

Conseil, comités permanents et commission

Motion

Notice of Motion / Avis de motion

Committee / Commission: Select a Committee / Commission
Comité / Commission : Sélectionner un(e) Comité / Commission
OR / OU

Council / Conseil

Report / Agenda: ACS2022-PIE-EDP-0024
Rapport / Ordre du jour:

Item / Article: 13.4 - Orleans Corridor Secondary Plan

Re: **Various Amendments to Documents 1 and 4**

Moved by / Motion de: **Councillor M. Luloff**
Seconded by / Appuyée par: **Councillor G. Gower**

WHEREAS at the Planning Committee meeting of September 8, 2022, City Planning staff were directed to work with Myers Group to resolve and clarify concerns relating to report ACS2022-PIE-EDP-0024 – Orleans Corridor Secondary Plan Study; and

WHEREAS since the September 8, 2022 Planning Committee meeting, staff have identified amendments, attached as Annex 1, to be corrected in Document 1 – Orleans Corridor Secondary Plan and Document 4 - Schedule C Public Realm and Mobility Improvements

THEREFORE BE IT RESOLVED that, with respect to report ACS2022-PIE-EDP-0024, City Council approve the amendments to Documents 1 and 4 of the Orleans Corridor Secondary Plan Study as set out in Annex 1 attached to this motion (held on file with the City Clerk).

Annex 1

| Page | Section | Policy # | Revision (bolded) |
|--------------------------|-------------------|-----------|---|
| Document 4 Schedule C | Top right note | | <p>Existing: “1/ All Parks shown on this plan are approximate and their size and configuration are subject to change”</p> <p>Modification: “1/ All Parks, MUPs and the Greenway shown on this plan are approximate and their exact location, size and configuration are subject to change.”</p> |
| Document 1 P.14 | 4.2 | 6 | <p>Existing: “New buildings shall, wherever possible, include active frontages facing the public realm, such as along public or private streets, multi-use pathways, City parks (including linear parks and the Voyageur Creek Greenway) and Privately-Owned Public Spaces (POPS).”</p> <p>Modification: “New buildings shall, where wherever possible, include active frontages facing the public realm, such as along public or private streets, multi-use pathways, City parks (including linear parks and the Voyageur Creek Greenway) and Privately-Owned Public Spaces (POPS)</p> |
| Document 1 P.17 | 4.9 | 1 | <p>Existing: “New local streets should have at least two connections to a public street. Cul-de-sacs are not permitted.”</p> <p>Modification: “New local streets should have at least two connections to a public street. Cul-de-sacs are not permitted.”</p> |
| Document 1 P.18 | 4.10 | 2 | <p>Existing: “In designations where high-rise is permitted, POPS shall be implemented through a Site Plan Control agreement.”</p> <p>Modification: “In designations where high-rise is permitted, POPS shall be implemented through a Site Plan Control agreement.”</p> |
| Document 1 P.22 | 4.19 | 2 | <p>Existing: “The City will not identify any lands as a Class 4 noise area if these lands are in proximity to other lands designated Industrial and Logistics, Local Production and Entertainment or Trim Road Corridor.”</p> <p>Modification: “The City will not identify any lands as a Class 4 noise area if these lands are in proximity to other lands designated Industrial and Logistics, Local Production and Entertainment or Trim Road Corridor.”</p> |
| Document 1 P.22 | 4.20 | Preamble | <p>Existing: “Large development blocks in the Plan Area require coordination and preparation of a Demonstration Plan. A Demonstration Plan illustrates the functionality of development proposed for a large parcel or group of parcels, allowing for the coordination of phasing and development in keeping with the policies of this Plan.”</p> <p>Modification: “Large development blocks in the Plan Area require coordination and preparation of a Demonstration Plan, as identified in area-specific policies in Section 6 or on Schedule B. A Demonstration Plan illustrates the functionality of development proposed for a large parcel or group of parcels, allowing for the coordination of phasing and development in keeping with the policies of this Plan.”</p> |
| Document 1 P.27 | 5.1 | 5 | <p>Existing: “Active frontages will be required for all buildings in the Station Core designation to provide animation of the street. Exceptions may be considered on a case by case basis through an application for Site Plan Control if the General Manager determines there are sufficient existing non-residential uses nearby to animate the street. [Deleted in previous motion at Planning Committee]</p> <p>Modifications: “Active frontages will be required for all buildings in the Station Core designation to provide animation of the street. Retail uses are encouraged fronting public streets.”</p> |
| Document 1 P.33 | 5.8 | 2 | <p>Existing: “The City will not support removal of any lands in the Greenspace designation.”</p> <p>Modification: DELETE, renumber policies that follow accordingly</p> |
| Document 1 P.40 | 6.1 | 23) – 25) | <p>Existing: “23) The south portion of the site fronting St. Joseph Blvd, up to a depth of approximately 53 metres, falls within the St. Joseph Blvd designation. To the north, the remaining portion of 1875 St. Joseph Blvd falls within the Station Periphery designation. The following policies apply only to the south portion of the site within the St. Joseph Blvd designation. 24) Upon redevelopment:</p> |

