



Planning Rationale in Support of an Application for Condominium

**6143 Perth Street
City of Ottawa**

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1.0 Introduction

Holzman Consultants Inc. has been retained by Silver Maple Developments (SMD) to prepare a planning rationale in support of an application for a Plan of Condominium at 6143 Perth Street in the Rideau-Goulbourn Ward of the City of Ottawa (the “Subject Property”). The Plan of Condominium would subdivide the existing property into existing and future development blocks.

This report provides a description of the existing conditions and proposed development and contains a review of the applicable land use planning policies including the Provincial Policy Statement (PPS), the Official Plan (OP) policies, and Zoning By-law provisions. The summary and conclusions indicate that the proposed development is supported by the PPS, OP and Zoning By-law, pending approval of the concurrent applications for Official Plan Amendment and Zoning By-law amendment.

2.0 Site Overview

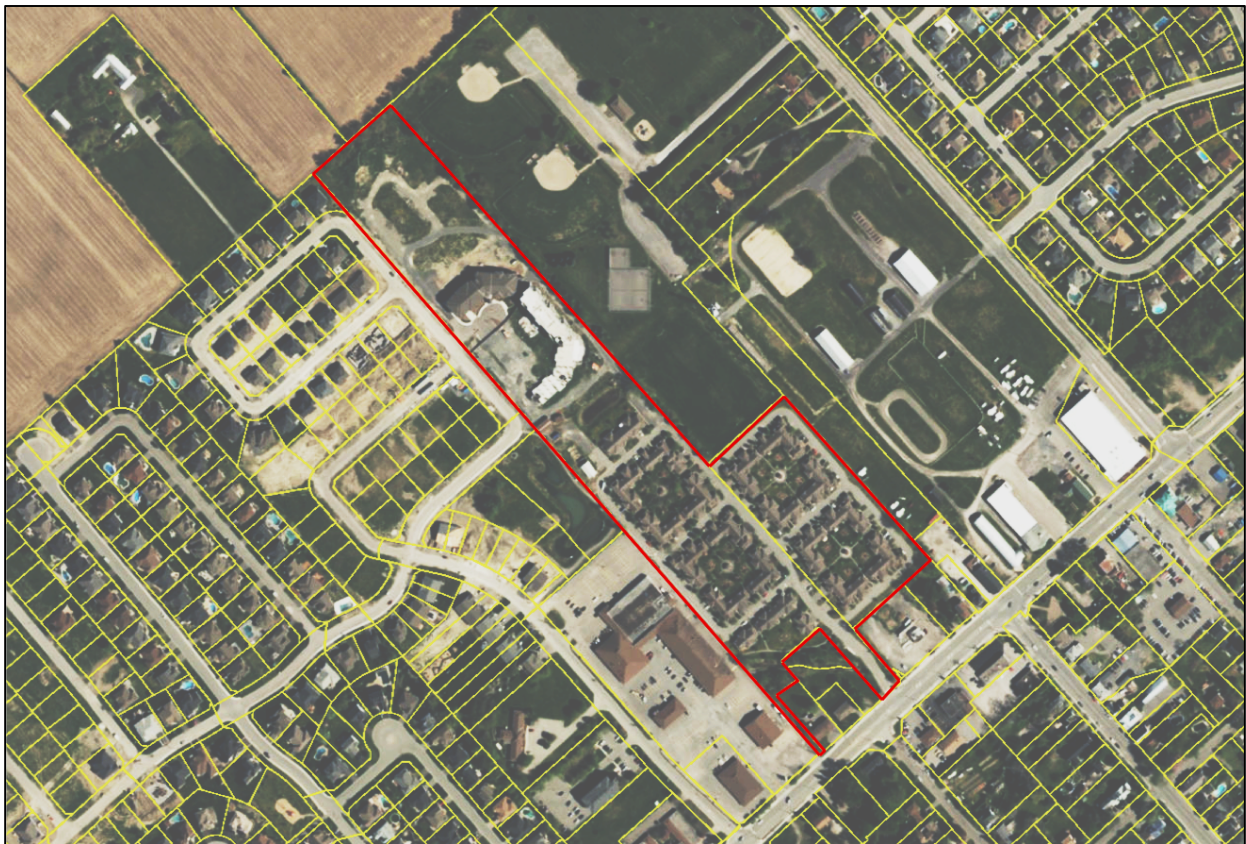


Exhibit A: Aerial Photo (Subject Property outlined in red).

The Subject Property consists of a parcel of land located 6143 Perth Street in the Village of Richmond, 1.9km west of Eagleson Road as shown on [Exhibit A](#). The Subject Property is currently being developed as a mixed-use complex including a low-rise apartment building, a retirement home, and 92 life lease residential units. It was initially envisioned by its previous owner solely as a retirement development (institutional). A real estate market shift made that business model, which was to enter life-lease agreements with tenants along with a significant retirement home component, unfeasible.

This planning rationale pertains to the three overall phases of the development, indicated by the red outline in [Exhibit B](#) in order to examine the land use planning policy for the intended development scheme for the intended condominium. The entire Subject Property consists of a 56,413m² (13.94 ac) lot.

The site is surrounded by the following land uses:

- North: Farm land
- East: Open space (sports fields)
- South: Low density commercial
- West: Developing and existing suburban residential

The Subject Property is legally described as PLAN 4D22 PT UNIT 96 RP; 4R2141 PART 1 RP 4R21530; PART 1 and is denoted by PINs 044370016 and 044370261. Blocks 13-20 are within GOULBOURN PLAN D22 PT UNIT;94 RP 4R21531 PARTS 1 AND 2, denoted by PIN 044370259 (see [Exhibit B](#) on the following page).

