FOTENN



6305 & 6371 Ottawa Street West

Planning Rationale
Official Plan Amendment
October 13, 2026

Prepared for Caivan Communities

Prepared by Fotenn Planning + Design
420 O'Connor Street
Ottawa, ON K2P 0P4

October 2026

© Fotenn

The information contained in this document produced by Fotenn is solely for the use of the Client identified above for the purpose for which it has been prepared and Fotenn undertakes no duty to or accepts any responsibility to any third party who may rely upon this document.

Contents

1.0 Introduction 2

2.0 Proposed Official Plan Amendment 4

2.1 Parkland Dedication 5

3.0 Subject Lands and Surrounding Area Context 6

3.1 Site Context 6
3.2 Surrounding Area 6
3.3 Transit Network 7
3.4 Transportation 7

4.0 Policy and Regulatory Framework 9

4.1 Provincial Policy Statement (2024) 9
4.2 City of Ottawa Official Plan 11
4.2.1 Strategic Direction 11
4.2.2 Growth Management Framework 12
4.2.3 City-Wide Policies 13
4.2.4 Transects 13
4.2.5 Rural Designations 14
4.3 Village of Richmond Secondary Plan 14
4.3.1 Official Plan Amendment Discussion 16
4.4 Village of Richmond Community Design Plan (2010) 17
4.5 Urban Design Guidelines for Neighbourhoods and Streets – Rural Villages 18
4.6 Comprehensive Zoning By-law 2026-50 19

5.0 Conclusion 21

1.0 Introduction

Fotenn Planning + Design has been retained by Caivan Communities ("Caivan") to prepare a Planning Rationale which contemplates an Official Plan Amendment to introduce new density policies relating to 6305 & 6371 Ottawa Street West in the Richmond Secondary Plan.

The subject lands represent approximately 7.26 hectares of undeveloped land within an area of Ottawa's Village of Richmond known as the Western Development Lands (Figure 1). At the time that the Village of Richmond Community Design Plan (CDP) was being implemented in 2010, much of the Western Development Lands were undeveloped and accordingly, guiding densities were assigned for these lands based on the direction of the 2003 City of Ottawa Official Plan, which was applicable at that time. These densities were then incorporated into the Council-adopted Village of Richmond Secondary Plan.

Although the Village of Richmond Secondary Plan was adapted to carry forward to the current Official Plan (2022), there were no changes to the density standards in the Western Development Lands despite the direction from base Official Plan to accommodate approximately 20,000 new residents within Ottawa's Villages over the planning horizon to 2046.

Since the adoption of the Community Design Plan density targets, the Provincial Planning Statement (2024) has undergone many revisions, the majority of which direct efficient growth to settlement areas with municipal servicing available, which includes the Village of Richmond.

As the Western Development Lands have built out, the existing density range policy framework in the Secondary Plan has become problematic as it relies on unit typology information that is not publicly available and requires coordination between multiple landowners and competition for allocation.

Additionally, the newly adopted Zoning By-law 2026-50 shifts to a form-based approach for Village Zones rather than the previous typology-based format. The present Secondary Plan is prescriptive based on typology and is therefore contradictory to the direction of Council in the latest Zoning By-law.

With consideration to the above, it is therefore recommended that the Village of Richmond Secondary Plan be amended to accommodate an approach to development and intensification which more appropriately aligns with the latest Provincial policy and legislation; the standards of the newly adopted Comprehensive Zoning By-law; and the density targets for Villages within the Official Plan.



Figure 1: Lands Subject to Proposed Official Plan Amendment

2.0
Proposed Official Plan Amendment

In order to implement revised densities for the subject lands that reflect the latest policy and regulatory direction, it is proposed to introduce a new residential designation known as “Village Residential 4” (Figure 2). The draft policy language is as follows:

XYZ) For the lands designated Village Residential 4 in the Western Development Lands, the following policies shall prevail:

a) Despite Policy 38, the maximum permitted residential density is 48 units per net hectare.
b) Unit typology will align with the form-based approach of Zoning By-Law 2026-50, but in no case may a vertically attached dwelling (i.e. townhouse) contain more than 6 principal dwelling units.
c) All units must have a standalone exterior exit that connects to the street frontage.
d) The maximum building height is 3.5 storeys.