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| | | | <p>a. The south-west portion of the property over the Voyageur Creek Greenway will be used for the southern access to the Greenway, as described in the Jeanne d’Arc Station Area policies;</p> <p>b. A 6-metres wide land dedication will be provided for the Voyageur Creek Greenway, at no cost to the City, as illustrated in Schedule C.</p> <p>c. A 10-metres wide land dedication will be provided along the eastern property line for the purpose of a new 20 metre wide public street, at no cost to the City.</p> <p>25) Maximum building height is 18- storeys.”</p> <p>Modifications:</p> <p>“23) The south portion of the site fronting St. Joseph Blvd, up to a depth of approximately 53 metres, falls within the St. Joseph Blvd designation. To the north, the remaining portion of 1875 St. Joseph Blvd falls within the Station Periphery designation. The following policies apply only to the south portion of the site within the St. Joseph Blvd designation.</p> <p>24) Upon redevelopment:</p> <p>a. The western edge of the south-west portion of the property over the Voyageur Creek Greenway will be used for the southern access to the Greenway, as described in the Jeanne d’Arc Station Area policies;</p> <p>b. A 6-metres wide land dedication will be provided for the Voyageur Creek Greenway, at no cost to the City, as illustrated in Schedule C.</p> <p>c. A 10-metres wide land dedication will be provided along the eastern property line for the purpose of a new 20 metre wide public street, at no cost to the City.</p> <p>25) Maximum building height is 18- storeys, which applies only to the south portion of the site within the St. Joseph Blvd designation.”</p> |
| Document 1 P.45 | 6.2 | 16 | <p>Existing:</p> <p>“15) Voyageur Creek shall transform into the Voyageur Creek Greenway, (VCG), an important public realm feature with components on both public and private land. The new, north-south linear greenway will comprise the existing stormwater management facility, a multi-use pathway (MUP) on both the east and west sides, and periodic passive public spaces. Setbacks to the VCG will be determined through the development application process and will be informed by engineering studies confirming floodplain and slope setbacks, as well as site specific considerations for privately-owned public spaces and landscaped buffers between future MUPs and new development.</p> <p>Modifications:</p> <p>Text is separated into two policies for clarity; renumber policies that follow accordingly.</p> <p>“15) Voyageur Creek shall transform into the Voyageur Creek Greenway, (VCG), an important public realm feature with components on both public and private land. The new, north-south linear greenway will comprise the existing stormwater management facility, a multi-use pathway (MUP) on both the east and west sides, and periodic passive public spaces. [insert break to form two policies]</p> <p>16) Setbacks to the VCG will be determined through the development application process and will be informed by engineering studies confirming floodplain and slope setbacks, as well as site specific considerations for privately-owned public spaces and landscaped buffers between future MUPs and new development.”</p> |
| Document 1 P.45 | 6.2 | 17 | <p>Existing:</p> <p>“Public works of the Voyageur Creek channel shall coordinate with necessary City departments and/or other private stakeholders as needed to meet the public realm policies for this Greenway Corridor, as specified in this secondary plan. Passive public spaces should be established on private land abutting Voyageur Creek Greenway, as a privately-owned public space (POPS), as noted on Schedule C, Public spaces shall be acquired and implemented through:”</p> <p>Modifications:</p> <p>1. Minor text context revisions and deletion.</p> <p>“Public works of the Voyageur Creek channel shall be coordinated with necessary City departments and/or other private stakeholders as needed to meet the public realm policies for this Greenway Corridor, as specified in this secondary plan. Passive public spaces should be established on private land abutting Voyageur Creek Greenway, as a privately-owned public space (POPS), as approximately located on Schedule C, and Public spaces shall be acquired and implemented through:...”</p> <p>2. Text per above Modification #1 is separated for clarity; renumber policies that follow accordingly</p> <p>“16) Public works of the Voyageur Creek channel shall be coordinated with necessary City departments and/or other private stakeholders as needed to meet the public realm policies for this Greenway Corridor, as specified in this secondary plan.</p> <p>17) Passive public spaces should be established on private land abutting Voyageur Creek Greenway, as a privately-owned public space (POPS), as approximately located on Schedule C, and implemented through:...”</p> |
| Document 1 P.46 | 6.2 | 18 | <p>Existing:</p> |