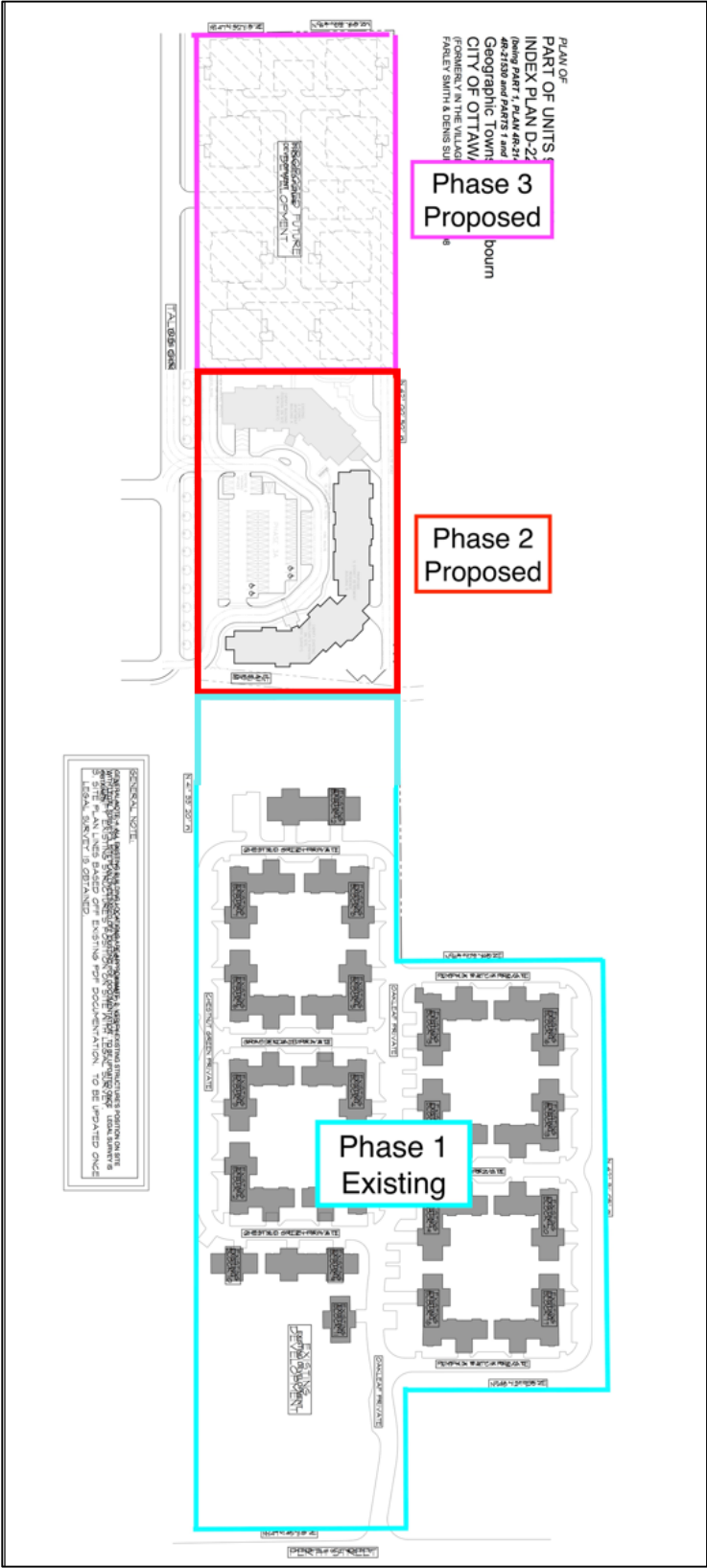


Exhibit B: Development Plan

3.0 Description of Proposed Development

The Subject Property in its entirety was the subject of a site plan control application approved by the City of Ottawa in 2003. Phase 1 of construction was for 92 residential townhouses, initially on a life lease arrangement. These units, shown in light blue as existing development on [Exhibit B](#) gain access from Perth Street at the south and are situated along a series of private roadways.

The next phase, referred to as Samara Square was site plan approved in 2010 under the previous name of “Hyde Park”. This includes two buildings (within Phase 2) which were intended to be used for retirement living and with the easterly and southerly building partially constructed. The stand-alone 3 storey building within this phase has now been legally converted to a low-rise apartment building with 35 dwelling units for rent and is essentially fully occupied.

Given that this project was unsuccessful due to the previous owner’s inability to secure financing, the new owners have chosen to split the development into three overall phases – Phase 1 will comprise of the existing 92 townhomes from the previous development; Phase 2 will comprise the Phase 2 plan ([Exhibit C](#) below), and Phase 3 is proposed at the present time as a series of eight, 3-storey apartment buildings to be built on the remaining 3 acres of serviced land on the lot during a future development phase.