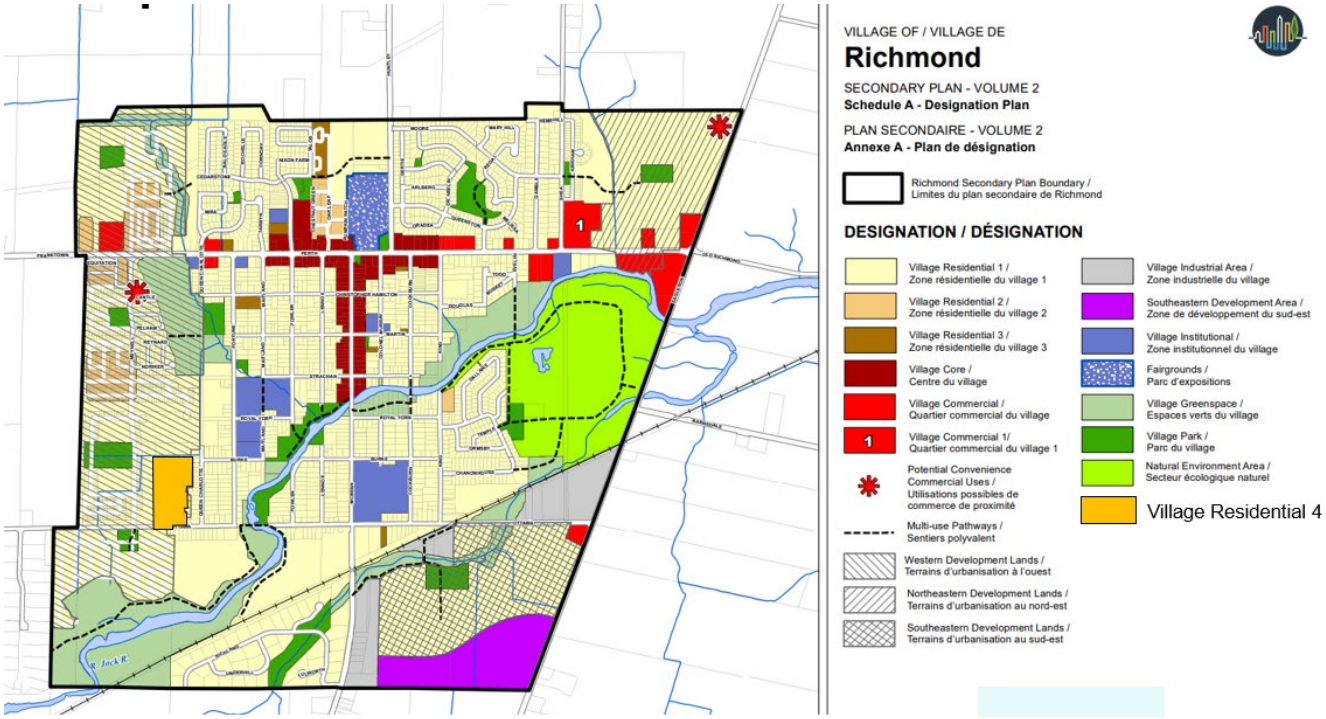


Figure 2: Conceptual Amended Secondary Plan Schedule

The proposed new designation will ensure that the newly introduced policy language does not interfere with other landowners’ holdings, while also allowing predictability for the manner by which residential development will take place under the newly proposed policy format.

The proposed designation is expected to accommodate approximately 200 to 227 residential units on the lands. The proposed unit distribution would accommodate approximately 55% single detached units and 45% townhouse units; upon lots ranging between 21m and 27m in depth. 26m deep lots are proposed abutting the existing development to support an appropriate transition (Figure 3). To ensure the upper limit of the allocation is feasible, technical reports assume a total of 227 residential units. Mid-block pedestrian pathways could increase porosity and walkability through the subject lands.

The final buildout and layout would be formalized through redline revisions to the approved Plan of Subdivision as well as a Zoning By-law Amendment. The concept provided in Figure 3 is representative of how the proposed density could be accommodated on the lands, but may be subject to change.

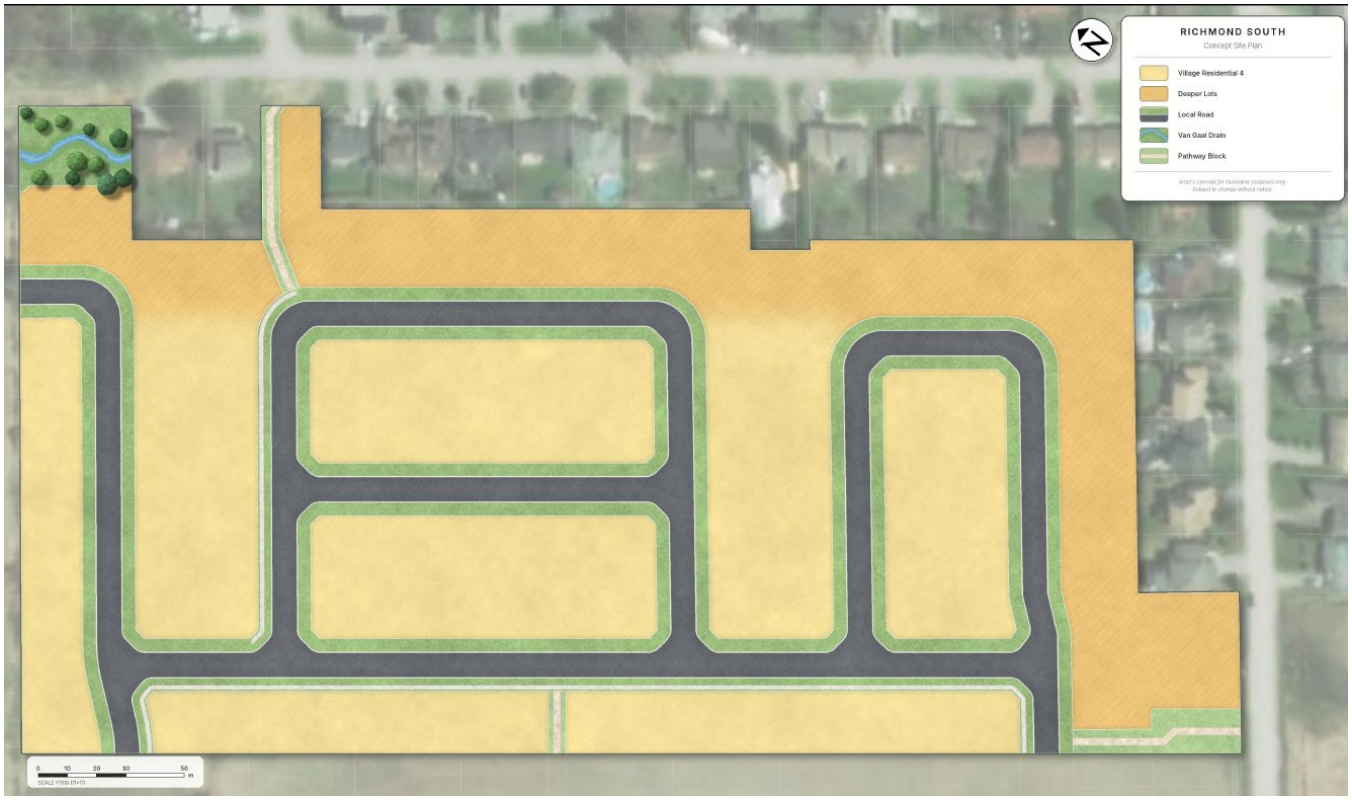


Figure 3: Conceptual Street Network Plan for 6305 & 6371 Ottawa Street.

2.1 Parkland Dedication

The subject lands are part of a draft-approved Plan of Subdivision (File No. D07-16-20-0016 PH2), approved by the Ontario Land Tribunal by Order dated May 30, 2025 (Case No. OLT-23-001194). Draft Approval Conditions 44 and 45 set a parkland requirement of 0.185 hectares for the 185 approved units, to be satisfied through cash-in-lieu. Condition 45 also provides that the requirement will change if the number of units in the final plan changes.

The cash-in-lieu requirement for the 185 draft-approved units will stay as set out in the OLT conditions. Parkland for any units above that number will be dedicated as land in the Richmond North park, in keeping with the Western Development Area Parks Plan.

Further details, including the projected parkland calculations, are provided in the Parkland Dedication Memo (Caivan, October 2026) submitted with this application.

