PARKLAND DEDICATION MEMO

To:	Sarah McCormick, Planner III
From:	Mustapha Arkadan, Project Manager, Land Development
CC:	Anissa McAlpine, Parks Planner
Date:	October 13, 2026
File No:	D07-16-20-0016 PH2
Re:	6305 & 6371 Ottawa Street West Official Plan Amendment

Dear Sarah,

The memo herein details Caivan's adherence to the parkland dedication requirements imposed upon the subdivision lands titled Richmond South (D07-16-20-0016 PH2), Fox Run Phase 4 and 5 (D07-16-21-0031), and Richmond North Phases 1 to 3 (D07-16-21-0011). The rationale is in keeping with that detailed in the Western Development Area Parks Plan.

Specifically, all land conveyance requirements will be met through parkland dedication in the North Parkette Block within the Richmond North Development Area, adjacent to the hydro corridor and Oldenburg Avenue. This parkette maintains connectivity through Oldenburg Avenue and Meynell Road, facilitating access for residents throughout the Western Development lands.

In Ontario Land Tribunal Case OLT-23-001194, the draft conditions imposed upon Caivan (Richmond South) Limited for Richmond South state that parkland is to be dedicated through payment of cash-in-lieu for the 185 proposed dwelling units. As evidence, Table 1 displays the agreed-upon draft conditions concerning parkland dedication.

Table 1: Parkland Conveyance Draft Conditions (File No: OLT-23-001194)

Draft Condition Number	Draft Condition	City of Ottawa Entity
44 – P1	The Owner acknowledges and agrees that the conveyance requirement to the City is 1850 square metres. In accordance with the Planning Act and the City of Ottawa Parkland Dedication By-law, the Owner shall: provide cash-in-lieu of parkland on the subject lands within Ward 21 such value of the land to be determined by the City's Realty Services Branch. The Applicant shall bear the cost of any appraisal costs incurred by the City;	OTTAWA Parks

<table>
<tr>
<td>45 – P2</td>
<td>The Owner covenants and agrees that the conveyance requirement has been calculated at the rate set out below in accordance with the Parkland Dedication By-law, being By-law No. 2022-280, as amended:

For cash-in-lieu of conveyance of parkland (residential > 18 units/net ha):

i. one hectare per 1,000 net residential units but shall not exceed a maximum of 15% of the gross land area where greater than five hectares.

<table>
<tr><th>Residential Units</th><th>Rate (units/ha)</th><th>Parkland Dedication Requirements</th><th>Land area (ha)</th><th>15% of land area (ha)</th></tr>
<tr><td>185</td><td>0.001</td><td>0.185</td><td>7.12</td><td>1.068</td></tr>
<tr><td colspan="4">Lesser of parkland dedication or 15% land area</td><td>0.185</td></tr>
</table>

In the event that there is change in the proposed use, block area, residential product and/or number of dwelling units within the Final Plan, the required parkland dedication will also be subject to change.

The Owner acknowledges and agrees that based on the final unit count and the area parkland calculations, should the parkland conveyed be in excess of the requirements under s.51 of the Planning Act, the City shall not compensate the Owner.</td>
<td>OTTAWA Parks</td>
</tr>
</table>

With the proposed increase in density posited by the Official Plan Amendment, any dwelling units added beyond the 185 draft-plan approved units will be dedicated in the form of land conveyance. Holding in consideration the proximity of the subject site to Babe McRae Park, land conveyance will be met through increased dedication in Richmond North in lieu of a parkette in Richmond South. This is in keeping with the Western Development Area Parks Plan, with Babe McRae Park functioning as the communal park block for the Southern Development Area.

In current standing, the proposed park in Richmond North will accommodate the under dedication of Richmond North Phase 1 by 0.205 hectares, the under dedication of Fox Run Phases 4 and 5 by 0.397 hectares and the anticipated 0.546 hectares dedication required for the draft plan approved phases Richmond North Phase 2 and 3; this is reflected in signed subdivision agreements for Fox Run Phase 4 and 5 (D07-16-21-0031) and Richmond North Phase 1 (D07-16-21-0011).

With the projected addition of 15 to 42 units in Richmond South, the Richmond North park will accommodate an additional 0.025 to 0.07 hectares of under-dedication; the projected parkland conveyance is summarized in Table 2.

Table 2: Projected Parkland Conveyance Summary

Phase	Number of Dwelling Units	Parkland Dedication requirement (1 ha/600 units)	Parkland Conveyance	Parkland Over/under dedication
Richmond North Phase 1	123	0.205 ha	0 ha	- 0.205 ha
Richmond North Phase 2 (anticipated)			1.173 to 1.218 ha	
Richmond North Phase 3 (anticipated)			0 ha	
Subtotal (anticipated)	451	0.751 ha	1.173 to 1.218 ha	0.422 to 0.467 ha
Additional parkland dedication requirements carried from Fox Run Phases 4 and 5		0.397 ha	n/a	- 0.397 ha
Richmond South – Additional Units Beyond Draft Plan Approved	15 to 42	0.025 to 0.07 ha	0 ha	- 0.025 to -0.07 ha
Total		1.173 to 1.218 ha	1.173 to 1.218 ha	0.000 ha

I trust this memo will be satisfactory for your review. Please reach out if there are any questions or concerns.

Sincerely,
Mustapha Arkadan
Project Manager, Land Development
Caivan