

Village of Greely Community Design Plan



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GREELY COMMUNITY DESIGN PLAN

**Planning and Growth Management Department
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Executive Summary

Greely's rural atmosphere and its proximity to the Ottawa's urban areas have made it one of the fastest growing villages in the City over the last 30 years. Greely's population was approximately 4,100 people by 2004. Since that time, Greely's population has grown to 5,430 people (2010 year end). This represents 32% growth in the village.

The Greely Land Use and Design Study (LUDS) was initiated in 2003 by the City of Ottawa. Following a thorough community consultation process of workshops and public meetings, the final report was completed in 2004 and contained a land use plan and policies, design guidelines and suggested implementation tools. The recommendations of the final report were translated into a Community Design Plan (CDP) for Greely, a policy document that guides all future land use development, within the broader framework established by the City's Official Plan.

The Greely CDP contains seven components:

- 1 Community Vision – details the values and vision identified by the community and identifies the development principles for Greely's future growth
- 2 Growth Management Strategy – provides policies on managing growth in Greely regarding boundary, servicing and environmental protection issues
- 3 Land Use Plan and Policies – provides a detailed land use plan and policies for how Greely will develop in the future
- 4 Village Core Design Guidelines – provides design guidelines that guide development in Greely's core area
- 5 Road Network – provides a policy framework for the hierarchy of Greely's road network
- 6 Greenspace Network – provides the policy framework for Greely's system of greenspaces, including existing parks, future parks and environmental areas
- 7 Implementation Strategy – provides a strategy for the implementation of the Community Design Plan by identifying required actions and parties involved

The overall goal of the Greely CDP is to ensure that all future development within the Village is developed in a sensible and sustainable manner adhering to the general development principles established as part of the community consultation process.

In 2011 the Planning and Growth Management Department undertook a review of the Greely CDP as part of a comprehensive village plan review for village plans older than five years. This work involved updating and refreshing the plan and consultations with residents. Policy and schedule updates were undertaken to reflect approvals and decisions (Ontario Municipal Board, development approvals) undertaken since this CDP was first approved.

SECTION 1 – INTRODUCTION

1.1 Background

Greely is a rural village located in the southern end of the City of Ottawa. In 2005 Greely was the largest rural village in Ottawa in terms of land area and the third largest in terms of population. By 2010, population grew to 5,430 resulting in the Village having the largest land area as well as highest population base in Ottawa. Greely's rural atmosphere and its easy access to the City's urban areas have contributed to making it the fastest growing village in Ottawa.

The Village of Greely, however, has not developed like its rural village counterparts in Ottawa, since it:

- Lacks an established “main street” containing a concentration of commercial, institutional and service uses;
- Has grown up as community of separate subdivisions with residents identifying more with their individual subdivisions than with the Village as whole;
- Has extraction operations and industrial operations scattered nearby; and
- Is surrounded on several sides by rural estate developments with limited village connections.

Collectively these issues necessitated the creation of a comprehensive, long-range land use vision representing the views of the City and the community as to how Greely should develop over the next twenty years. The Greely Land Use and Design Study was initiated in February 2003 to establish such a vision, including considerations for land use patterns, road layouts, residential densities, park and green space linkages, commercial and employment areas, and design principles. The recommendations of the Greely Land Use and Design Study (Greely LUDS) , formed the basis of the Greely Community Design Plan (Greely CDP). The Greely CDP will serve to direct the day-to-day decision-making on land use planning.

1.2 Plan Area

The Greely CDP applies to all of the land within Greely's village boundary shown on Schedule A of the City of Ottawa Official Plan.

1.3 Plan Structure

The Greely CDP has seven main components:

Section 2 – Community Vision

Discusses the vision statement and principles for development determined at a visioning workshop.

Section 3 – Growth Management

Describes how Greely's future development will be accommodated in order to promote sustainable development.

Section 4 – Land Use Plan

Describes a detailed land use plan that will guide how Greely develops in the future.

Section 5 – Village Core Design Guidelines

Describes design guidelines that aim to develop a unique identity for Greely's Village Core.

Section 6 – Road Network

Describes Greely's road network of arterial, collector and local roads and future road connections.

Section 7 – Greenspace Network

Describes a strategy for Greely's greenspace system, including existing parks, environmental areas, future parks, and future pathways to increase connectivity.

Section 8 – Implementation

Describes strategies to implement Greely CDP's land use vision.

SECTION 2 – COMMUNITY VISION

2.1 Community Vision and Values

The values and preferences expressed by participants at a visioning workshop undertaken during consultations for the original Greely Community Design Plan, reflect the community's desires regarding Greely's future growth and development. The vision statement asserts that:

“The future development of the Village of Greely should maintain the current village setting and rural feel and increase the opportunities for small-scale retail uses and services within the village core, create links between different areas of the villages for different modes of transportation, expand public transit opportunities, develop recreational facilities and open space and protect natural features and groundwater sources through sustainable development.”

2.2 Development Principles

The following five principles are a composite of the vision statement identified by the community and the direction of the Official Plan. These principles were the framework used when formulating the land use concept plan.

Principle #1 – Open Space and Recreation

Develop a greenspace system that protects significant natural areas, promotes the rural character, and provides a range of recreational opportunities.

Principle #2 – Linkages

Provide an interconnected system of public walkways, trails and sidewalks that connect neighbourhoods, natural areas, parks, and the outlying rural areas.

Principle #3 – Sustainability

Ensure that all future development protects the future sustainability of the Village's watercourses and its groundwater resources.

Principle #4 – Diversity and Community Character

Provide a range of housing types and commercial opportunities while maintaining the rural village character.

SECTION 3 – GROWTH MANAGEMENT

3.1 Background

Of the twenty-five rural villages within the City of Ottawa in 2003, Greely was the third largest village in terms of population (4,152) and the largest in terms of land area (approximately 1,000 hectares). By 2010 Greely's population was 5,430 people and its total land area expanded through village boundary expansions to 1,276 hectares or over 27% increase in size. This growth is primarily due to Greely's easy access to the City's urban areas and active development community. Assuming that current development patterns continue, Greely could have a population over 10,000 people at build-out.

However, with this potential population growth there are concerns of managing future development in order to preserve the village atmosphere and protect the natural environment. Community consultation identified interests of allowing the village to grow while retaining the village feel, preserving and protecting groundwater sources, and maintaining and enhancing the natural areas and ecological functions. This section details the growth management policies that aim to address these interests.

3.2 Village Boundary

The irregular-shaped village boundary is a result of a series of individual boundary expansions over the years. The 2009-2010 Rural Residential Land Survey indicates that there are 1,568 total future potential dwelling units in Greely. It is estimated that an additional 160 dwelling units (approx.) was added to the Village when Official Plan Amendment 76 brought more land into the "Village" designation resulting in a total of 1,728 future dwelling units. With an average of 81 building permits issues annually for new dwelling units from 2001 to 2010, it is anticipated that there is sufficient land supply for the life of this plan. Evaluation of land supply will be undertaken when the City comprehensively reviews its land supply of residential land and not as part of the 2011-2012 village review.

Policies:

- 1) The Village of Greely's boundary will be reviewed time-to-time by City staff as per Section 8.2.1(B) of this Plan. Any proposed amendments to the boundary must satisfy Official Plan policies and ensure that there is an adequate supply of developable residential land.
- 2) Development proposals adjacent to the village boundary will provide for the future integration of lands outside the Village, in respect to road and trail/public linkages, to ensure Greely's future orderly development.
- 3) Developments outside of Greely that are near the village boundary will be reviewed taking into consideration Policy 3.7.2(9) of the Official Plan to ensure that they will not adversely limit the Village's future orderly development.

3.3 Environmental Protection

Between 2002 and 2004, the Planning and Growth Management Department undertook three interrelated studies for Greely and the surrounding area to ensure that future development in Greely would be sustainable. The Greely CDP has incorporated, wherever possible, the

recommendations of these three studies. This Plan defers to the final reports of each for detailed discussion of the findings.

The purpose of the *Shields Creek Subwatershed Study* was to develop a better understanding of the interrelated surface water, groundwater and terrestrial systems in order to develop a framework to protect, maintain and restore a healthy natural system within the Subwatershed. The Shields Creek Subwatershed encompasses an area of approximately 6,620 hectares, including all of the Village of Greely. The Subwatershed supports a number of significant environmental values and features. The Subwatershed Study's final report identified a recommended management approach for the Subwatershed, which included management strategies for woodlots, wetlands, and stream corridors, stormwater management targets, rehabilitation and enhancement requirements, and monitoring strategies.