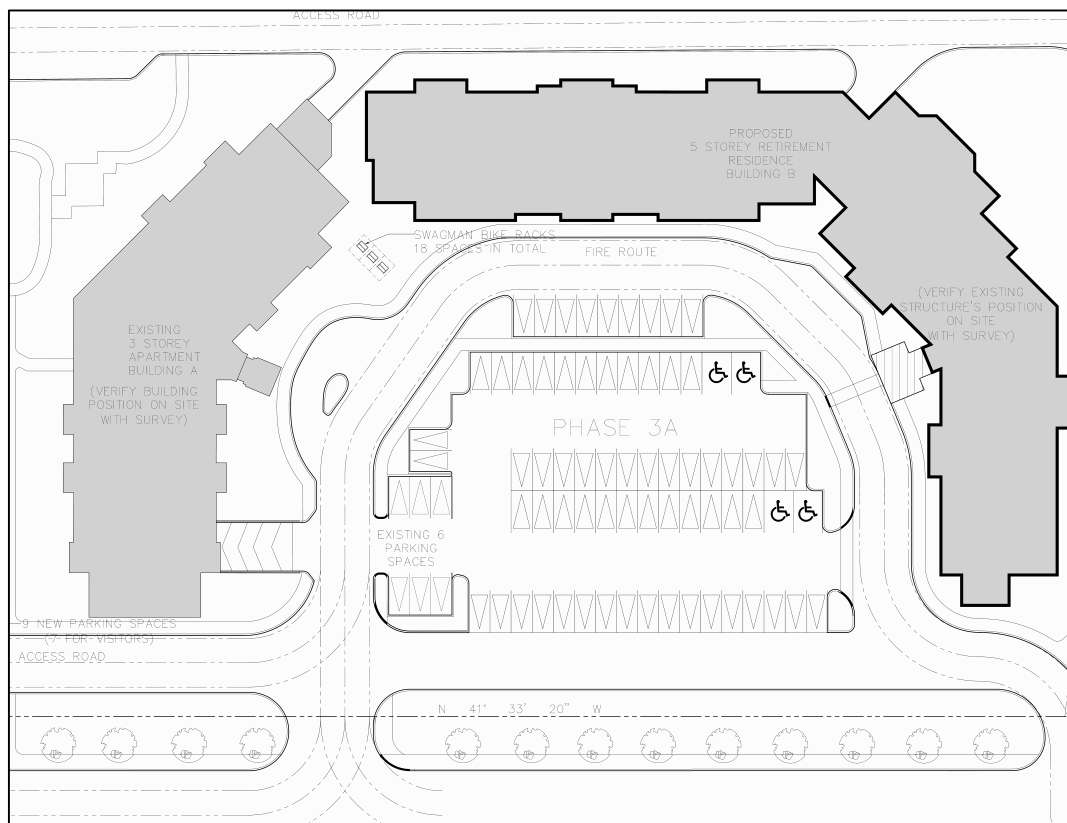


Exhibit C: Phase 2 Site Plan

A zoning amendment was adopted in 2018 that ensured zoning standards that would treat the entire property as one lot for zoning purposes should it be subdivided in the future.

There is a reserve on the east side of Talos Circle, a public roadway directly adjacent to Phase 2. There are presently two private approaches that serve Phase 2 lands. The southerly approach was included in the above noted site plan control approval and subsequent development agreement while the northerly approach was approved by the City under an application for private approach permit. Since it crosses the aforementioned reserve, the City will require an application to lift that portion of the reserve. These driveway connections are illustrated in **Exhibit C** above.

The proposed development to be built within the area considered as Phase 2 of the overall site, contains a mix of residential and retirement dwelling units, and a combination of underground and surface parking for guests and residents. Phase 2A of this section consists of a 3-storey, 3,421 square-metre apartment building containing 35 residential units. This building has already been constructed as a part of the previous development and will remain as part of the new proposal. It was already permitted for 35 independent dwelling units as a part of the previously-approved Hyde Park development and is essentially fully occupied.

Phase 2B of the development consist of a larger, attached building that includes a 5-storey main section, as well as an adjoining 3-storey wing, both of which will be used as a retirement home. Structural concrete for the 5-storey section has already been constructed as a part of the previous development, and will remain as a part of this new proposal. Some structural work has been done on the 3-storey wing, although due to its condition, cannot be salvaged. The retirement home as a whole will include a total of approximately 104 units spread over the 5-storey and 3-storey sections.

Phase 3 could consist of a series of individual multi-unit residential buildings instead of the current approved multi-building seniors complex.

The surrounding context of the site consists of a mix of developing low-density residential, commercial, rural and recreational spaces. The location and scale of the buildings proposed within Phase 2 are situated to transition most appropriately from each of these areas. The tallest building is proposed to be located furthest from these low-density areas. The location of the entire development alongside the community park is an ideal opportunity for increased use of the park by the residents. A pedestrian connection exists between Talos Circle and the community park thus the Samara Square development is not a barrier to the flow of pedestrian traffic to and from the community park.

Servicing for the development is currently the beneficiary of the existing municipal wastewater infrastructure as well as a privately-operated communal water system. The water system is comprised of two independent sub-systems; a water treatment system and water distribution system, which work to draw water from the ground, treat it, and distribute it throughout the development. The system has the ability to draw from three

wells (see [Exhibit D](#)) and has the capacity to service all current and upcoming developments on-site. The existing development on the property (Phase 1 and Phase 2A) already uses this water system.