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| | | | <p>“There shall be active frontages facing all public realm, including Youville Drive, public or private streets, multi-use pathways (including the Voyageur Creek Greenway), City parks, and any privately-owned public spaces (POPS).”</p> <p>Modification: DELETE, renumber policies that follow accordingly</p> |
| Document 1 46 | 6.2 | 21 | <p>Existing: “Buildings should include active retail frontages and/or other non-residential uses that are accessible to the public at-grade when along a principal pedestrian route within the Station area.”</p> <p>Modification: DELETE, renumber accordingly</p> |
| Document 1 47 | 6.2 | 28 | <p>Existing: “A new north-south public street shall be constructed, connecting Youville Drive to St. Joseph Boulevard, and generally aligned as shown on Schedule C – Public Realm and Mobility Improvements.”</p> <p>Modification: “A new north-south public street shall be constructed, connecting Youville Drive to St. Joseph Boulevard, adjacent to the east side of the municipal park, and generally aligned as shown on Schedule C – Public Realm and Mobility Improvements.”</p> |
| Document 1 47 | 6.2 | 29 | <p>Existing: “The public street should include cycling facilities consistent with those on Youville Drive and allocate space for medium size street trees, and integrate facilities with the linear park, as appropriate.”</p> <p>Modification: “The public street should include cycling facilities and allocate space for minimum consistent with those on Youville Drive and allocate space for medium size street trees, and integrate facilities with the linear park, as appropriate.”</p> |
| Document 1 48 | 6.2 | 37 | <p>Existing: A new, north-south linear park shall be provided from Youville Drive to the new municipal park, as shown on Schedule C – Public Realm of this Station Area, and generally located at 1475 and 1875 Youville Drive. The primary purpose of the linear park is to provide linkages to entire park network and provide a safe and direct active transportation link to the heart of the district, including the neighbourhood park, from Youville Drive and the Bob MacQuarrie Recreation Complex. The linear park requirements include:</p> <ol style="list-style-type: none"> A minimum 15 metres width and a total minimum area of 0.2 hectares. Within the total width, developers are required to convey 6-metres minimum width for a multi-use pathway. <p>Modification: A new, north-south linear park shall be provided from Youville Drive to the new municipal park, as shown on Schedule C – Public Realm of this Station Area, and generally located at 1475 and 1875 Youville Drive. The primary purpose of the linear park is to provide linkages to entire park network and provide a safe and direct active transportation link to the heart of the district, including the neighbourhood park, from Youville Drive and the Bob MacQuarrie Recreation Complex. The linear park requirements include:</p> <ol style="list-style-type: none"> A minimum 15 metres width and a total minimum area of 0.2 hectares, which includes a multi-use pathway. Within the total width, developers are required to convey 6-metres minimum width for a multi-use pathway. |
| Document 1 48 | 6.2 | 39 | <p>Existing: “The new north-south public street from Youville Drive to the new neighbourhood park, as shown on Schedule C, between 1475 and 1479 Youville Drive, should provide a wider right-of-way width to prioritize the comfort and safety for the most direct route to the heart of the district, including the neighbourhood park. This street should include cycling facilities consistent with those on Youville Drive, as well as, the width needed for medium size street trees, or; shall provide a right-of-way width of not less than 18 metres, and an abutting linear park of not less than 5-metres width to accommodate trees and a multi-use pathway.”</p> <p>Modification: DELETE Policy text; renumber policies that follow accordingly; upon review it is redundant, as Page 47, 6.2.27 and 6.2.28 and address issues of ROW, street trees and cycling.</p> |
| Document 1 P. 51 | 6.2 | 50 c) | <p>Existing: “Share the dedication and costs of development of parkland.”</p> <p>Modification: “Share the dedication and costs of development of parkland.”</p> |
| Document 1 P. 65 | 7 | 13 | <p>Existing: “Within the planned area of the Orleans Corridor Secondary Plan, for funds that are collected through cash-in-lieu of parkland, the Ward portion identified for that area will be required to be used within the planned area. The City may seek to apply the urban</p> |