Since the completion of the subwatershed study, the City has refined its definition of significant natural features in the Official Plan (2009). The natural areas included in this Plan as "Significant Wetland," "Ecological Feature" and "Ecological Function Overlay" are all part of the City's natural heritage system; however, some additional features have also been identified. The subwatershed study continues to provide valuable background information regarding the natural features associated with Greely, and the majority of the recommendations in the study are still valid. The policies of the Official Plan will prevail over those contained in this Plan in the case of any inconsistencies with respect to the natural heritage system.

The purpose of the *Greely/Shields Creek Stormwater and Drainage Study* was to establish the drainage requirements needed to accommodate ongoing development and to rectify any existing drainage problems in Greely and the surrounding area. The final report⁴ inventoried the existing conditions within the study area, developed a hydrological model of existing and future conditions, and developed interim storm drainage guidelines for future development that would ensure protection of both the local drainage systems and the receiving systems.

The purpose of the *Hydrogeological Characterization Study*, which includes a series of four reports, was to characterize the existing hydrogeological conditions in Greely and the surrounding area in order to identify any existing or potential groundwater quality and quantity issues. The first report⁵ characterized the hydrogeological conditions of the study area and identified areas of potential contamination. The second report⁶ summarized the results of the sampling program that was undertaken in October 2002 in Greely and the surrounding area.

Two further studies were completed following the interim reports. The first of these reports analyzed the findings of the sampling program to better understand the relationships between the observed impacts and conditions in Greely in order to draw conclusions that could inform land use planning decisions. The second report⁸ developed a "Groundwater Flow and Contaminant Transport Model" that replicates the observed groundwater flow and contaminant behaviour and tested future land use scenarios for groundwater impacts.

Policies:

- 1) All development will give consideration to the recommendations of the *Shields Creek Subwatershed Study* and to the natural heritage system policies in the Official Plan, as

they apply.

- 2) An initiative mandated by the Province was the creation of the Raison Region – South Nation Sourcewater Protection Committee. The purpose of this Committee is to prepare a source protection plan that will protect drinking water sources. Since there is a public communal well, which is serving the Shadow Ridge subdivision, the Source Water Protection Plan will affect some Greely residents.

3.4 Servicing

Greely is currently serviced solely by private, individual water supply and sanitary sewage systems. The Official Plan's direction is that all future growth and development in Greely will proceed solely on the basis of private individual water supply and sanitary sewage systems. This direction corresponds with the wishes of the community to preserve the low density and rural character of the village identified in the visioning workshop. The only exception is certain lands located in Concession IV, Lots 8 and 9, which will be based on a previously-approved communal water supply and sanitary sewage system.

Policies:

- 1) All future development in Greely, with the exception of certain lands in Concession IV, Lots 8 and 9, as described above, will be on the basis of private, individual water supply and sanitary sewage systems.
- 2) All development must be in accordance with Section 4.4.2 of the Official Plan and will be reviewed in accordance with the current guidelines for hydrogeological and terrain analyses studies. Final subdivision design will conform to the requirements of the approved hydrogeology and terrain analyses study.

3.5 Utilities

Planning for infrastructure and public service facilities needs to be integrated with growth in order to meet Greely's needs. Not only will there be a need to extend services to accommodate new growth, but there will also be a need to reinforce and replace this infrastructure. The following policies focus on ensuring the provision of utilities while minimizing disruption of services.

Policies:

- 1) The City will ensure that appropriate locations for large utility equipment have been determined and that future consideration be given to the requirements of infrastructure within public rights-of-way, as well as easements on private property.
- 2) Utilities will be planned and installed in a co-ordinated and integrated manner in order to be more efficient, cost effective while minimizing disruptions.
- 3) The City will undertake discussions with utility providers such as hydro, communications/telecommunications, pipelines and natural gas to ensure that sufficient infrastructure is or will be in place to serve the Village.

SECTION 4 – LAND USE PLAN

4.1 Intent

A key goal of land use planning is to ensure that land uses are properly located and suitably distributed, so that an efficient use of land results. The Land Use Plan in Schedule A achieves this through nine land use areas:

- Residential
- Village Core
- Shopping Centre Commercial
- Highway Commercial
- Industrial
- Open Space
- Significant Wetland
- Ecological Feature
- Ecological Function

Each of these areas contains:

- An “Objective” describing the general intent of the area;
- The “Permitted Uses” describing the general list of permitted land uses on the land. (The Generally Permitted Uses in Section 3.1 of the Official Plan are permitted in all land use areas and are not indicated in each area); and,
- The “Policies” describing the land use policies that apply.

The Land Use Plan (Schedule A) should be interpreted as a guide to future land use and not as a zoning map that establishes specific boundaries, permitted uses and regulations. Section 8 of the Greely CDP details how the schedules and policies of the CDP are to be interpreted and implemented.

4.2 Residential

Objective:

To accommodate the majority of residential dwellings in Greely while preserving the low-density character of the village.

Permitted Uses:

Single detached dwellings are the principal use permitted in the Residential designation. Two-unit and ground oriented multi-unit dwellings are permitted throughout the Residential areas on a limited basis. Given the hydrogeological conditions within Greely, described in Section 3 of this CDP, it is anticipated lot sizes will be 0.2 hectares (0.5 acres) in size or greater.

Policies:

- 1) As per Section 3.4 of this CDP, all residential development must be in accordance with Section 4.4.2 of the Official Plan and will be reviewed in accordance with the current guidelines for hydrogeological and terrain analyses studies. Final subdivision design will conform to the requirements of the approved hydrogeology and terrain analyses study.

- 2) All new residential subdivisions within the Village shall be based on an interconnected road pattern to promote permeability and choice of movement. Development adjacent to the village boundary, wherever possible, shall connect to the road patterns within the village boundary as identified on Schedule C of this CDP.
- 3) Two-unit and ground oriented multi-unit dwellings are permitted on lands designated Residential provided they:
 - a) Are not concentrated in one portion of the Village, with the exception of the lands described in Section 3.4 that are based on a communal servicing system;
 - b) Are possible after a hydrogeological evaluation that conforms to Policy 4.4.2 of the Official Plan;
 - c) Are not in an interior of a subdivision unless planned from the outset; and
 - d) Are zoned in a separate multiple residential zone.
- 4) Churches, schools and the “Generally Permitted Uses” from Section 3.1 of the Official Plan on lands designated Residential must:
 - a) Respect adjacent buildings in terms of building height and massing;
 - b) Provide adequate off-street parking;
 - c) Locate in such a manner to respect the privacy of adjacent residential properties, with landscaping or fencing wherever possible to buffer and screen;
 - d) Satisfy the requirements of Section 4.4.2 of the Official Plan regarding hydrogeological evaluations; and
 - e) In the case of schools and churches, wherever possible, be located along collector or arterial roads.
- 5) Residential development is intended to take place by plan of subdivision but shall also be permitted by infill severances along existing opened and maintained roads, but not where such severances would prohibit or restrict access to interior lands which are designated for residential development.
- 6) New residential lots on local and collector roads should have direct access on these streets, unless compelling reasons exist to do otherwise; new residential lots along Bank Street should not have direct access.
- 7) Any development application for the undeveloped lands (Parts of lots 1 to 3 in Concession 5) designated Residential between Bank Street and Old Prescott Road, formerly designated Deferral #11 in the previous Greely Village Plan (Township Official Plan), must satisfy the requirements of Section 4.8 of the Official Plan.
- 8) Semi-detached and townhouse dwellings are permitted to be concentrated within part of the lands in Concession IV, Lot 8 and 9, based on a connection to the approved, ultimately City-owned and operated, communal water supply and sanitary sewage systems for the “Shadow Ridge Estates” subdivision, which is described in Section 3.4. In the event that studies required during the subdivision approval process

indicate that such a connection to this system is not workable and/or economically viable, only low density residential uses will be permitted.

- 9) The undeveloped lands located west of the industrial area and east of Tintern Drive were approved by the Ontario Municipal Board to be part of the “Village”. These lands are shown as “Residential” on Schedule A and shall be zoned through the development application process. Non-residential uses may be considered on the eastern edge of the site, which is located adjacent to Greely’s Industrial area. While a re-zoning will be needed, an amendment to the Residential area in this CDP will not be required.

4.3 Village Core

Objective:

To develop Greely’s Village Core as a centre with a clear focus, a distinct identity, and a mixture of commercial, residential and institutional uses.

Permitted Uses:

The Village Core designation permits a wide range of uses, including:

- a) Residential uses such as single detached, two-unit, ground-oriented multi-unit, and apartment dwellings.
- b) Commercial and services uses such as restaurants, hotels, retail stores, banks and medical offices, but not highway commercial uses, such as automobile service stations, which are directed to the Highway Commercial area.
- c) Institutional uses such as schools and churches.
- d) Open space uses such as public parks and community centres.