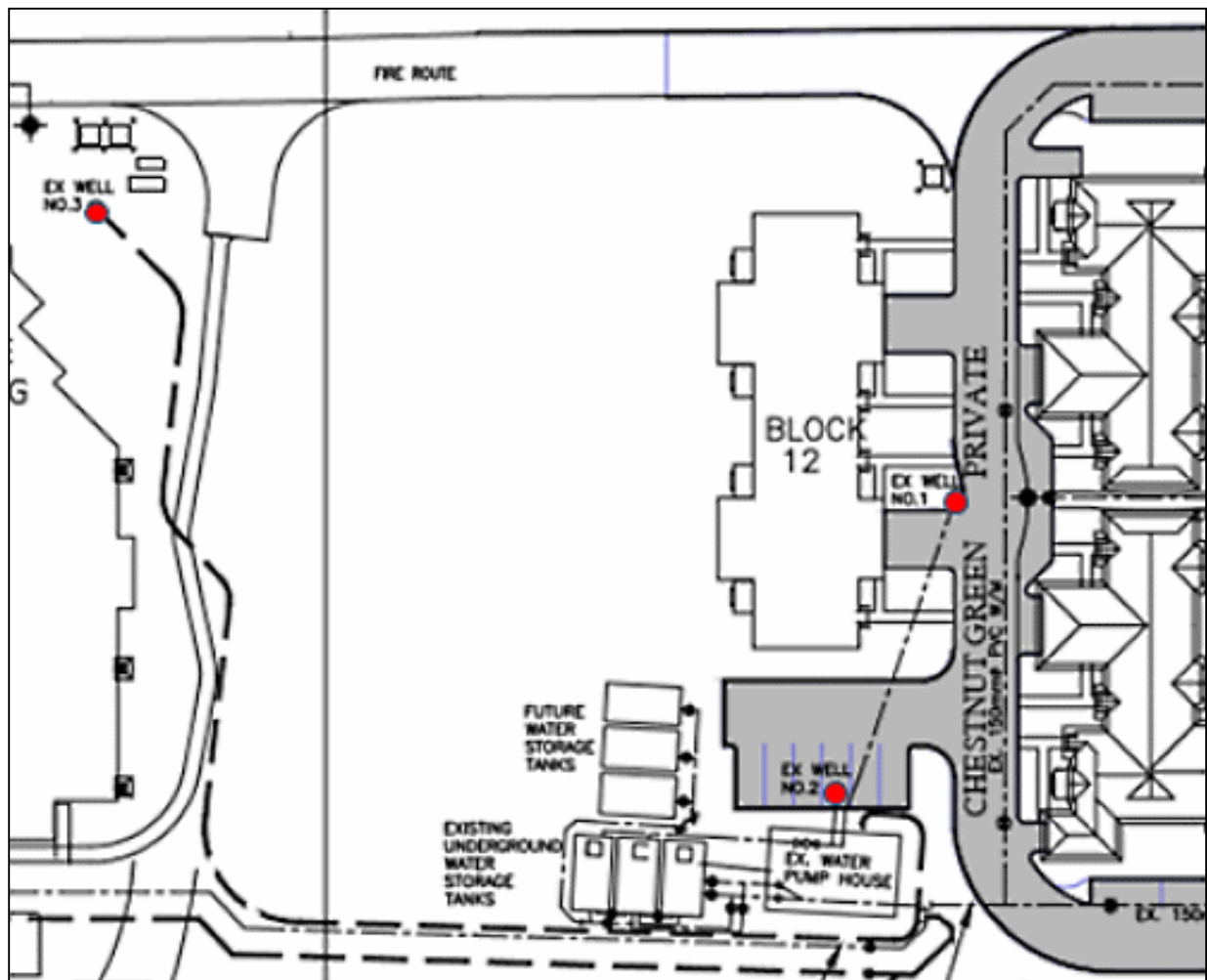


Exhibit D: Close-Up of Water Servicing Areas (wells marked by red circles)

The City is currently reviewing the water treatment facility based on evaluation reports provided by the client identifying the modifications necessary to ensure the system meets municipal and provincial (Ministry of the Environment and Climate Change) standards, in addition to assessments of the financial and operational characteristics of the facility. Lastly, the City will require all license and permit information in addition to the operational records and manuals.

The ongoing applications for OPA and ZBA deal with the requirement to have separate parcels utilizing the communal water system.

This application for common elements condominium, subject to approval of the required Official Plan Amendment and Zoning By-Law Amendment, will own/control all of the infrastructure related to the water, storm, sewer and wastewater up to within 0.5m of the building face so that they don't include the building eaves that project.

As discussed at our meeting, the intent of this application to create a Common Elements Condominium over a portion of the overall site which is a single property at this time. The common elements that would be made available for use by the remaining **PoTL**” or **“PoTLs**” which means the parcels of tied land to which a common interest is attached. They are described as follows;

1. Parts 22-24,26,27,29,50-52,55-70
2. Parts 30,33,35
3. Parts 32,36
4. Parts 38-40

The Condominium lands are described as Parts 1-21,25,28,31,34,37,41-49,53,54 on the draft reference plan and shown in gray on the draft plan of condominium.

Exhibit E illustrates the Draft Plan of Condominium including all of the above noted elements.

Silver Maple Developments (the Owner) is creating a common elements condominium corporation which will own all the shared services on the current site, including water infrastructure, sewer, storm water management, and all private roads. This is to allow for all parts of the community to have perpetual access to these shared services, while also allowing for the site to be severed into individual lots. The “shallow” utilities such as bell, hydro, cable and gas will be dealt with through the establishment of blanket easements over the entire subject property.

In our opinion, this is the best way forward for all current and future residents and owners, since severing the community into new parcels will allow the construction to continue without being financial tied to the life lease community, and allow the City of Ottawa to only have to negotiate with one owner (the condominium corporation) of the services.

As all parcels will be members of the condominium corporation, they will have representation on the condominium board, and be included in all major decisions related to the maintenance and upkeep of the shared services.

The condominium will own the water system up to the foundation of the buildings on site, but owners will have an easement over the condo corporation allowing them exclusive use of their front/back lawns or driveways.

Parcels can also be further divided later if required, for example if the 92 townhome (life lease units) community wished to be freehold townhomes, but this is not required. All phases of project don’t necessarily need to be condominiums to be part of the common elements condominium.

4.0 Planning Context

The applicable policy framework includes an examination of the Province of Ontario's land use planning directives expressed in the Provincial Policy Statement and the City of Ottawa's policies expressed in the City of Ottawa Official Plan, Richmond Secondary Plan, Richmond Community Design Plan and City of Ottawa Infrastructure Master Plan.

4.1 Conformity with the Provincial Policy Statement

The Provincial Policy Statement ("PPS") sets out a vision for land use planning in the Province of Ontario that encourages planning and development that is environmentally-sound, economically-strong and that enhances quality of life. Land planning policies are intended to promote efficient development patterns with an appropriate mix of housing, employment, open spaces and multi-modal transportation which are appropriate for and make efficient use of existing and planned infrastructure and public service facilities. The relevant policies to the subject application are as follows.

Section 1.1 provides policy guidance for efficient development and land use patterns. This section states: "*Healthy, livable and safe communities are sustained by:*

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) *accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e) *promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;*
- f) *improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;*
- g) *ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and*
- h) *promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate."*

This application promotes an appropriate range and mix of residential and institutional uses within the village of Richmond by adding a greater mix of residential arrangements in a rural settlement area otherwise generally characterized by single detached dwellings.

In particular, this proposal directly addresses the need to provide housing and institutions for older persons by offering a suite of residential options for aging in place.