| | | | <p>park development rate for urban parkette and urban plaza (such as exists inside the greenbelt) within this planned area for funding the design and construction of new urban parkettes and urban plazas.”</p> <p>Modification: Delete identified text.</p> <p>“13) Within the planned area of the Orleans Corridor Secondary Plan, for funds that are collected through cash-in-lieu of parkland, the Ward portion identified for that area will be required to be used within the planned area. The City may seek to apply the urban park development rate for urban parkette and urban plaza (such as exists inside the greenbelt) within this planned area for funding the design and construction of new urban parkettes and urban plazas.”</p> | | | | | | |
|---|--|--|--|-------|-------|---|--|--------------------------------|--|
| <p>Document 1 P. 66</p> | <p>7.1</p> | | <p>ADD TO TABLE</p> <table border="1" data-bbox="758 655 1810 1190"> <thead> <tr> <th data-bbox="758 655 1217 696">STUDY</th> <th data-bbox="1217 655 1810 696">NOTES</th> </tr> </thead> <tbody> <tr> <td data-bbox="758 696 1217 975"> <p>Natural Hazard Regulation Limits</p> </td> <td data-bbox="1217 696 1810 975"> <p>This study should assess the flood risk and natural hazard regulation limits lands for lands in the Youville District, in the context of Voyageur Creek, to inform future redevelopment applications of existing conditions and preferred approaches.</p> </td> </tr> <tr> <td data-bbox="758 975 1217 1190"> <p>Natural Features Review</p> </td> <td data-bbox="1217 975 1810 1190"> <p>This study should assess and evaluate options on how to enhance the natural features within and around Voyageur Creek to support the coordinated implementation of the Voyageur Creek Greenway.</p> </td> </tr> </tbody> </table> | STUDY | NOTES | <p>Natural Hazard Regulation Limits</p> | <p>This study should assess the flood risk and natural hazard regulation limits lands for lands in the Youville District, in the context of Voyageur Creek, to inform future redevelopment applications of existing conditions and preferred approaches.</p> | <p>Natural Features Review</p> | <p>This study should assess and evaluate options on how to enhance the natural features within and around Voyageur Creek to support the coordinated implementation of the Voyageur Creek Greenway.</p> |
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