3.0
Subject Lands and Surrounding Area Context

3.1 Site Context

The subject lands are municipally known as 6305 & 6371 Ottawa Street West. The parcel is 7.26 hectares in size and presently vacant and cleared relative to the historic approvals and its future intended purpose as residential.

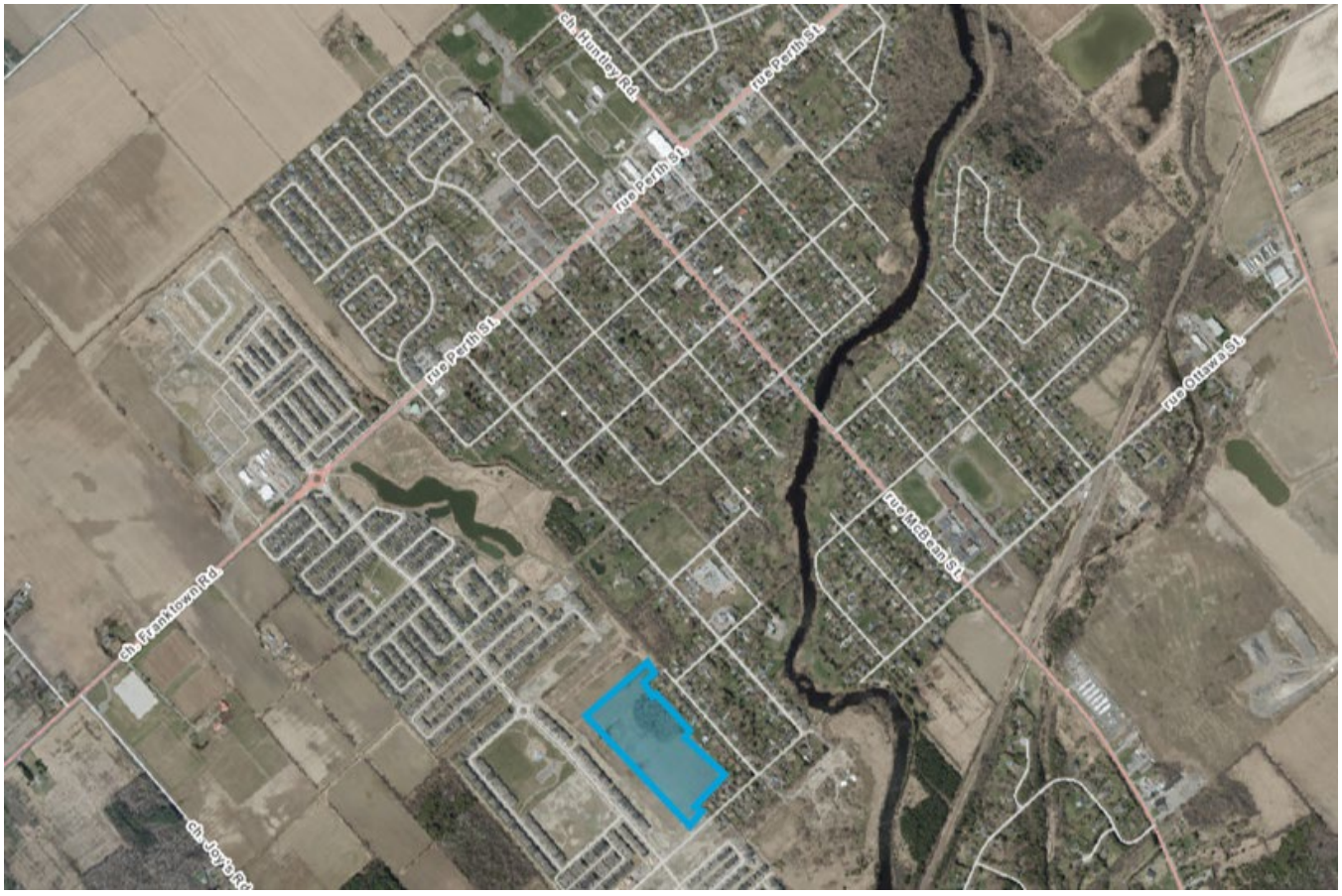


Figure 4. Subject Lands.

3.2 Surrounding Area

The subject lands are located on the western side of the Village of Richmond, in an area known as the Western Development Lands. The Western Development Lands, which are residential in purpose, are slated to accommodate between 1,800 to 2,300 dwelling units at full build-out. The Village itself is located within the boundaries of the City of Ottawa, approximately 25 kilometres southwest of the downtown core. The subject lands are accessed via Ottawa Street West.

The area surrounding the Village is characterized by rural agricultural and undeveloped natural lands, with sparse residential and commercial development. The existing village to the east and southeast of the subject lands is comprised of predominantly low-density residential land uses, as well as supporting institutional, commercial, and recreational land uses.

North

The area north of the subject lands features agricultural lands and ancillary residential and commercial uses. Further north of the Village of Richmond are the communities of Goulburn and Kanata.

East
The Jock River and the core area of the Village of Richmond are located east of the subject lands. In addition to low-density residential development, the Village includes the Richmond Lions Community Park, Richmond Medical Clinic, Richmond Shopping Centre, and other supporting uses.

South
South are additional residential lands, with agricultural lands and undeveloped areas beyond.

West
West of the subject lands is generally rural, comprised of agricultural, and natural features. The Villages of Munster and Ashton are located further west of Richmond Village.

3.3 Transit Network

The Village of Richmond is serviced by OC Transpo bus routes 263, 283, and 301. Park and Ride facilities that connect to the broader City of Ottawa rapid transit network are available within Richmond and further to the north and east.



Figure 5: OC Transpo Transit Network Map (Site Locations Approximate)

3.4 Transportation

The subject lands have access to Ottawa Street West and Meynell Road, which are existing and proposed Collector Streets respectively. Collector streets are intended to move traffic from Local Roads to Arterial Roads.

An internal road network is contemplated for the subject lands and will be developed in further detail through redline changes relating to the approved Plan of Subdivision.