Section 1.1.4.1 of the PPS builds on this in outlining provisions for rural areas in municipalities. In particular, they state that *“Healthy, integrated and viable rural areas should be supported by:*

- a) building upon rural character, and leveraging rural amenities and assets;*
- b) promoting regeneration, including the redevelopment of brownfield sites;*
- c) accommodating an appropriate range and mix of housing in rural settlement areas;*
- d) encouraging the conservation and redevelopment of existing rural housing stock on rural lands;*
- e) using rural infrastructure and public service facilities efficiently;*
- f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
- g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;*
- h) conserving biodiversity and considering the ecological benefits provided by nature; and*
- i) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.*

The proposed development is complementary to the architectural character of the Village of Richmond. As mentioned earlier, the residential and institutional components help in accommodating an appropriate mix of housing.

Section 1.1.4.2 of the PPS builds upon this by stating that *“In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.”* The conversion of the unsuccessful development into a more predictable and reliable mixed-use complex will positively affect the vitality and economy of the Village of Richmond; considered to be a rural settlement area.

Section 1.6.6 of the PPS discusses provisions pertaining to Sewage, Water and Stormwater. In particular, it emphasizes that *“Planning for sewage and water services shall:*

- a) direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing:*
 - 1. municipal sewage services and municipal water services; and*
 - 2. private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available;*
- b) ensure that these systems are provided in a manner that:*
 - 1. can be sustained by the water resources upon which such services rely;*

2. *is feasible, financially viable and complies with all regulatory requirements; and*
3. *protects human health and the natural environment;”*

Section 1.6.6 of the PPS also sets priorities on the types of servicing that should accompany development in the province. Specifically, Section 1.6.6.1 e) states that *“Planning for sewage and water services shall:*

e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4, 1.6.6.5”

Section 1.6.6.2 explains that full municipal water and sewage services are the preferred form of servicing. In keeping with this priority, this proposal seeks to use municipal sewage and wastewater services for the development. This service is available within Richmond and the existing service capacity can accommodate the proposed development. The issue of multiple residential blocks having the ability to connect to the communal water is consistent with and does not offend the policies.

Section 1.6.6.3 describes the second type of servicing which is permitted and prioritized when full municipal services are not provided. Specifically, the policy states:

“Where municipal sewage services and municipal water services are not provided, municipalities may allow the use of private communal sewage services and private communal water services.”

Full municipal water services are not currently provided throughout the entire Village of Richmond and are only available within specific developments. In keeping with the provincial hierarchy and preference for communal water systems over individual on-site water services (last in the hierarchy), this development is seeking to provide water services through a privately-operated communal water system. By providing water services through a private communal water system to individual parcels, the development would meet the intent of Section 1.6.6. It would also meet the overall intention of the PPS by addressing many of the specific policies discussed earlier such as efficient use of land, cost-effective development of land, increasing density within settlement areas, providing a range of housing options, and regenerating a former failed development site.

Per the above, the PPS is not only permissive of private communal water services; it promotes them as an alternative when municipal services are not available, such as is the context of the proposed development, including to multiple residential use blocks. The issue of whether the overall parcel is subdivided into smaller parcels through a plan of condominium is consistent with the intentions of the PPS in this particular situation.

Furthermore, to be most consistent with the PPS, steps will be taken to ensure that efficient use and optimization of the Subject Property’s communal water system is undertaken; in a manner that is sustainable, viable, and safe. This will be accomplished to meet all necessary standards.

Finally, the use of a private, communal water system to service multiple residential blocks within this development by way of a plan of condominium would not prevent it from being serviced by a public water system widely available throughout the Village of Richmond in the future. The system is designed to service the development over the long-term, but could function as an interim measure if and when full municipal services are provided.

4.2 Conformity with the City of Ottawa Official Plan

The City of Ottawa Official Plan (“OP”) was adopted in 2003 and provides a vision for future growth of the city and a policy framework to guide future development. The OP recently underwent a 5-year review and Official Plan Amendment (OPA) No. 150 was approved by Council in December 2013. It is the policies of OPA 150 along with the relevant policies of OPA 180 that will be analyzed with respect to the Subject Application.

Section 2.2 – Managing Growth

Section 2 of the OP concerns the City’s strategic directions for the future of the city. In particular, Section 2.2 discusses growth and development. It states that;

“The strategy for growth and development in the rural area is to:

- Support the role of villages as the focus for employment and housing in the rural area;*
- Direct growth and development to those villages where community facilities and services already exist, or to those villages where community facilities and services can be provided efficiently and there is the strongest potential for the village to evolve into a complete community; and*
- Protect rural character by restricting the type and intensity of development that is permitted outside the Village designation.”*

The proposed application is in line with the strategic direction for the City in that it supports the role of the village as the key domain within rural areas for the provision of new housing. The proposal also allows for modest increases in density within the village, allowing for the efficient use of existing community facilities and services. Rural character is protected by increasing density within the settlement area boundaries and allowing for growth to occur without the need for expansion into surrounding rural areas outside of the village.

The issue of whether multiple blocks are serviced by a single communal water system does not offend any of these policies and it is our view that it strengthens and promotes the policies for strategic growth within serviced villages.

Section 3.7.1 – Village Designation

The Subject Property is within the designated Village of Richmond, as per Schedule A of the Official Plan. It is therefore subject to the policies of Section 3.7.1 for the Village designation (see [Exhibit F](#)). Within villages, the city encourages “the delivery of municipal and community programmes and facilities, **the development of residential uses in a variety of forms** and modest employment opportunities, in the form of commercial, tourism and small-scale industrial development.” The change in use to a combination of residential and institutional use development parallels this expectation in promoting a variety of housing in the residential area for aging in place.