Policies:

- 1) Lands designated Village Core may be zoned in separate residential, commercial, village, or open space zones in the Zoning By-law.
- 2) All development applications for lands designated Village Core to the west of Bank Street must conform to the Design Guidelines in Section 5 of this Plan. For the Village Core located east of Bank Street, the development, which will be located adjacent to the Shopping Centre Commercial designation, will not be subject to the Design Guidelines. Reference should be made to the Council-approved Design Guidelines for the Development of Rural Villages.
- 3) The type and intensity of uses in the Village Core will be determined, as is with other designations within the Village of Greely, by a hydrogeological evaluation as part of the development review process.

4.4 Shopping Centre Commercial

Objective:

To provide for retail commercial activities in the form of shopping centres that require larger parcels of land and that are automobile-oriented.

Permitted Uses:

A shopping centre, containing one or more freestanding buildings with commercial and service uses, is the only permitted use in the Shopping Centre Commercial area. Residential uses are not permitted in the Shopping Centre Commercial area.

Policies:

- 1) Shopping centres have a maximum gross leaseable floor area of 10,000 m².
- 2) Appropriate studies, at the direction of the City, must be completed during the development review process for sites identified as Shopping Centre Commercial. Any resulting recommendations will be implemented through a site plan agreement.
- 3) Lands designated Shopping Centre Commercial must be zoned in a separate commercial zone in the Zoning By-law.
- 4) Shopping centres should have easily accessible pedestrian connections from the street edge and adjacent neighbourhoods to the commercial uses.
- 5) Access points to sites shall be limited to curb ramps at selected points and shall be limited in number.
- 6) Building design and signage should be in keeping with the Village's rural character (refer to the Council-approved Design Guidelines for the Development of Rural Villages).
- 7) Development in the Shopping Centre Commercial area, located east of Bank Street at Parkway Road, will be designed to complement and support the nearby Village Core with careful attention to site design that supports pedestrian movement.
- 8) Development in the Shopping Centre Commercial area east of Bank Street will include public linkages to ensure easy access to and from the park space and residential area to the east and to the Village to the west.

4.5 Highway Commercial

Objective:

To provide commercial and service uses that are automobile-related, that require larger land parcels, and that are not appropriate within the Village Core.

Permitted Uses:

Uses that are associated with and dependent on vehicular traffic for their existence are permitted in the Highway Commercial area, such as automobile service stations and garages, motels and similar uses in addition to commercial uses that require large parcels of land for their operations, such as building supply outlets, greenhouses, warehouse outlets, farm equipment dealers, or

similar uses. Retail commercial uses and shopping centres are directed to the Village Core and Shopping Centre Commercial designations, respectively, and are not permitted in the Highway Commercial area.

Policies:

- 1) Lands designated Highway Commercial must be zoned in a separate commercial zone in the Zoning By-law.
- 2) Access points to sites shall be limited to curb ramps at selected points and shall be limited in number.
- 3) Signage should be in keeping with the Village's rural character.
- 4) The Highway Commercial designation reflects the existing highway commercial uses along Bank Street. Further amendments to change lands to the Highway Commercial area along Bank Street are not permitted.

4.6 Industrial

Objective:

To provide opportunities within Greely for non-intensive industrial operations.

Permitted Uses

All forms of manufacturing, assembling, processing, fabricating and storage are permitted in the Industrial designation, in addition to certain other compatible uses such as accessory commercial uses, commercial uses primarily serving the industrial area, wholesale uses, office uses and other quasi-industrial or services uses excluding putrescible waste.

Policies

- 1) All sites shall front on public roads and have a limited number of access points.
- 2) Effluent and emission discharge and waste disposal must be approved by the Ministry of the Environment.
- 3) Automobile scrap or wrecking yards:
 - a) Must be located at least 150 metres away from any lands identified as Residential in this plan and zoned for housing or any lands zoned Country Estate Residential surrounding the village so that that amenity of these areas is protected;
 - b) Must be adequately screened on all sides; and
 - c) Must have a zoning by-law amendment whenever such a new use is established or an existing use is enlarged.
- 4) Industrial uses must be zoned in separate categories in the Zoning By-law.

4.7 Open Space

Objective:

To provide an interconnected greenspace network of parks, pathways and trails, and natural environmental areas that links all areas of the Village and the surrounding area.

Permitted Uses:

All open space and recreation facilities are permitted on land identified as Open Space in this Plan, including public parks, stormwater management facilities, recreation facilities, community centres, museums, libraries, conservation areas, public trails and pathways, in addition to limited commercial uses oriented to the users' needs.

Policies:

- 1) The general size, location and connections to all future parks and creek corridors have been identified on Schedule D. While the size and configuration of these parks and corridors are conceptual and will be determined during the development review process, all subdivision plans must conform with the intent of the greenspace network.
- 2) The acquisition and development of lands for public open space will be in accordance with Section 2.5.4 of the Official Plan. The intended direction for this dedicated parkland in Greely is described in Section 7.2 of this CDP.
- 3) Creek corridors are identified as Open Space on Schedule A of this CDP. As required by the *Shields Creek Subwatershed Study*:
 - a) A 30-metre setback from the high-water mark along both sides of Shields Creek, unless further evaluation of the floodline limit determines a larger setback is required, must be dedicated to the City as public open space as part of the subdivision approval. Within this setback, the City will investigate the feasibility of constructing a pathway to provide a pedestrian and cyclist linkage.
 - b) A 15-metre setback from the high-water mark along both sides of the tributary of Shields Creek, in Concession IV, Lots 6 and 7, must be dedicated to the City as public open space as part of the subdivision approval. Within this setback, the City will investigate the feasibility of constructing a pathway to provide a pedestrian and cycling linkage.
 - c) All other tributaries of Shields Creek must be further evaluated as part of a Stormwater Site Management Plan during the development review process to determine their function. Section 4.7.3 of the Official Plan will apply if these tributaries are found to be a fish habitat.
- 4) Subdivisions shall be designed to accommodate the connections (e.g. future roads and public linkages) identified on Schedules C and D in order to accommodate pedestrian and cycling connections within the Village.

4.8 Significant Wetland

Objective:

The Village of Greely contains part of a Significant Wetland. The City Official Plan designates this land in order to preserve this high quality ecosystem located in the southeast portion of the Village.

Permitted Uses:

All land within the significant wetland is subject to the policies of Section 3.2.1 of the Official Plan. No development or site alteration is permitted within the Significant Wetland designation except as defined by the Official Plan.

Policies:

- 1) All policies in Section 3.2.1 of the Official Plan apply to land in the Significant Wetland designation.

4.9 Ecological Feature

Objective:

To protect an area of interior woodland in the northwest corner of the Village identified by the *Shields Creek Subwatershed Study*. This Ecological Feature, together with its contiguous Ecological Function area, has also been identified as significant woodland in the City's natural heritage system.

Permitted Uses:

Uses that do not adversely affect the form and function of the defined natural feature as per an Environmental Impact Statement will be permitted within areas identified as Ecological Feature.

Policies:

- 1) For proposed developments on lands designated Ecological Feature, an Environmental Impact Statement, in accordance with Section 2.4.2 and Section 4.7.8 of the Official Plan and which builds upon the technical analysis of the *Shields Creek Subwatershed Study*, must be completed to verify the condition, function and boundary of the woodland.
- 2) For the identified woodland by the Environmental Impact Statement in Policy 1) above:
 - a) The City will protect, as per the recommendations of the *Shields Creek Subwatershed Study*, the portion of the woodland that it currently owns; and
 - b) The City will examine all options for the protection of the remaining portion of the woodland during the development review process, through tools provided by planning legislation or through other methods such as acquisition through purchase, land exchanges, or conservation easements.
- 3) If it were demonstrated by an Environmental Impact Statement that residential development is permitted on land identified as Ecological Feature, an amendment to this CDP would not be required.

- 4) All development surrounding the woodland should be designed with single loaded roads in order to provide public access to the feature and to define the neighbourhood.

4.10 Ecological Function Overlay

Objective:

To protect those areas identified by the City as significant woodlands that help sustain the function of the adjacent significant ecological features described in Sections 4.8 and 4.9.

Permitted Uses:

On lands identified by the Ecological Function Overlay, the underlying land use category governs the permitted uses, subject to the findings of the required Environmental Impact Statement.

Policies:

- 1) For proposed developments on lands shown as Ecological Function Overlay, an Environmental Impact Statement, in accordance with Section 2.4.2 and Section 4.7.8 of the Official Plan and which builds upon the technical analysis of the *Shields Creek Subwatershed Study*, must be completed to verify that the proposed development will not have, or will be able to mitigate, any negative impact on the woodlands and the adjacent environmental area described in Section 4.8 and 4.9.
- 2) Policy 4.8.3 of the Official Plan must be addressed as part of an Environmental Impact Statement or hydrogeological study for proposed development on lands that contain organic soils as per Schedule K of the Official Plan.