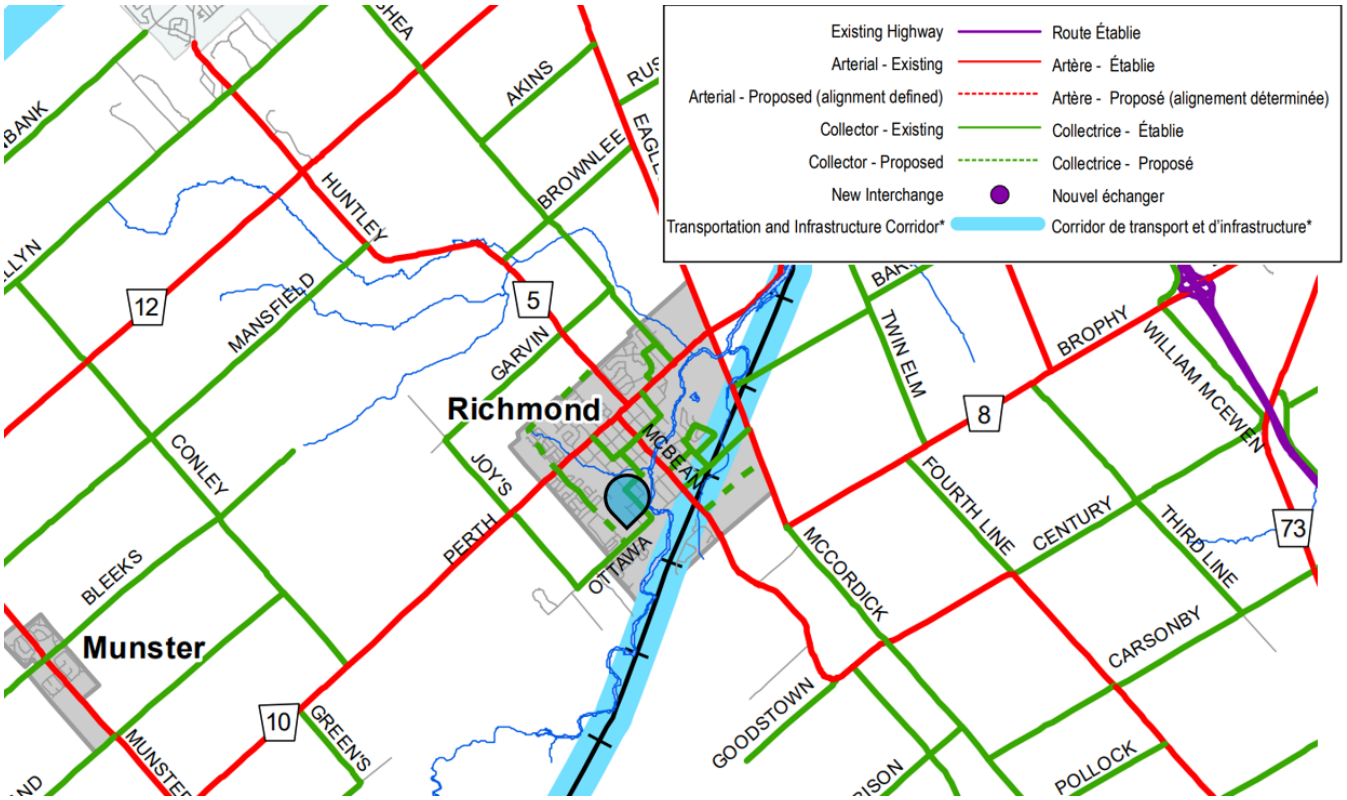


Figure 6: Excerpt from Schedule C9, Rural Road Network.

4.0
Policy and Regulatory Framework

4.1 Provincial Policy Statement (2024)

The Provincial Planning Statement (PPS), issued under the authority of Section 3 of the Planning Act, provides policy direction on matters of provincial interest related to land use planning and development. The Planning Act requires that decisions affecting land use planning "be consistent with" such policy statements issued under the Act.

The PPS encourages planning authorities to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs. The PPS also encourages efficient development patterns that optimize land use, resources, public investment, and public service facilities.

The proposed Official Plan Amendment is consistent with the following policies of the PPS:

2.1.4 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and

b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.

2.1.6 Planning authorities should support the achievement of complete communities by:

a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated childcare facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;

b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and

c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

The proposed development is consistent with Policy 2.1 of the PPS as it facilitates the efficient intensification of serviceable lands in a manner that supports various demographics and benefits from the amenities and infrastructure available in the Village of Richmond.

2.2.1 Planning authorities shall provide for an appropriate range and mix of *housing options* and densities to meet projected needs of current and future residents of the *regional market area* by

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and

2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously

developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;

c) Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

The proposed development is consistent with Section 2.2 of the PPS as it provides a range of housing types, including variously sized single detached dwellings and townhouses; contributing to a broad range of affordability and housing choice.

3.6.1 Planning for sewage and water services shall:

a) accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and existing private communal sewage services and private communal water services;

b) ensure that these services are provided in a manner that:

1. can be sustained by the water resources upon which such services rely;
2. is feasible and financially viable over their life cycle;
3. protects human health and safety, and the natural environment, including the quality and quantity of water; and
4. aligns with comprehensive municipal planning for these services, where applicable.

c) promote water and energy conservation and efficiency;

d) integrate servicing and land use considerations at all stages of the planning process;

e) consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of municipal water services and municipal sewage services to support efficient use of these services to meet current and projected needs for increased housing supply.

3.6.8 Planning for stormwater management shall:

a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;
b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;
c) minimize erosion and changes in water balance including through the use of green infrastructure;
d) mitigate risks to human health, safety, property and the environment;
e) maximize the extent and function of vegetative and pervious surfaces;
f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and
g) align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.

The subject property is within the Village boundary of Richmond, in an area with established public infrastructure and service facilities. The proposed intensification of the subject property will help make efficient use of available infrastructure and public service facilities.

3.9.1 Healthy, active, and inclusive communities should be promoted by:

c) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity; and

d) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources.

The proposed subdivision buildout will incorporate a pedestrian supportive sidewalk network with walkway blocks that can support safe active transportation and recreation.

In summary, the proposed development is consistent with Provincial Planning Statement (2024), by advancing a more efficient and contemporary approach to the Village of Richmond that makes efficient use of land and infrastructure while integrating housing, services, and open space.

4.2 City of Ottawa Official Plan

The Official Plan for the City of Ottawa provides a framework for how the city will develop until 2046 when its population is expected to surpass 1.4 million. The Plan directs how the city will accommodate this growth over time and sets out the policies to guide its development and growth.