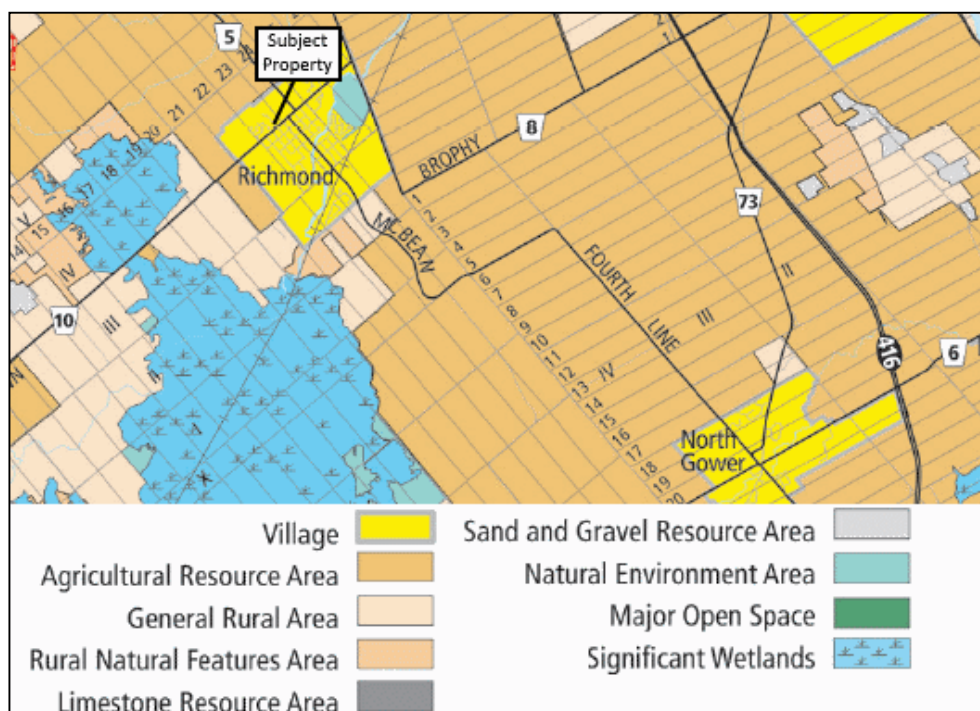


Exhibit F: Schedule 'A' of the Official Plan, Rural Policy Plan

Development in the Village of Richmond is further subject to its Secondary Plan. The Secondary Plan for the Richmond Secondary Plan was amended by Official Plan Amendment No. 209 through Bylaw 2018-105 which designated the easterly part of Phase 1 (92 life lease units) to Residential – Ground Oriented Attached and Phases 2 & 3 to Residential Apartment. The westerly part of Phase 1 (92 life lease units) were already designated as Residential - Ground Orientated Attached.

The applicable policies for the Residential – Ground Oriented Attached designation are as follows:

The Residential Ground-Oriented Attached designation provides for a range of ground-oriented, higher density housing forms to provide a greater diversity of accommodation that will serve a variety of age groups and income levels close to uses and services that meet their daily needs.

Policies

1. *Uses permitted on lands designated Residential – Ground Oriented Attached include: triplexes and ground-oriented attached dwellings containing 6 units or less. A limited number of detached, duplex, and semi-detached dwellings may be permitted as long as 50% of the area of the designation remains for attached dwellings as defined above.*
2. *The maximum building height should be three and a half storeys.*
3. *The City will evaluate a development proposal in the Residential – Ground-Oriented Attached designation against its ability to meet City Design Guidelines and Community Design Plan.*
4. *With the exception of private driveways, on-site parking should be located to the side or behind a building so that the front elevation can be close to the street. If it is located at the side, the parking area should be visually screened from the sidewalk and from abutting neighbors.*

The existing uses conform with the above policies.

The applicable policies for the Residential Apartment designation which covers the Phase 2 & 3 areas of the Subject Property are as follows:

Policies

1. *Uses permitted on lands designated Residential – Apartments include: stacked townhouses and apartments.*
2. *The City will evaluate a development proposal in the Residential – Apartment designation against its ability to meet City Design Guidelines and Community Design Plan.*
3. *The maximum building height should be four storeys. (amended to 5 storeys for the Subject Property through OPA No. 209)*
4. *A zoning amendment and an amendment to the Community Design Plan will be required to create new residential apartment or stacked townhouse sites. An amendment to the Official Plan is not required unless the height of the proposed building is significantly greater than the maximum permitted. The following criteria shall be used to assess these applications:*
 - a. *Located on arterial roads or*
 - b. *Located near a park*
 - c. *Compatible with the surrounding community which may be achieved through building transitions and compliance with a maximum density of approximately 99 units/ha*
 - d. *Of high-quality design based on the Design Guidelines in the Plan*

The existing structure in Phase 2 conform to the above policies. The partially constructed 5 & 3 storey structures conform to the policies.

Section 4.4 – Waste and Wastewater Servicing

Section 4.4.2.4 discusses Small Water and Wastewater Works, such as that which is included in the proposed development. Policy 1 of this section defines Small Water and Wastewater Works as “...owned, operated and managed by a single owner, for a single building, or complex of buildings that comprise an institution, through an agreement with the City”. During the original approval of this site under a previous owner, the proposal included a complex of buildings that met the definition of an institution in the form of a retirement home community. The proposal to construct a Small Water Works was given approval at that time and the water facility was constructed. The entire site is currently configured to use the water system, and the proposal seeks to make use of that existing facility and incorporate it into multiple blocks within the development, which includes a retirement facility in addition to other residential uses. The division of land that the water system serves through a plan of condominium is irrelevant to the safe operation and healthy supply of water provided that each of the separate blocks are legally “connected” in perpetuity to the water system.

Within Section 4.4.2.4, Policy 3 states that the City may consider allowing for small water works for institutional uses such as a school or a retirement home; provided that the owner enters into a responsibility agreement with the City. The previous Official Plan Amendment allowed communal water service to also serve this overall development on a site-specific basis. This proposed Official Plan Amendment would extend that permission to multiple residential blocks as well. The entire development would be subject to similar agreements with the City as are required with uses such as retirement homes. The matter of subdividing the subject property into multiple blocks through a plan of condominium is suitable providing the agreements/easements are in place to ensure usability in perpetuity by the resulting parcels of land.