SECTION 5 – VILLAGE CORE PLAN

5.1 Village Core

Greely's Village Core is noticeably different from the village cores of its rural village counterparts in Ontario. This difference includes the lack of an easily identifiable main street as a focus, the absence of commercial, institutional and service uses typically found within a village core, the presence of a confusing pattern of roads, and the lack of significant heritage buildings that typically provides a village core with a sense of place.

In 1999 the Ontario Association of Architects completed a Community Assist for an Urban Study Effort (CAUSE) for Greely. The study's purpose was to provide guidance to Greely through extensive participation from community members, as to how to preserve and improve the quality of life in their community. The Greely CAUSE's final report⁹ identified several community concerns and current issues, community values and design suggestions for Greely's Village Core. The Greely CDP incorporates many of these values and suggestions.

5.2 Intent

The intent of the Village Core Plan (Schedule B) is to enhance the Village Core's character and to establish a distinct identity for the area. These guidelines follow the physical form and structure of the cores of other villages throughout Ottawa and Ontario that are considered successful. Realizing that the Village Core cannot be transformed overnight into a thriving village main street atmosphere, these guidelines were developed to promote a series of small, incremental changes within the Village Core that build upon past accomplishments.

The Design Guidelines are not meant to be overly specific or be an additional step in the development review process, but are intended to be a reference tool for all applicants and City staff during the review process to ensure that all development conforms to a general design direction. They indicate the City's expectations with respect to the character, quality and form of both new development and renovations of existing development within Greely's Village Core. The guidelines are divided into four categories: built form, streetscape, gateways and edges, and key development sites.

The Design Guidelines were created for the Village Core area located west of Bank Street. However, the Ontario Municipal Board expanded the village boundary east of Bank Street including some lands for commercial purposes. These lands consist of individual commercial sites, which because of their proximity to the existing Village Core, have been designated with the same Village Core area.

Policy

- 1) The lands designated Village Core east of Bank Street will follow the Built Form Guidelines, where applicable. These lands will be developed following the Council-approved Design Guidelines for the Development of Rural Villages and are designed to be pedestrian-oriented so that these lands are connected to the adjacent Shopping Centre Commercial lands and the Village west of Bank Street.

5.3 Built Form Guidelines

The built form guidelines aim to ensure that all future development conforms to a general design direction. Generally, these guidelines promote a distinct identity for Greely's Core, encompassing a mixed-used area with uses in a variety of built forms that work well with the streetscape.

Guidelines:

- 1) All development within the Village Core should:
 - a) Be consistent with the village's character and
 - b) Have a minimum building height of two storeys;
 - c) Have garages or parking areas located at or behind the building's front façade.
 - d) Have semi-public spaces like porches along building fronts;
 - e) Treat the built form on all corner lots, through such elements as porches, entrances or windows;
 - f) Have the front yard setback from the sidewalk between 0 to 2.5 metres, keeping in mind the setback of adjacent buildings;
 - g) Have appropriate trees and landscaping close to the street where the front yard setback is greater than 0 metres;
 - h) Orient all buildings to front onto the key streets; and
 - j) In the case of commercial or service uses, have display signs consistent with character of a rural village and have windows or entries as the majority of first floor façade.

5.4 Streetscape Guidelines

Creating a pedestrian-friendly atmosphere is key to making a successful Village Core for Greely. This Plan will ensure that streets in Greely's Core are safe and allow ease of movement for pedestrians, are linked to surrounding neighbourhoods by a system of pedestrian and cycling routes (Schedule D), and together with the built form creates an intimate and visually-appealing atmosphere.

Guidelines:

- 1) Parkway Road and Meadow Drive within the Village Core area should be switched from a "rural cross-section" to a "village cross-section" standard (refer to City of Ottawa Road Corridor Planning and Design Guidelines, Urban and Village Collectors, Rural Arterials and Collectors) during any reconstruction of the streets. At this time, street furniture such as garbage receptacles, benches and streetlight standards consistent with the character of rural village should be installed along the Core's key streets.
- 2) Parking within the Village Core should be accommodated through a combination of on-street parking within the right-of-way and parking areas located in the rear of the properties, either individual or jointly-shared, which are designed so as to limit the impacts on neighbouring residential properties.
- 3) A direct link for pedestrians between the public sidewalk and the front face of the building should be designed during the development review process.

- 4) Utility providers are encouraged to consider innovative methods of containing utility services on or within the public realm such as gateways, lamp posts, and transit shelters, when determining appropriate locations for large utility equipment and utility cluster sites.

5.5 Gateway and Edge Guidelines

Gateways play a critical role in the identifying a village core by visually announcing entry. There are two gateways to Greely's Core from Bank Street: one at Parkway Road, one at Meadow Drive. Currently, motorists along Bank Street may drive past Greely without ever noticing it exists, given the limited number of visual clues. There is also another gateway announcing entry into the Village at Mitch Owens Road and Bank Street.

Edges exist at the boundary of the Core and present impressions of the Core to passing motorists through lines of view. Bank Street is the edge along the Core's eastern boundary. As a "Scenic Entry Route" in the Official Plan, aesthetics are important along Bank Street.

Guidelines:

- 1) Buildings located at gateways should address all public street frontages, through such elements as porches, entries, windows, or other architectural treatments and should be developed at two storeys to act as "gateway buildings".
- 2) Community signs consistent with the character of a rural village should be installed at the gateways to the community.
- 3) The rear lot lines of commercial properties fronting onto Meadow Drive should be significantly landscaped so as to screen views from Bank Street into parking or loading areas.

5.6 Key Development Site Guidelines

While the majority of Greely is currently developed, there are three sites that are currently undeveloped and offer an excellent opportunity for showcasing the intent of the Village Core Plan. These sites have additional specific guidelines in order to address their key locations.

Guidelines:

Sites #1 and #2:

- 1) The opportunity to utilize these sites with use that serves the entire village should be investigated, such as a public market or a commercial building, either by the City or through the private sector.

Site #3:

- 1) This site should have residential uses facing Shields Drive and commercial uses facing Parkway Road.
- 2) A connection in the form of a walkway should be provided through the site to the link with the public walkway off Shields Drive that leads to Andy Shields Park.

Site #4:

- 1) Any commercial development on this site should include pedestrian connections to the network east of Old Prescott Road.
- 2) Buildings should be brought forward to the corner of Parkway Road and Old Prescott Road as much as possible to frame the street edge and provide a positive street image.
- 3) Landscaping or fencing should be required to screen the views of the rear area of any building adjacent to residential and parks or open spaces.

SECTION 6 – ROAD NETWORK

6.1 Intent

The road network is the backbone of Ottawa’s transportation system since it accommodates a full range of transportation forms. The road network is comprised of a hierarchy of road types to ensure that an adequate width for each road type exists to accommodate the intended function. Greely’s road network follows this hierarchy, comprised of arterial, collector and local roads. The intent of the Greely Road Network (Schedule C) is to accommodate all transportation types while keeping safety and accessibility in mind.

Policies

- 1) All roads must be designed and constructed according to the most current City of Ottawa Standards. Reference shall be made to the City of Ottawa Road Corridor Planning and Design Guidelines, Urban and Village Collectors, Rural Arterials and Collectors (October 2008).
- 2) The pattern and location of all new roads identified in this CDP are conceptual, as per Section 8.1.

6.2 Arterial Roads

Arterial roads are the major roads of the network that carry large volumes of traffic over the longest distances, the majority of which were formerly identified as Regional Roads. For arterial roads, intersections should be spaced, vehicular access to adjacent properties should be minimized, and corridors should provide a high degree of connectivity. There are three arterial roads that run through Greely: Bank Street along Greely’s eastern boundary; Mitch Owens Road along Greely’s northern boundary; and Stagecoach Road through the middle of Greely.

Policies:

- 1) As per the Official Plan, the following right-of-ways for arterial roads shall be protected for within Greely:
 - a) Bank Street – Existing Corridor Protection;
 - b) Mitch Owens Road – 34.0 metres; and
 - c) Stagecoach Road – 30.0 metres.

6.3 Collector Roads

Collector roads connect neighbourhoods and distribute traffic between arterial and local roads. Collector roads tend to be shorter and carry lower volumes of traffic than arterial roads, may have direct access to adjacent properties, and are designed to accommodate the safe and efficient operation of transit services. Parkway Road and Old Prescott Road are both “community” collector roads, running through the Village, while there are several “local” collectors throughout different neighbourhoods within the Village that essentially connect the local roads to the “community” collector road or arterial roads.