4.2.1 Strategic Direction

The Official Plan proposes five (5) broad policy directions as the foundation to becoming the most liveable mid-sized city in North America over the next century. The Official Plan's Strategic Directions generally strengthen the rationale for increased density on the subject property, as follows:

1) **Big Policy Move 1: Achieve, by the end of the planning period, more growth by intensification than by greenfield development.**

/ Ottawa is projected to grow by 402,000 people by 2046, requiring 194,800 new households. The Official Plan assigns a 60 per cent share of future growth within Ottawa's existing built-up area by putting in place zoning and other mechanisms that avoid or delay further boundary expansions. The remainder of growth will take place through greenfield development in undeveloped greenfield lands and additional developable land assigned through urban boundary expansion.

/ **As a greenfield development within an established Village boundary, the proposed development represents a planned and efficient component of Ottawa's allocated growth beyond the built-up area, consistent with the Official Plan's direction that a portion of future growth will occur through comprehensively planned greenfield development supported by infrastructure, services, and phased urbanization.**

2) **Big Policy Move 2: By 2046, the majority of trips in the city will be made by sustainable transportation.**

/ The mobility goal of the Official Plan is that by 2046, more than half of all trips will be made by sustainable transportation. 40 per cent of Ottawa's current greenhouse gas emissions are transportation related. Sustainable transportation options are fundamental to 15-minute neighbourhoods and vibrant communities. Achieving this goal relies on the City's investments in transit, particularly the construction of further stages of Light Rail Transit (LRT) and funding of other rapid transit initiatives.

/ **The proposed development will introduce more residents to the Village of Richmond, supporting existing and future commercial businesses and contribute to Richmond's ability to be standalone as a 15-minute neighbourhood. A walkable and bikeable street network is proposed, with multi-use walkways to reduce distances as one walks through the Village.**

3) **Big Policy Move 3: Improve our sophistication in urban and community design and put this knowledge to the service of good urbanism at all scales, from the largest to the very small.**

/ A goal of the Official Plan is to contribute towards stronger, more inclusive and more vibrant neighbourhoods and Villages. The Official Plan introduces a transect approach to distinguish Ottawa's distinct neighbourhoods and rural Villages, resulting in policies that are better tailored to an area's context, age and function in the city. Policies associated with land use designations, including Hubs, Corridors, Neighbourhoods and Rural Villages are specific to the context of each transect.

/ **The proposed development advances this policy by applying a comprehensive planning approach that will structure the subject lands as complete, context-sensitive development parcels, supporting strong urban form, walkability, and a cohesive public realm.**

4) **Big Policy Move 4: Embed environmental, climate and health resiliency and energy into the framework of our planning policies.**

/ The Official Plan contains policies to encourage the evolution of neighbourhoods into healthy, inclusive and walkable 15-minute neighbourhoods with a diverse mix of land uses. It also includes policies to help the City achieve its target of 100 per cent greenhouse gas emissions reduction by 2050, its target of a 40 per cent urban forest canopy cover and to increase the City's resiliency to the effects of climate change.

/ **The proposed development of the subject property supports the City's environmental objectives in the following ways:**
- **Strengthening and contributing to a complete community; and**
- **Supporting sustainable mobility options.**

5) **Big Policy Move 5: Embed economic development into the framework of our planning policies.**

/ In the Official Plan, an economic development lens is taken to policies throughout. While land use policies in the Official Plan alone do not ensure economic development, they provide a foundation for other City initiatives and programs to support economic development. In the Plan, flexible land use designations are adaptable to changing economic conditions, new industries and ways of doing business. The Official Plan also supports a broad geographic distribution of employment so that people have the choice to work closer to where they live.

/ **The proposed development will allow for more residents to live in Richmond and contribute to its local economy through support of its businesses and through employment opportunities; further supporting its independence as a 15-minute neighbourhood.**

4.2.2 Growth Management Framework

Sections 3 and 4 of the Official Plan set out the City's growth management strategy and City-wide policy directions. On lands that are intended for residential and mixed-use development, the Official Plan supports intensification, particularly directed towards Corridors and Neighbourhoods adjacent to them. However, intensification is supported in all designations where development is permitted (**Section 3.2, Policy 4**).

The Official Plan predicts 5% of growth will occur in the existing Villages, primarily as detached dwellings and other low-density built forms. Section 3.4 provides the following strategies for growth and development in Villages:

/ Most of the village growth shall be directed to where municipal services exist or are planned in the villages of Richmond, Manotick, Greely and Carp;

/ Intensification within all villages is supported, subject to health and safety limitations for partial and private services;

/ Where significant intensification opportunities exist in villages with municipal services, the City may permit smaller lot frontages and areas than those of adjacent existing lots and shall consider the Urban Design section of this Plan, to ensure appropriate integration of new development with established areas;

Residential intensification should accommodate a mix of housing typologies, including family-sized units, at densities which support local shops, services and public service facilities **(Section 2.2.1, Policy 2 and 3)**. Development should create pedestrian-friendly environments and travel routes with good access to active transportation and transit **(Section 4.1.2, Policies 3, 6, and 5)**. Development applications should demonstrate access points and circulation for all modes of transportation, with priority given to pedestrians, cyclists and transit over private automobiles **(Section 4.1.3 Policy 1).**

The proposed Official Plan Amendment establishes specific density targets applicable to the subject lands.

The proposed development supports the Growth Management Framework by creating critical housing stock in an existing community by providing a range of housing types and densities.

4.2.3 City-Wide Policies

Establishing adequate, safe and diverse housing options is a priority of the Official Plan, as established in Section 4.2. As part of the Official Plan, both private ownership and rental housing options are actively encouraged in a variety of built forms. Villages are not identified as areas of high-density development according to the Official Plan; however, development within the identified boundaries of the Village are encouraged to utilize the existing municipal services while not encroaching on agricultural lands or rural countryside.

The subject lands are within the Village of Richmond; enclosed by surrounding development and will not seek to encroach into the surrounding agricultural lands.

4.2.4 Transects

As shown on Figure 7 below, the subject lands are designated Village on Schedule B9 – Rural Transect. The Village designation is intended to permit a variety of land uses to provide for the daily needs of the rural community and to ensure that they remain distinctly rural in character and scale. Section 5.5.1 describes the intent of long-term planning to maintain the rural pattern of development and foster unique sense of place for Villages:

- Built form in the Greenbelt and Rural Transect areas, where development is permitted, shall be low-rise.
- Within Villages, development will be context-sensitive and characteristic of the Rural area. Secondary plans will guide the evolution of Villages to become 15-minute neighbourhoods with vibrant core areas.
- Within Villages, secondary plans will generally support urban built form development within the Village Cores, and both urban and sustainable suburban forms elsewhere, in accordance with context.