This is an unusual site-specific circumstance given the fact that the facility currently exists on-site, and that an Official Plan Amendment was already approved that allowed for the use of a small water works to service both institutional as well as residential blocks within the development, whether they are on a single or separate parcel of land. The matter of how the land is subdivided, whether through consents, subdivision or condominium is irrelevant to this issue. The ongoing operation of this water works would be undertaken with the same level of rigour for which would be required of an institutional use with the communal water system owned by a single entity. This would include a requisite responsibility agreement, per Policy 3 of Section 4.4.2.4 which fulfills the contains the following components:

- a. *A detailed description of the design criteria for the small water and wastewater works that must meet standards agreed to by the City;*
- b. *The details of the monitoring, operation and maintenance requirements of the small water and wastewater works;*
- c. *The complete financial plan, which provides assurance in the form of a letter of credit or equivalent, equal to the operating and capital reserve fund for the system.*

Once the policies are in place to allow for communal services to multiple blocks, the future condominium will own the shared services that include the wells, pump house, roads, sewers, stormwater management facilities and water distribution network as shown on the previously attached Draft Plan of Condominium, included as **Exhibit E**.

Further, the development will adhere to Policy 4 of the same section which requires submission of the following information at the time of application:

- a. *Hydrogeology and terrain analyses that demonstrate the long-term sustainability of water supply and wastewater disposal;*
- b. *A vulnerability assessment in accordance with the terms of reference as specified at the time of a pre-application consultation;*
- c. *A Reasonable Use Study to determine the impact from the sewage system(s) on the groundwater, as described by the Ministry of the Environment guidelines; and*
- d. *The identification of any risk to the water supply and the mitigation necessary to protect that supply.*

By adhering to the same standards which are applied to other uses with small water and wastewater works, the Official Plan Amendment being sought will match the intent of this section of the OP to ensure that such systems are safely operated in perpetuity for all affected block owners.

Section 5 – Implementation

Section 5 of the OPA 150 discusses Implementation of the Official Plan. One of the categories it outlines for doing so is “Provision of Infrastructure.” In particular, Section 5.1 cites that the City aspires to “*Provide, with developers, adequate water, wastewater, stormwater, telecommunications and transportation infrastructure to support the pattern and intensity of development; [Amendment #76, August 04, 2010]*” and “*Support alternative servicing options where they provide a better solution in the rural area.*” This is an appropriate servicing option for the given context and worthy of support. It enables the appropriate financial commitment/arrangements by the new Owner to complete the project by separating out the vacant/future development blocks completed components (the 92 life lease units and the 35 unit rental building).

Section 5.2.2 of the OP concerns amendments to the Official Plan. Policy 1 under this section reads as follows:

- 1) *When considering amendments to this Plan, the City will have regard to, among other things, the following criteria:*
 - a) *The impact of the proposed change on the achievement of the policies expressed in this Plan;*
 - b) *The effect of the proposed change on neighbouring communities;*
 - c) *The effect of the proposed change on the need for water, wastewater and transportation services.*

The above section outlines the considerations that must be made when reviewing an amendment to the OP. As discussed previously, the subject amendment will meet the overall intent of the OP by ensuring that the proper mechanisms are in place to maintain health and safety, and by directing growth in an appropriate manner. The proposed amendment will have a positive impact on the achievement of policies expressed in the OP.

The amendment would also have a positive change on neighbouring communities by facilitating the revitalization of the Village of Richmond and providing a range of housing options due to positive financing to separate blocks of land. Finally, the proposal would have a net benefit on the need for water services in the community. As no public water services would be required for the subject development, existing and future public water service can be directed into other areas to promote balanced growth in the Village.

The ongoing Official Plan Amendment being sought will meet the overall intent of the Plan and is appropriate and suitable in this circumstance. The application for Plan of Condominium implements the recent amendment for the subject property assuming that the pending amendment is adopted.

4.3 Consistency with Village of Richmond Community Design Plan

The Village of Richmond Community Design Plan (CDP) was established in 2010 to provide guidance and vision on the future development of the community. The CDP functions together with the Secondary Plan discussed previously, as amendments to the Secondary Plan/Official Plan must meet the intent of the CDP. Some of the primary principles of the CDP most relevant to this application are the creation a livable and sustainable community and ensuring the sustainability of servicing.

This application meets the intent of the “livable community” principle by increasing the levels of flexibility for the Owner in terms of financing. The establishment of new residential units that provide an alternative to single-family dwellings within the village help to ensure that a range of housing alternatives are available for residents. The proposal also provides additional residential density and commercial space that will complement the village core and help to revitalize the community, especially the western end of Perth Street. The overall development will provide the essential addition of residential uses to enhance the main street in Richmond and help encourage the development of a mixed-use, “complete” community. The mechanism to create separate blocks of land through the application for Plan of Condominium is a reasonable method to implement these principles.

The sustainability of servicing is a primary principle of the Richmond CDP. The plan acknowledges that a privately-operated communal water system has been established on the subject site. It also references a Master Servicing Study that was completed for the Village of Richmond, and identifies the entire village as Publicly Serviced Area (PSA). Three particular policies of the CDP directly relate to water servicing and the application

for Plan of Condominium with common elements (including the communal water system) is suitable method to subdivide and is based on the previous servicing study:

Policies

- 1. Development in the Western Development Lands shall be based on public communal well services. Development in the Northeast Development Lands and the Industrial Lands shall be based on either communal or private wells. Development in the remainder of the village shall be based on private wells unless it is deemed necessary to convert the remainder of the village to a communal well system.*
- 2. Water infrastructure services shall be upgraded to provide for the gradual conversion of existing development from private wells to a village-wide communal system if deemed necessary. For the purposes of Section 2.3.2 of the Official Plan, all the lands within the village boundary shall be a Public Service Area for water services.*
- 3. Wellhead protection studies shall be conducted as part of the establishment of communal well systems subject to the appropriate regulations at the time of plan of subdivision.*

The subject application meets the intent of the above policies. Policy 1 specifies the development lands (Western Development Lands, etc.) which must be based on public servicing, but allows for private servicing for the remainder of the village (including the subject site). Policy 2 aims to gradually upgrade the water servicing throughout Richmond so that a village-wide public, communal system is available in the future. This application proposes the use of a private communal water system to various separate blocks of land within the overall development through the application for Plan of Condominium. As mentioned previously, the water service could be converted or at the least connected to a future village-wide system. Nothing in this proposal would prevent the development from eventually connecting to a publicly-operated, communal water system.

