ontario Clean Water Agency and maintained by Greely Village Centre Owners Association Inc.

In order to round out the campus into one of the City's true example of a 15 minute community the following uses need to be introduced and according to the Official Plan actively advocated by the City.

- (8) Long Term Care, Seniors Residence, Independent Living
- (9) Mixed use residential including one, two and three bedroom apartments and townhouses.

There are only 2 elements missing here, seniors and multi-family residences. All elements are available including excellent, plentiful water and excellent, safe private communal sewage treatment facility.

3. Main Street

Commercial

Meadow Drive is a quiet residential street and is not ideal as the commercial centre. In fact it remains a beautiful peaceful village street. Moreover it is safer and less congested without the Foodland, LCBO and Beer Store traffic surges. The medical office has also moved to the Village Centre Campus.

Further there is a potential oversupply of commercial land in Greely.

- (1) Greely Village Centre – 40 acres
- (2) Quinn Farm - 13 acre
- (3) Bank Street and Mitch Owens ;
 - (a) Otis – 12 acres
 - (b) Southwest Corner – 10 acres
- (4) DiRaimo – 17 acres
- (5) Mitch Owens and Stagecoach – 1 acre

The initiative, direction and collaborative effort by the municipality (establishing 14.5 acre park) and the merchants (establishing critical services for residents) needs to be supported and not undermined by demanding that a counter effort be sponsored to create a theoretical “traditional village core”. The residents and businesses have not subscribed to this but instead the village has chosen to create its commercial centre

at the village centre campus and as such this remains the sole and ideal location for the 15 minute community.

Residential

The village of Greely is an incredibly beautiful village of pathways, manmade lakes, parks, green space, trees and a unique variety of neighbourhoods. The majority of housing in the Village is developed as single family homes on private well and septic on .2 ha (half acre) lots.

Fortunately, the soils and water in Greely provide excellent conditions for private services. The village has evolved into one of the most highly desired neighbourhoods in the entire city.

There are a few measures that need to be implemented to complete the evolution of this unique and treasured element of this great city.

1. Remove inappropriate village designation lands (Provincially Significant Wetlands and undeveloped former pits and quarries with identified contamination risk) and replace with appropriate developable lands to round out the rational boundary of the village. The legally developable "settlement area" boundary needs to be rationally defined. See Schedule A attached.
2. Amend the rigid .4 ha (one acre) minimum lot size, to allow smaller lots but not less than .2 ha (half acre) provided the development (a) meets the requirements of D-5-4 and (b) uses the opportunity to create blocks of parks, greenspace, woodlots and tree areas, ponds and trails.

The same safe number of septic systems would result in compliance with D-5-4 and a vastly improved community design would be available.

The rigid one acre minimum results in some cases, an inefficient use of land which is contrary to the Provincial Policy Statement.

The developments can and should comprise the optional combination of septic systems (homes), parks, ponds, trails, greenspace and woodlots. Only with a more realistic minimum lot size (which has proven effective in Greely many times over) can this be done.

3. Village greenspace designation must be removed from the land in the northwest corner of the village. This land which is in private ownership by numerous individuals, is suitable for development pending recommendations from an Environmental Impact Statement. The City owned ten acre parcel which is the only land zoned Environmental Protection (EP) could remain designated as greenspace.

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