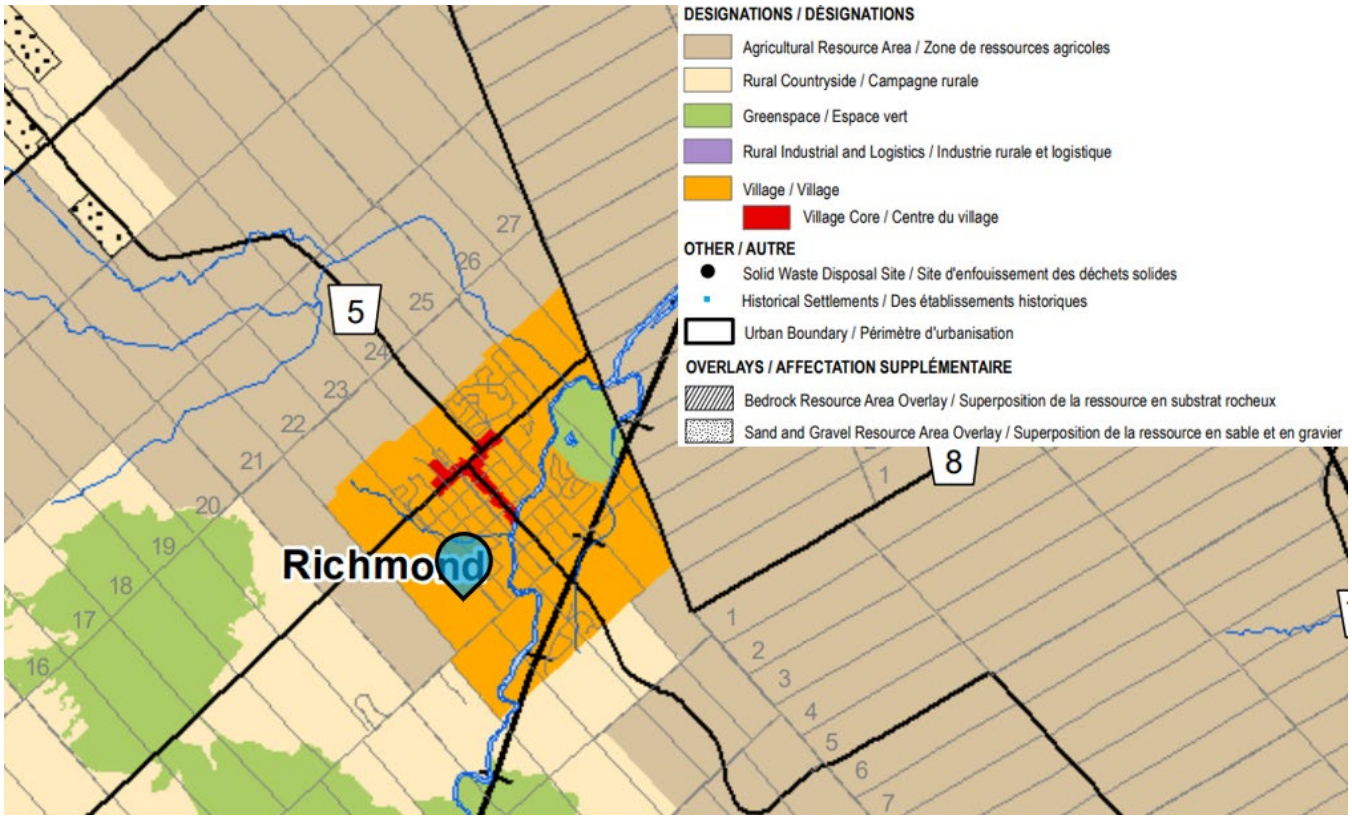


Figure 7: Excerpt from Schedule B9 – Rural Transect, the City of Ottawa Official Plan

The concept plan provides consideration for the wider community context by maintaining the grid pattern of residential development and low-rise, low-density built form consistent with existing Richmond subdivision development. The proposed greenfield development supports new residential forms within the Village designation, supporting the viability of the Village Core commercial designation to the east.

4.2.5 Rural Designations

Section 9.4 of the Official Plan provides policies specific to Villages found within the Rural designation. The City of Ottawa has 26 Villages throughout the Rural area, varying in size and character. The Official Plan policies direct Villages to evolve into sufficient 15-minute neighbourhoods with unique charm and character. Residential is the primary land use within Villages as noted by Section 9.4.2.1, supplemented by small-scale commercial concentrated within the Village Core.

Section 9.4.1.2(a) directs Village land uses to be determined by the accompanying Secondary Plan. The subject lands are on the northwest border of the Village of Richmond, but still within appropriate cycling distance to the main street commercial core, supporting the principal tenets of the 15-minute neighbourhood policy.

4.3 Village of Richmond Secondary Plan

The Village of Richmond Secondary Plan provides guidance for the development of vacant lands and the redevelopment of older areas within the village, in a manner that is consistent with the community's vision. The secondary plan is to be read in conjunction with the Official Plan.