The proposal meets the intent of the Village of Richmond Community Design Plan and complies with the policies outlined above.

4.4 Consistency with Ottawa Infrastructure Master Plan

The City of Ottawa Infrastructure Master Plan is a planning document, which supports the Official Plan. It provides guidance and a vision for the development of the City's water, wastewater and stormwater infrastructure into the future.

Section 5.6.4.2 of the Plan specifically concerns the Village of Richmond. The Plan identifies an established neighbourhood and future neighbourhood within Richmond that are, or will be serviced by public, communal water systems. The Plan identifies that although there is the potential to service the remainder of the village through a larger, community-wide, publicly-operated water system, there are no plans at this time to expand water servicing throughout Richmond.

The exception 858 within this zone has special provisions that affect a retirement home as follows:

- minimum floor area: 5000m²
- minimum drive aisle width: 6m
- retirement home maximum height located at least 40m from a V1 zone: 16m

The exception 859 prohibits all uses until such time as the hold is lifted. Furthermore, the holding provisions may be lifted when servicing capacity has been demonstrated and the related site plan approved.

The stated purpose of the VM - Village Mixed-Use Zone is to,

- (1) permit a wide variety of commercial, leisure, institutional and residential uses in areas designated as Village in the Official Plan,*
- (2) reinforce the historical character of the Village core areas and mainstreets by promoting small-scale, street-oriented building form;*
- (3) recognize the function of Business Improvement Areas as primary business or shopping areas; and*
- (4) regulate development in a manner that adopts existing land use patterns so that the unique village character is maintained.*

The purpose of the VM zone reflects the character and scope of the development already undertaken in Phase 1 of the development. However, given that the intention of Phase 2 and Phase 3 is to develop higher-density, primarily residential units, with one structure already completed, a different zoning has been deemed to be more appropriate.

Council adopted amendments to the Zoning Bylaw in 2018-106 that This re-zoned the portion of the site known as Phase 2 and Phase 3 to V3E – Village Residential Third Density Zone.

The stated purpose of the V3 – Village Residential Third Density is to,

- (1) permit a range of low and medium density housing types in areas designated as Village in the Official Plan;*
- (2) restrict the building form to low rise, medium density, based on existing development patterns;*
- (3) allow a limited range of compatible uses, and*
- (4) regulate development in a manner that adopts existing land use patterns so that development is compatible with the scale and density of a neighbourhood.*

Land Uses

The V3E zone allows approximately 20 different uses. Relevant to this report are the following:

apartment dwelling, low rise

retirement home

The aspiration to construct apartment dwellings and retirement homes corresponds with the uses permitted within the V3E zone.

The development proposed in both Phase 2 conforms to the standards required in the V3E subzone as amended by the site-specific exception.

Village Residential Third Density Provisions

Table 263E – V3E Zoning Provisions		
I ZONING MECHANISMS	II PROVISIONS	Subject Property: Phase 2, Phase 3
(i) Minimum lot area	900 m ²	Compliant
(ii) Minimum lot width	24 m	Compliant
(iii) Minimum front yard setback	9 m	Compliant
(iv) Minimum interior side yard setbacks	3.5 m	Compliant
(v) Minimum corner side yard setbacks	9 m	Compliant
(vi) Minimum rear yard setbacks	11 m	Compliant
(vii) Maximum building heights	16 m	Compliant
(viii) Minimum landscaped area	25%	Compliant
(ix) Maximum lot coverage	25%	Compliant
(xi) Maximum density (units/ha)	99 units/ha	Compliant

Zoning Provisions

The proposal also seeks to include a Planning Unit Development as an additional permitted use for the Phase 2 and 3 lands. This is necessary to permit more than a single residential use building within any block/lot.

In addition, Phase 2 may be subdivided in the future for financing and other purposes, such that the “one lot for zoning purposes” should be included in the amendment.

The application for Plan of Condominium would still comply with the Zoning By-law if the ongoing application for Zoning By-law Amendment in association with the Official Plan Amendment are approved.

5.0 Required Technical Studies

Based on pre-consultation with the City of Ottawa, no further technical studies were required in support of the application for Plan of Condominium as they were already prepared and accepted for the initial Official Plan Amendment and Zoning By-law Amendment.

6.0 Summary and Conclusions

1. The application for Plan of Condominium is consistent with the Provincial Policy Statement as the proposed development contributes to a strong and diversified supply of rural housing that reflects the character of the Village of Richmond and which will assist in revitalizing the village core through a multitude of development parcels (PoTLs).
2. The Proposed Development as subdivided meets the intent of the Provincial Policy Statement by taking advantage of communal servicing while allowing a future connection to a village-wide system if such becomes available.
3. Per the Official Plan requirements, the design of the communal water system allows for it to adequately meet provincial and municipal standards and strategic directions; provided that an Official Plan Amendment is approved to allow the communal water system to service more than a single block of land.
4. The Plan of Condominium application implements the provisions of the Zoning By-Law provided that the ongoing amendment is approved that allows of multiple blocks of land to be serviced by that communal water system. This development respects the context of the area by proposing uses and a built form that remains feasible within the context of the subject property and ensures the vitality of the village and efficient use of existing development.
5. The common elements condominium application would deal with the ownership and shared services within the Subject Property.

Based on the above noted rationale the application for Plan of Condominium for the Subject Property are appropriate and represents sound land use planning.

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