Policies:

- 1) As per the Official Plan, the following right-of-ways for collector roads shall be protected for within Greely:
 - a) Parkway Road – 30.0 metres; and
 - b) Old Prescott Road – 30.0 metres.
- 2) All collector roads identified on Schedule C internal to future subdivisions must be designed with a maximum 26.0 metre right-of way.
- 3) All new collector roads should have sidewalks on at least one side of the road to provide safe pedestrians connections throughout Greely.
- 4) Proposed subdivisions within the Village Developments must incorporate the collector road connections identified on Schedule C into the design of their road pattern.

6.4 Local Roads

Local roads distribute traffic from arterial and collector roads to individual properties, typically over short distances. Some local roads also serve a “collector” function by distributing traffic from local roads to collector and arterial roads. Local roads, as shown on Schedule C, are intended to follow principles of accessibility and permeability.

Policies:

- 1) All local streets will be designed with a 20.0 metre right-of-way.
- 2) All new local roads will follow a modified grid pattern with connections as per Schedule C. Dead-end streets, cul-de-sacs and long looping streets are discouraged.
- 3) Proposed subdivisions that are adjacent to the village boundary consider the local road connections identified on Schedule C during the development review process, and are subject to the requirements of a Traffic Impact Study.

6.5 Pedestrian and Cycling Links

There are two region-wide recreational links that are located in the Greely area. Bank Street, which is located towards the eastern edge of the Village, is one of the City’s Scenic Entry Routes and the Osgoode Multi-Use Pathway is located to the north-west of the Village. Further the Ottawa Cycling Plan shows a number of proposed shared use lanes and proposed off-road pathways within Greely and the Rural Pathways Plan shows the future locations of off-road pathways, sidewalks, paved shoulders and signed routes. Overall residents would also like to see better connectivity within their community and to existing networks.

Currently there are a limited number of existing sidewalks and pathways in Greely. Schedule D – Greenspace Network identifies future public linkages that will provide better overall connections for pedestrians and cyclists to adjacent neighbourhoods, parks and amenities such as the Osgoode Multi-Use Pathway. Depending on circumstances, these future public linkages may take different forms e.g. pathway, sidewalk et al. It is expected that these proposed links will be

implemented over time through the development review process and through road rehabilitation projects.

There is a future public linkage shown on the hydro right-of-way that crosses through the Significant Wetland located to the south-east of Greely. This linkage will extend south of Greely and will eventually connect to a proposed off road multi-use pathway located to the south.

Implementing the Greenspace Network will involve special design attention to pedestrian crossings where they meet roadways to ensure sufficient space and the use of pavement markings on local streets, identified a public linkage, to improve public awareness of the facility.

Policies

- 1) Through the development review process, City staff will seek opportunities to implement the public linkages identified in Schedule D to increase non-vehicular connectivity in Greely.
- 2) Pavement markings on road surfaces to delineate public linkages will be implemented through the road rehabilitation process, where possible. These markings will identify the location of public linkages shown on Schedule D.

SECTION 7 – GREENSPACE NETWORK

7.1 Intent

Greenspace in the Greely CDP represents a broad range of forms and types, from more active uses like sports fields to more passive uses like public trails along creeks or within natural areas. The intent of this section, mirroring the Official Plan’s intent for greenspace, is to provide a well linked network of parks, open space and environmental areas throughout the Village. This matches the interests expressed by the community of providing more recreational opportunities while protecting the environment and maintaining the village’s rural character.

The Greenspace Plan (Schedule D) includes greenspace that is well distributed throughout the Village; accessible to all residents; interconnected with other parks and open spaces plus residential and commercial areas; and varied in terms of size depending to accommodate different functions. Greenspace in this Section is divided into two components: the park system that includes the active parks (Section 7.2) and the open space system that includes the remaining greenspace comprised of environmental areas (Section 7.3).

Policies:

- 1) The size, configuration and location of all new parks identified in the Greely CDP are conceptual, as per Section 8.1.

7.2 Parks

Active Parks

In 2011 the Village of Greely had a number of existing and planned public parks within its boundaries, ranging in size and function from smaller tot-lots to larger community parks (see table below). In some cases, new parks are located adjacent to existing ones. In addition, there are also privately-owned parks provided in the community accessible to residents in that particular subdivision. Andy Shields Park is currently the only community-level park serving the needs of the entire community and provides the majority of the Village’s sports fields and the Greely Community Centre. Two additional community-level parks are planned: east of Bank Street and west of Old Prescott Road. Complementing these community-level parks, there are neighbourhood parks that serve the needs of the immediate community, which vary in size and function.

GREELY PARKS

Park	Type	Size (ha)
Andy Shields	Community	19.78
East of Bank Street (Village Centre)*	Community + Neighbourhood	4.14 + 1.8
West of Old Prescott Road (Quinn Farms)*	Community	1.8 + area to be determined by Parkland Dedication By-law
Greely West	Neighbourhood	2.05
Herb Johnson	Neighbourhood	1.32

Stanley	Neighbourhood	1.32
Jose Anselmo Memorial	Neighbourhood	1.33
Shadow Ridge ²	Neighbourhood	0.53
Sun Rise Acres Tot Lot	Neighbourhood	0.25
South Village Park*	Neighbourhood	0.5
Pebble Trail Woods*	Neighbourhood	0.5
Pebble Trail Park*	Neighbourhood	1.25
Shadow Ridge Phase 2*	Neighbourhood	.89
“Jack Pine” Park	Neighbourhood	1.2

*Future park - under design review

Future Parks

Approximately 30% of the land within Greely’s boundary is vacant and designated for residential development. The intent of the greenspace system for these undeveloped areas is to provide a smaller neighbourhood park within each neighbourhood to serve the immediate needs of the residents while concentrating the majority of active recreational opportunities, such as sports fields, in the community parks in Greely.

Policies:

- 1) The majority of new sports fields and facilities within Greely will be focused in i) Andy Shields Park and the proposed community park located on ii) the lands east of Bank Street and iii) west of Old Prescott Road.. Neighbourhood parks throughout the village are intended to serve the immediate needs of the neighbourhood and should contain a limited number of sports fields.
- 2) While the specific size and configuration of the future parks identified on Schedule D will change during the subdivision review process depending on site characteristics, the general intent and location of the parks must be conformed to.
- 3) The future parks identified on Schedule D should have the characteristics described in Section 2.5.4(4) of the Official Plan.
- 4) During the subdivision review process, public linkages should be considered during the review of subdivision applications in order to permit safe and efficient pedestrian connections throughout the greenspace network.
- 5) Conceptual park locations are identified on Schedule D which show approximate locations of future parks. These should be considered in the development review process. Their final location and size will be determined through the municipal review process.

7.3 Open Space

The open space component of the greenspace network consists of the wetlands, woodlands and creek corridors within the Village. All of these areas have the possibility for accommodating passive recreational uses, such as public trails, which are important given that the majority of roads do not and will not have sidewalks and given Greely’s large size.

The *Shields Creek Subwatershed Study* identified three areas of ecological significance within the Village that provide opportunities for public trails depending on the findings of an Environmental Impact Statement. These lands include the:

- Lands surrounding the Significant Wetland in the southeast corner of the Village;
- Ecological Feature in the northwest corner of the Village; and
- Creek corridors that run throughout the Village.

Policies:

- 1) The requirements of the *Shields Creek Subwatershed Study*, as they apply, apply to the open space component of the Greenspace Network Plan.
- 2) Public trails are possible with the natural heritage system, including the Ecological Feature and the lands surrounding the Significant Wetlands on Schedule A, depending on the findings of an Environmental Impact Statement as per Sections 4.7 through 4.9 of this CDP, and the policies of the Official Plan.
- 3) The provision of public trails or sidewalks along any hydro corridor should be considered during the development review process, in the interest of connecting different areas of the Village and connecting the Village with other parts of the City.
- 4) Developments outside the Village that are adjacent to the Village boundary must incorporate the public linkages identified on Schedule D into their design.
- 5) Proposed subdivisions within the wooded area between Stagecoach Road and Old Prescott Road (Lots 7 and 8 of Concession IV) should be designed to preserve the area in a natural woodland state as much as possible.

SECTION 8 – IMPLEMENTATION

8.1 Interpretation

The Greely CDP is a statement of land use planning policy that will guide Greely’s future development. Many elements on the schedules of this CDP are conceptual, including the specific pattern and location of new collector and local roads; the specific size, configuration and location of community and neighbourhood parks; and the specific boundaries of specific land use area, provided that the general intent of the CDP is maintained. Since the Greely CDP is a Council-approved document and not found in Volume 2C of the Official Plan, no Official Plan Amendments are needed when amendments are made to the document.