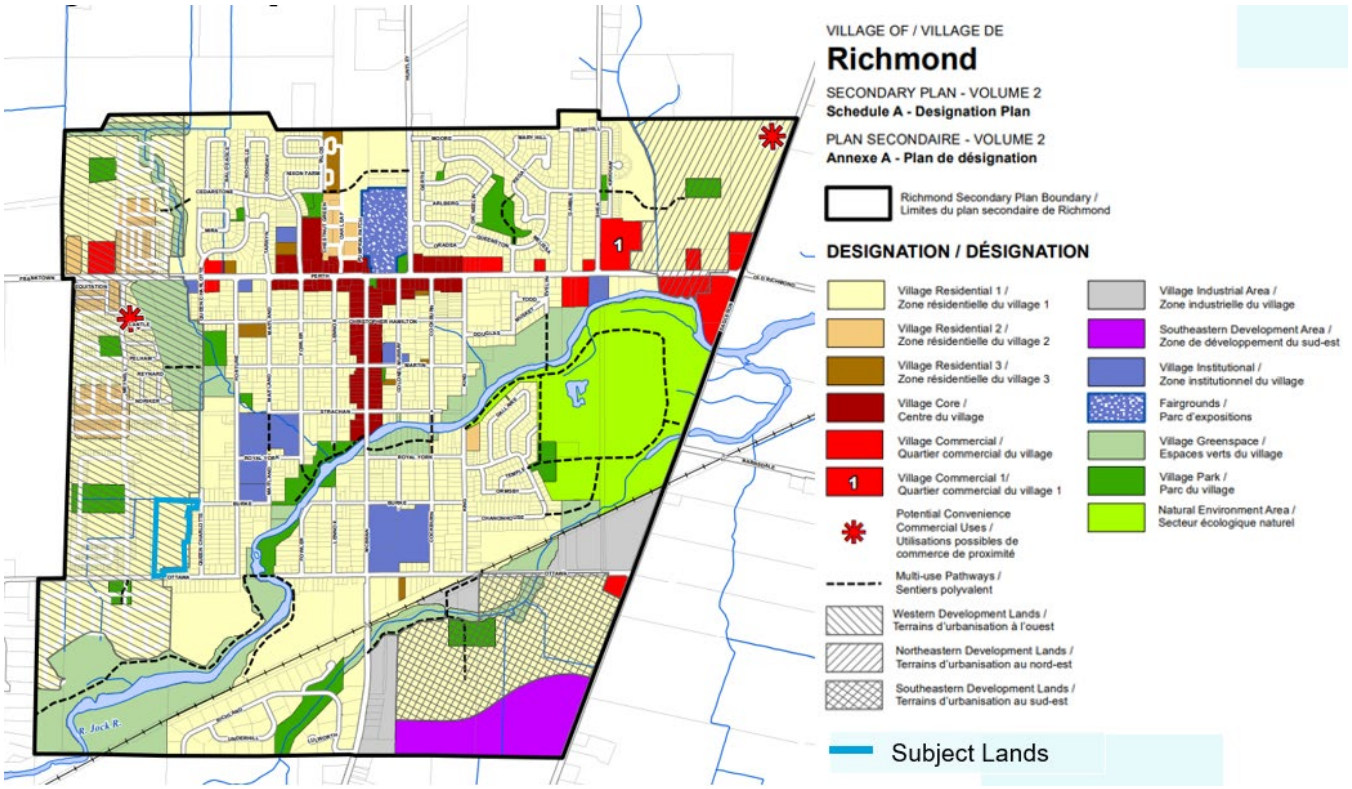


Figure 8: Extract from Schedule A (Designation) of the Village of Richmond Secondary Plan.

The subject lands are designated Village Residential 1 on Schedule A (Designation) of the Village of Richmond Secondary Plan. Uses permitted within the Village Residential 1 are intended to be ground-oriented and low-density residential uses in built forms such as detached dwellings, semi-detached dwellings, duplexes, bed and breakfast, home-based businesses, and retirement homes. Some supporting commercial uses are also permitted.

Section 3.3 contains the Residential policies of the Village of Richmond. The main goals of this designation include:

- New development shall complement the older built parts of the community;
- Provide a variety of housing typologies;
- Residential lands may also be permitted to have the following land uses:
  - Secondary dwelling units
  - Coach houses
  - Group homes
  - Rooming houses
  - Shelter accommodation
  - Retirement homes
  - Residential care facilities
  - Home-based businesses
  - Public utilities
  - Greenspaces
  - Parks

The Village Residential 1 policies include:

- Uses permitted on lands designated Village Residential 1 include: detached dwellings, semi-detached dwellings, duplexes, bed and breakfast, home-based businesses, and retirement homes.
- Residential development should be ground-oriented and low density.
- Subject to a Zoning By-law amendment, a limited number of ground-oriented townhomes may be permitted provided that the lands are:
    a. Surrounded by a mix of detached and semi-detached dwellings; and
    b. On an arterial or collector street; or
    c. Abutting a park or area designated green space; or
    d. At the edge of a neighbourhood.
- The maximum building height shall be approximately three-and-a-half storeys.
- New plans of subdivision will use the historical grid pattern for streets and will ensure that parks are provided according to the Official Plan and at general locations shown on Schedule A - Designation Plan of the secondary plan.

The concept plan proposes detached dwellings and townhouses, and which serve to maintain the ground-oriented built form anticipated for the Village of Richmond while allowing flexibility for more efficient and diverse typologies.

The proposal is also subject to the Western Development Lands overlay. The Western Development Lands have continued to grow to accommodate low-density residential and commercial uses in the Village of Richmond.

Policy 38 provides direction for the density and mixture of housing types within the Western Development Lands. It is proposed that the Official Plan Amendment create a new, site-specific policy that supersedes this policy:

38. The Western Development Lands shall be comprised of a mix of housing types and density as follows:
    a) Maximum density of detached and semi-detached dwellings on large lots is 17 units per net hectare and a minimum unit mix of 2-7%
    b) Maximum density of detached and semi-detached dwellings on small lots is 30 units per net hectare and a minimum unit mix of 58-78%
    c) Maximum density of townhouses, is 45 units per net hectare and a minimum unit mix of 20-35%
    d) Maximum density of townhouses with rear lanes, is 80 units per net hectare and a minimum unit mix of 20-35%
    e) Maximum density of back-to-back townhouses, is 99 units per net hectare and a minimum unit mix of 20-35%

Despite the proposal for an Official Plan Amendment to address density distribution, the proposal otherwise meets the intent of the Village of Richmond Secondary Plan in accommodating ground-oriented, low-rise residential development in the form of single detached and townhome lots. The amendment would result in the orderly development of critical housing stock in the Village of Richmond in a manner that meets the contemporary needs of the City of Ottawa.

4.3.1 Official Plan Amendment Discussion

As the Western Development Lands have been built out in accordance with Policy 38, the existing density range framework has become problematic as it relies on unit typology information that is not publicly available and requires coordination between multiple landowners and competition for allocation. Although not the planned intent, the present density allocation results in a unit distribution that is not practically viable or appealing.

The Official Plan Amendment presently proposed seeks to introduce a new land use designation “Village Residential 4”, with its own density principles that maintain the overall intent of the Secondary Plan to protect for ground oriented detached and townhome uses that are scaled differently than urban areas of Ottawa, with recognition to the scenario that the now almost completed Western Development Lands have exhausted the practical application of Policy 38.

In particular, based on present unit allocation, the only land use formats that could be developed in the Western Development Land are understood to be large-lot and regular-lot single detached dwellings, as other unit types are at maximum allocation. This does not facilitate the requirements of the Official Plan and Provincial Planning Statement to promote a form of unit diversity that can satisfy all demographics and allow individuals to age in place.