8.2 Implementation Strategy

The Greely CDP will be implemented primarily through the planning tools provided by *The Planning Act*, such as zoning by-laws, subdivision control and site plan control. While the City will be the main participant in implementing this CDP, there are opportunities for other participants to assist in realizing the vision, whether they are individual residents or community associations. This CDP’s implementation strategy establishes the actions required to implement the policies of the Greely CDP and the roles and responsibilities of various groups. The implementation actions are divided into five main themes: land use, servicing and infrastructure, community design, environmental protection and greenspace.

1) Land Use

A. Action: Consult the Land Use Plan and policies of the Greely CDP when reviewing development applications.

Involvement: Planning and Growth Management Department

B. Action: Review the CDP from time-to-time to ensure the Plan’s goals are being met. As part of this review, the boundary for the Village of Greely will be evaluated within the framework of the Official Plan to ensure that there is an adequate supply of developable residential land.

Involvement: Planning and Growth Management Department

C. Action: Investigate reducing or eliminating on-site parking requirements for small-scale non-residential development within village cores, either as part of the Zoning By-law or through a separate initiative.

Involvement: Planning and Growth Management Department

2) Servicing and Infrastructure

A. Action: Review the road cross sections for Stagecoach Road, Old Prescott Road and parkway Road with reference to the Road Corridor Planning and Design Guidelines approved in 2008 in order to provide softer village cross-sections that area more pedestrian and cyclist friendly when reconstruction is required.

Involvement: Public Works Department, Planning and Growth Management Department and utilities

- B. **Action:** Explore any opportunities provided by Section IV of the Planning Act regarding Community Improvement to support streetscape improvements for the Greely's main streets.

Involvement: Planning and Growth Management Department, community associations and utilities

3) **Environmental Protection**

- A. **Action:** Implement the recommendations of the *Shields Creek Subwatershed Study* during the development review process, which includes improving Shields Creek through additional riparian plantings along both sides of the creek within the existing Andy Shields Park and in other appropriate areas.

Involvement: Planning and Growth Management Department, South Nation Conservation Authority, community associations

- B. **Action:** Implement the recommendations of the *Greely/Shields Creek Stormwater and Drainage Study* when reviewing applications during the development review process.

Involvement: Planning and Growth Management Department

4) **Greenspace**

- A. **Action:** Acquire land for future public parks and trails as identified on Schedule D through *Planning Act* dedication during the development review process.

Involvement: Planning and Growth Management Department in consultation with Parks, Recreation & Cultural Services Department.

- B. **Action:** Investigate completing a system of public trails and walkways throughout the village, as per Schedule D, through the development review process and other means available.

Involvement: Planning and Growth Management Department, in consultation with Parks, Recreation & Cultural Services Department.

- C. **Action:** Investigate establishing an account for cash-in-lieu of parkland payments taken during the subdivision approval process within Greely to be used for the acquisition of the Ecological Feature identified in Section 4.9.

Involvement: Corporate Services Department, Planning and Growth Management Department

5) **Community Design**

- A. **Action:** Install signs at the gateways to the Village Core, identified on Schedule D, which are consistent with the village's rural character.

Involvement: Community Association, community volunteers

- B. **Action:** Implement the Village Core Design Guidelines when reviewing development applications within the Village Core.

Involvement: Planning and Growth Management Department

8.3 Monitoring

Realizing the vision established by the Greely CDP depends on its successful implementation through the above strategy. Successful implementation in turn depends on the watchful monitoring of the results after the CDP's adoption in order to determine if the implementation strategy is achieving the desired effects.

Policies:

- 1) City staff will monitor the performance of this Plan from time to-time to assess whether the proposed actions have been carried out and whether they have had the desired effect. City staff will report back to Council, if necessary.
- 2) City staff will review this CDP should there be fundamental changes in the assumptions used in generating the Plan. Amendments to the CDP, which may required Council approval, may be necessary.

SECTION 9 – SCHEDULES

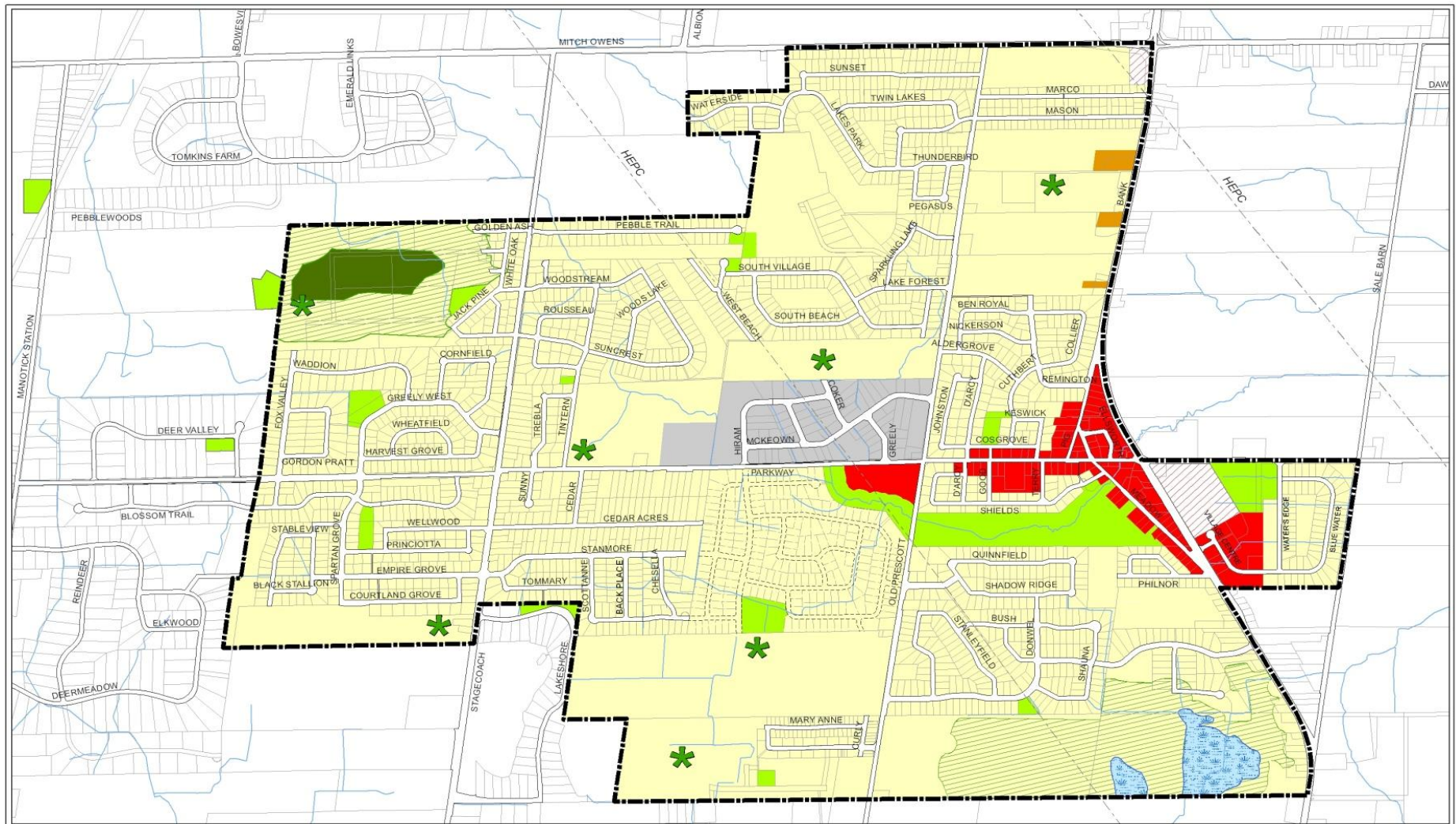
This section contains the four plans (Schedules A through D) referenced throughout the Greely CDP, which are as follows:

Schedule A – Land Use Plan

Schedule B – Village Core Plan

Schedule C – Road Network Plan

Schedule D – Greenspace Network Plan

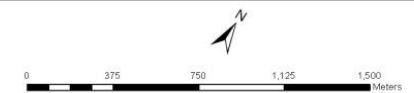


COMMUNITY DESIGN PLAN
Schedule A - Land Use

PLAN DE CONCEPTION
COMMUNAUTAIRE
Annexe A - Utilisation du sol

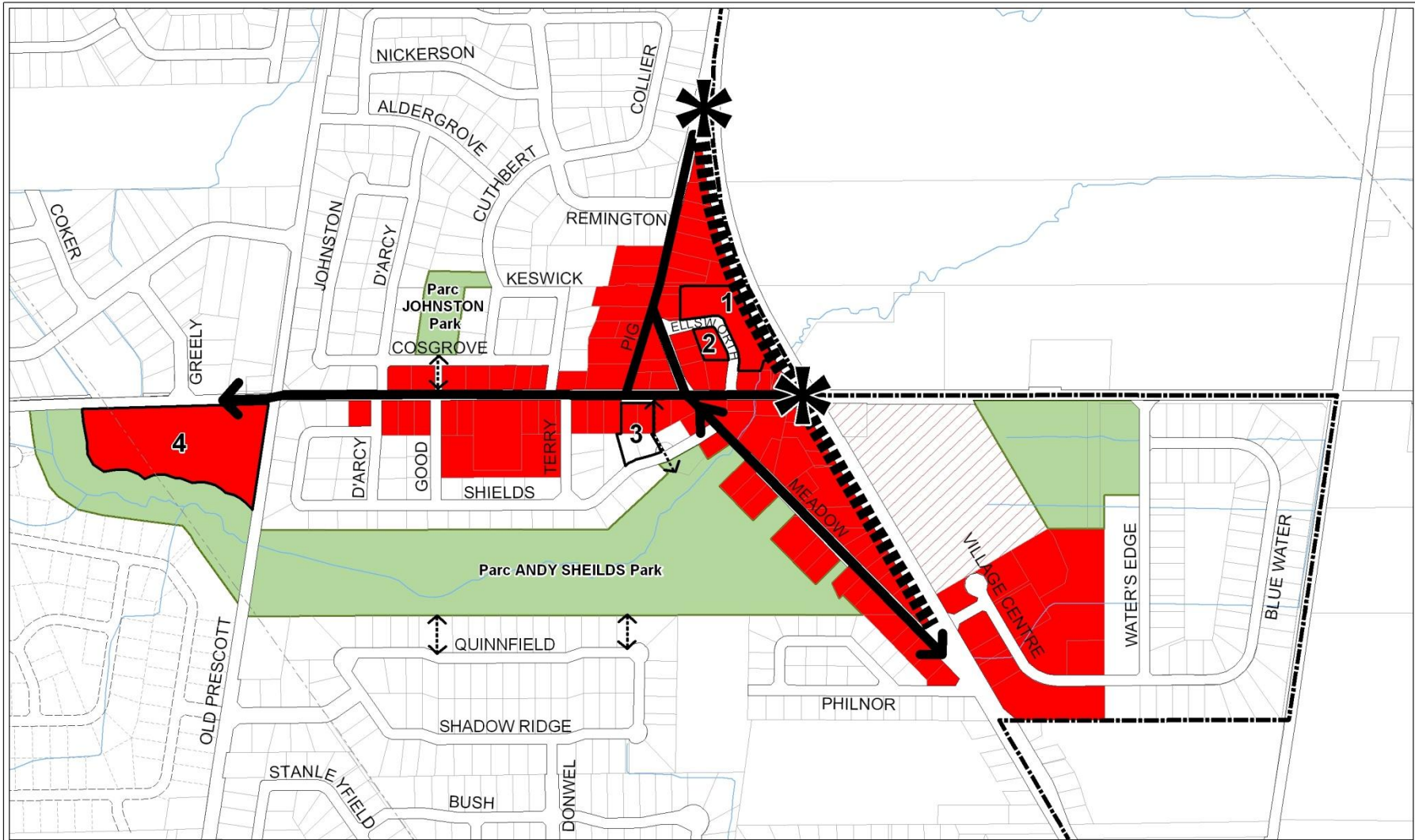
LAND USE / UTILISATION DU SOL

- Village Boundary - limites du village
- Residential - zones résidentielles
- Highway Commercial - commerce routier
- Village Core - centre des villages
- Shopping Centre Commercial
- Industrial - zones industrielles
- Open Space - espace libre
- Significant Wetland - terres humide d'importance
- Ecological Feature - élément écologique
- Ecological Function Overlay - superposition (de la fonction écologique)
- Conceptual Park / Emplacement du parc conceptuel












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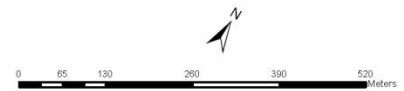
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**COMMUNITY DESIGN PLAN
Schedule B - Village Core**

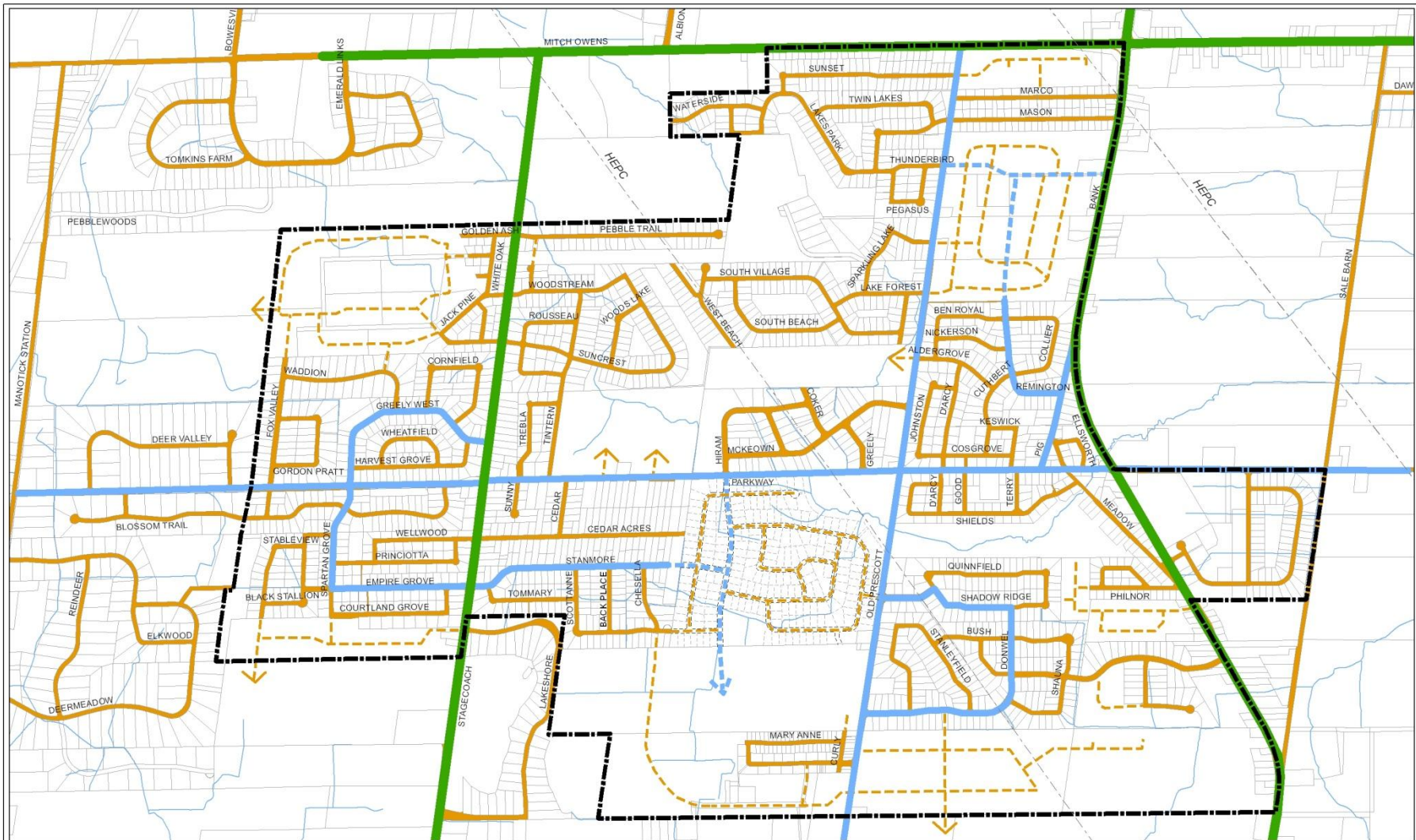
PLAN DE CONCEPTION
COMMUNAUTAIRE
Annexe B - centre des villages

-  Village Boundary - limites du village
-  Village Core - centre des villages
-  Shopping Centre Commercial
-  Park - parc
-  Key Development Sites
-  Gateway - Porte d'entrée
-  Edge -
-  Key Streets -
-  Walkway Connections -



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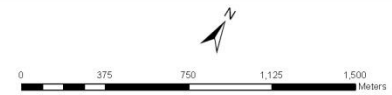
**COMMUNITY DESIGN PLAN
Schedule C - Village Road Network**

**PLAN DE CONCEPTION
COMMUNAUTAIRE
Annexe C - Réseau routier du village**

DESIGNATION /

- Existing Arterial - Artère actuelle
- Existing Collector - Route collectrice actuelle
- - - Future Collector - Future route collectrice
- Existing Local - Route locale actuelle
- - - Future Local - Future route locale
- - - Road Link - Lien routier

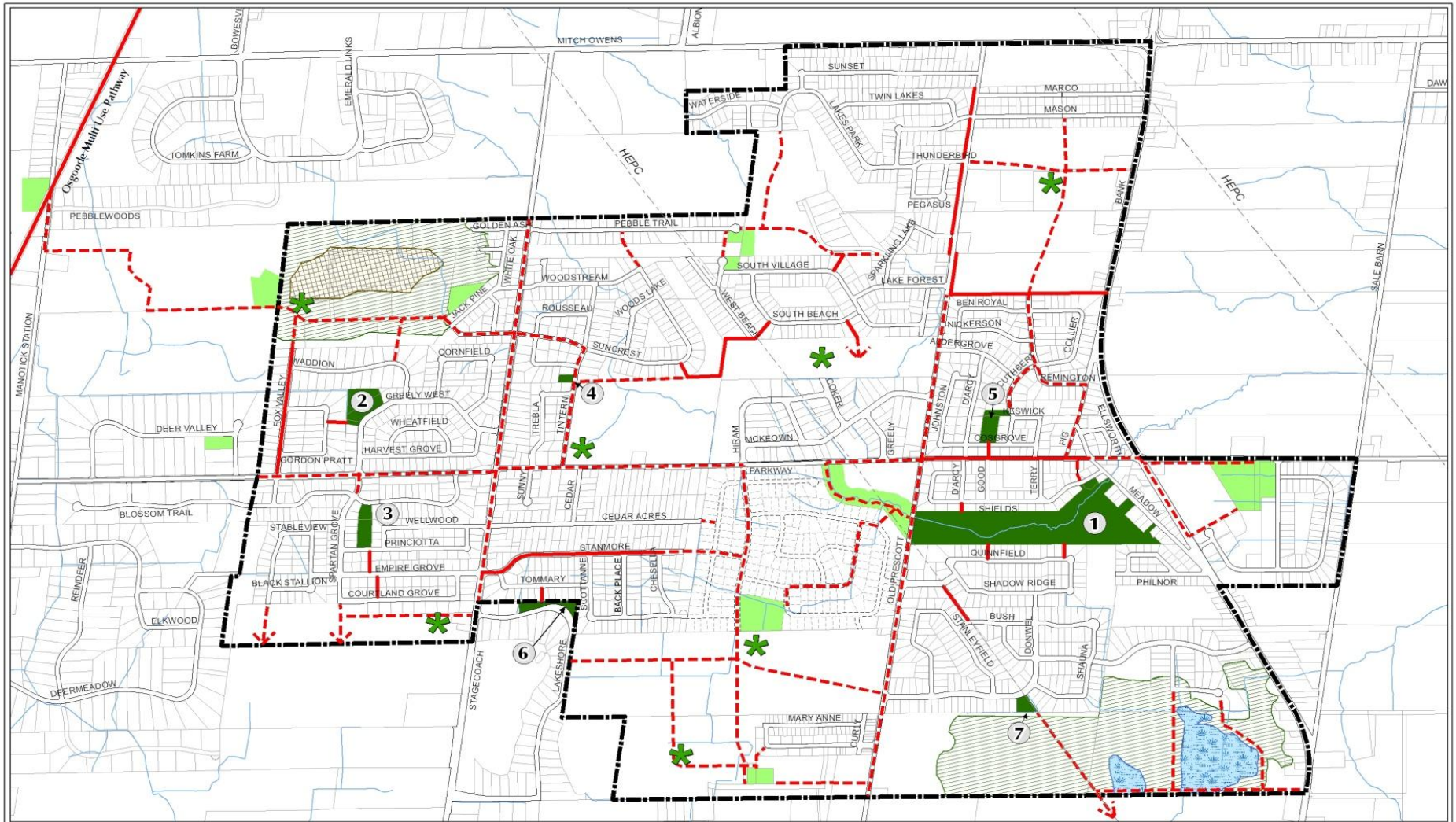
Village Boundary / limite du village



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COMMUNITY DESIGN PLAN
Schedule D - Village Greenspace Network

PLAN DE CONCEPTION
COMMUNAUTAIRE
Annexe D - Réseau d'espaces verts du village

DESIGNATION / DÉSIGNATION

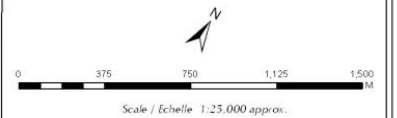
- Public Open Space - espace vert public
- Future Parks & Open Space - futurs parcs et espaces verts
- Conceptual Park / Emplacement du parc conceptuel
- Ecological Function Overlay - superposition de la fonction écologique
- Ecological Feature - élément écologique
- Significant Wetland - terres humides d'importance
- Village Boundary / limite du village

LINKAGES

- Existing Public Linkage - sentier public actuel
- Future Public Linkage - futur sentier public

EXISTING PARKS

1. Parc Andy Shields Park
2. Parc Greely West Park
3. Parc commémoratif Jose Anselmo Memorial Park
4. Parc Tintem Park
5. Parc Herb Johnston Park
6. Parc Stanley Park
7. Parc Shadow Ridge Park



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2 City of Ottawa, Village of Greely Land Use and Design Study: Existing Conditions, Opportunities and Constraints [Final Report], FoTenn Consultants Inc., August 2003.

3 City of Ottawa, Shields Creek Subwatershed Study, [Final Report], Totten Sims Hubicki et al., June 2004.

4 City of Ottawa, Greely/Shields Creek Stormwater and Drainage Study, [Final Report], Stantec Consulting Limited, October 2002.

5 City of Ottawa, Interim Groundwater Study Report #1, [Final Report], Jacques Whitford Environment Limited, July 25, 2002.

6 City of Ottawa, Interim Groundwater Study Report #2, [Final Report], Jacques Whitford Environmental Limited, January 8, 2003.

7 City of Ottawa, Greely Area Groundwater Sampling: Final Detailed Analysis, [Final Report], Jacques Whitford Environment Limited, May 30, 2003.

8 City of Ottawa, Groundwater Flow and Contaminant Transport Model: Village of Greely and Surrounding Area, [Final Report], Jacques Whitford Environmental Limited, November 28, 2003.

9 Township of Osgoode, Greely Community Assist for an Urban Study Effort (CAUSE), [Final Report], Ontario Association of Architects, September 1999.

1. Community Consultation Process – Greely Community Design Plan

At the heart of the Official Plan is the principle of community planning through “Collaborative Community Building”, a process that emphasizes shared values, inclusiveness and creativity. Four community consultation sessions were held as part of the Greely LUDS to determine the community’s values and to get feedback on the alternative land use concept plans.

April 15, 2003 – Visioning Workshop

The first session was a facilitated workshop organized to collect the ideas and opinions of Greely’s residents, community groups and business owners regarding the Village’s future growth. Participants discussed six main themes in developing a shared set of values and a vision statement for the village. A full discussion of the workshop can be found in the LUDS’s “Existing Conditions” report².

June 11, 2003 – Meeting with Major Greely Landowners

The second session was a meeting to present the two alternative land use concept plans to landowners with lands that have the potential to be significantly subdivided and developed. The feedback received at this meeting went into revising the alternative land use concept plans.

June 26, 2003 – 1st Open House

The third session was an open house held jointly with the Shields Creek Subwatershed Study with the purpose of presenting and receiving feedback on the two alternative land use concept plans and the Subwatershed Study’s draft management strategy.

March 11, 2004 – 2nd Open House

The fourth session was an open house held jointly with the Shields Creek Subwatershed Study with the purpose of presenting the draft recommended land use concept plan and the Subwatershed Study’s policies, management recommendations and implementation strategy.

2. Village Plan Review – refresh of Greely Community Design Plan

In 2011 City staff undertook a consultation process in the review of 24 village plans older than five years, which included the Greely Community Design Plan. A coordinated effort was launched that involved creation of a village review web site and City-wide consultations including two public meetings in Greely.

March 30, 2011 – Workshop with residents

The purpose of the first meeting was to provide an overview of the Greely Community Design Plan and to allow residents to share the successes and things that need to be improved from a range of topics covered by their village plan. Staff worked as facilitators and note takers at this session and a summary As We Heard It was posted on the Ottawa.ca web site so that any omissions could be flagged by residents.

December 15, 2011 – Public Meeting

At the December 15th meeting staff presented highlights of written feedback and answers on the issues and concerns identified in the As We Heard It document, identified the changes that were required to the Greely CDP and next steps. Additional comments were received at this meeting and the public/technical circulation of the revised CDP following this meeting. The results of the entire village review was brought forth to the Agricultural and Rural Affairs Committee in the Spring 2012 for consideration.