While the concept plan nonetheless maintains an allocation of single detached dwelling units (approximately 55% of unit mix), the amended policy would allow for townhouses to contribute to the overall mix (approximately 45% of unit mix).

With regard to the proposed density of 48 units per net hectare, guidance was sought from the recently Council-approved Zoning By-law 2026-50. Although the Village Zoning classifications do not provide maximum densities, the Neighbourhood Zoning Classifications, applied to the urban area, do provide them. The *least dense* Neighbourhood Zoning classification is referred to as N1 – Neighbourhood First Density. It proposes a density of 0.8 units per 100 m^2. Generalized to units per hectare, this results in a maximum density of 80 units per net hectare. Accordingly, a proposed density of 48 units per net hectare is appropriately subordinate to the densities permitted in the urban area and is more sympathetic to the Village nature of Richmond.

The overall unit mix and densities of the proposed dwelling types are appropriate for the lands, as confirmed through submitted technical studies, and are generally consistent with proposed densities in other greenfield subdivisions in Richmond Village. The proposed built forms and densities shall maintain the character of adjacent lands.

The proposed concept plan and corresponding Official Plan Amendment application conform to the intent of the Secondary Plan.

4.4 Village of Richmond Community Design Plan (2010)

The Village of Richmond Community Design Plan (CDP) was prepared through a collaborative process between City of Ottawa Staff, local residents, and landowners, and was adopted by City Council in 2010. The purpose of the CDP is to guide future growth and development, and the principal directions of the CDP were compiled and adopted as the Village of Richmond Secondary Plan. The subject lands are within the identified Western Development Lands, the CDP forecasted this area would increase by up to 2,300 dwelling units by 2030.

Section 3.4 of the CDP contains policies for transportation in the Village. Policy 6 states that street patterns in plans of subdivision will be designed with logical connections in the form of a modified grid pattern connected to the existing road network rather than looping or dead-end roads. The design of the road network contemplates future easterly connections to maintain the grid pattern of development beyond the subdivision boundary.

In addition to the policies of the Secondary Plan, the proposed development meets the following community design guidelines of residential development in Section 4.3. The proposed development:

- Provides a range of built forms to permit residents to age in place;
- Retains the historical grid pattern of streets;
- Ensures park placement promotes equitable access.

The plan provides both single detached dwellings and a variety of townhouse typologies, encouraging residents to age in place while offering diversity in the Richmond housing market.

The CDP contemplated subdivision design to follow theses guidelines of Section 7.4:

- Avoids suburban-style road patterns such as curvilinear streets, P-loops, and dead ends;

- Incorporates an appropriate transition in built form between areas where heights and / or use are different;
- Proposes a variety of detached building types that include a range of design features along each street or block.

The Demonstration Plan of Section 7.6 shown below illustrates a possible development layout for the Western Development Lands. The proposed development layout for the subject lands is generally consistent with the spirit of the Demonstration Plan in proposing low-rise residential development on a grid-like structure in a manner that accommodates a variety of densities. The identified school block and stormwater management areas have been located elsewhere since the establishment of the CDP.



Figure 9: Extract from Village of Richmond CDP Demonstration Plan for Western Development Lands.

The proposed development conforms to the guidelines of the Village of Richmond Community Design Plan in proposing low-rise, ground oriented development based on a grid-like pattern; accommodating varied unit typology.

4.5 Urban Design Guidelines for Neighbourhoods and Streets – Rural Villages

The purpose of the Urban Design Guidelines for Neighbourhoods and Streets – Rural Villages is to provide design guidance to assess, promote and achieve suitable development in Villages. These guidelines are assessed at the development review stage for proposed Official Plan and Zoning Bylaw amendments, Subdivisions and Site Plan Control applications.

While many of these guidelines will be assessed in further detail as part of a redlining exercise pertaining to the existing and approved Plan of Subdivision, some of the broader guidelines can be assessed at this time as shown below:

Community Layout and Design

1.1.5: Establish a variety of lot sizes in residential developments. Creating a mix of lot sizes promotes a range in dwelling types and, in turn, creates housing options for residents. Explore innovative servicing methods where lot sizes may be restricted by servicing capabilities.

The proposed Official Plan Amendment would generate diverse lot sizes and housing typologies ranging from large-lot single detached units to townhome units.

1.2.2: Avoid the development of looping, suburban-style roadway patterns. New roadway patterns should be direct and reflect the traditional development pattern that exists in the village core. Patterns should also provide pedestrian, bicycle and vehicular connections to adjacent and future development, pathways and trails.

The proposed road network is envisioned as promoting a grid-style configuration, with pathway cuts for pedestrians and cyclists.

Built Form

2.1.1: Ensure new buildings are compatible with adjacent buildings in terms of common scale, massing and height to complement the existing context. New building, including gas stations, should respond to the village context.

The proposed Official Plan Amendment would maintain the ground-oriented, low-rise scale of the Village of Richmond.

2.3.1: Avoid blank facades along public rights-of-way. New development should follow the existing architectural pattern and rhythm established by adjacent development. Visually divide large facades into smaller sections using a human-scale, windows, bays and articulation to reduce the perception of massing.

The proposed housing products would incorporate a strong presence along the rights-of-way, making use of glazing and masonry to define the public realm.

2.3.2 Orient buildings to frame the street. Primary façades should be parallel to the street and entries should be clearly visible and connect to the public sidewalk.

The proposed development would be parallel to the street and frame the right-of-way.

4.6 Comprehensive Zoning By-law 2026-50

The subject lands are predominantly zoned as Development Reserve Subzone 1 – DR1. The purpose of the zone is to recognize lands intended for future development and maintain their availability until a development proposal is supported. The present application does not propose any rezoning of the lands. In concurrence with this Official Plan Amendment, it is the intention of the applicant that a Zoning By-law Amendment will be submitted in the forthcoming months to formalize the zoning framework to complement the proposed policy revisions.

Until the subject lands are rezoned from DR1, meaningful development of the property would not be permitted. A forthcoming Zoning By-law Amendment would be subject to the direction of the *Planning Act*, which would require public notice and a public hearing.

It is also acknowledged that small portions of the overall property are currently zoned for Village Residential, which could permit low-rise residential development (Figure 10). It is not intended that these lands be developed separately from the larger parcel. A future Zoning By-law Amendment would resolve and clarify these zoning boundaries.

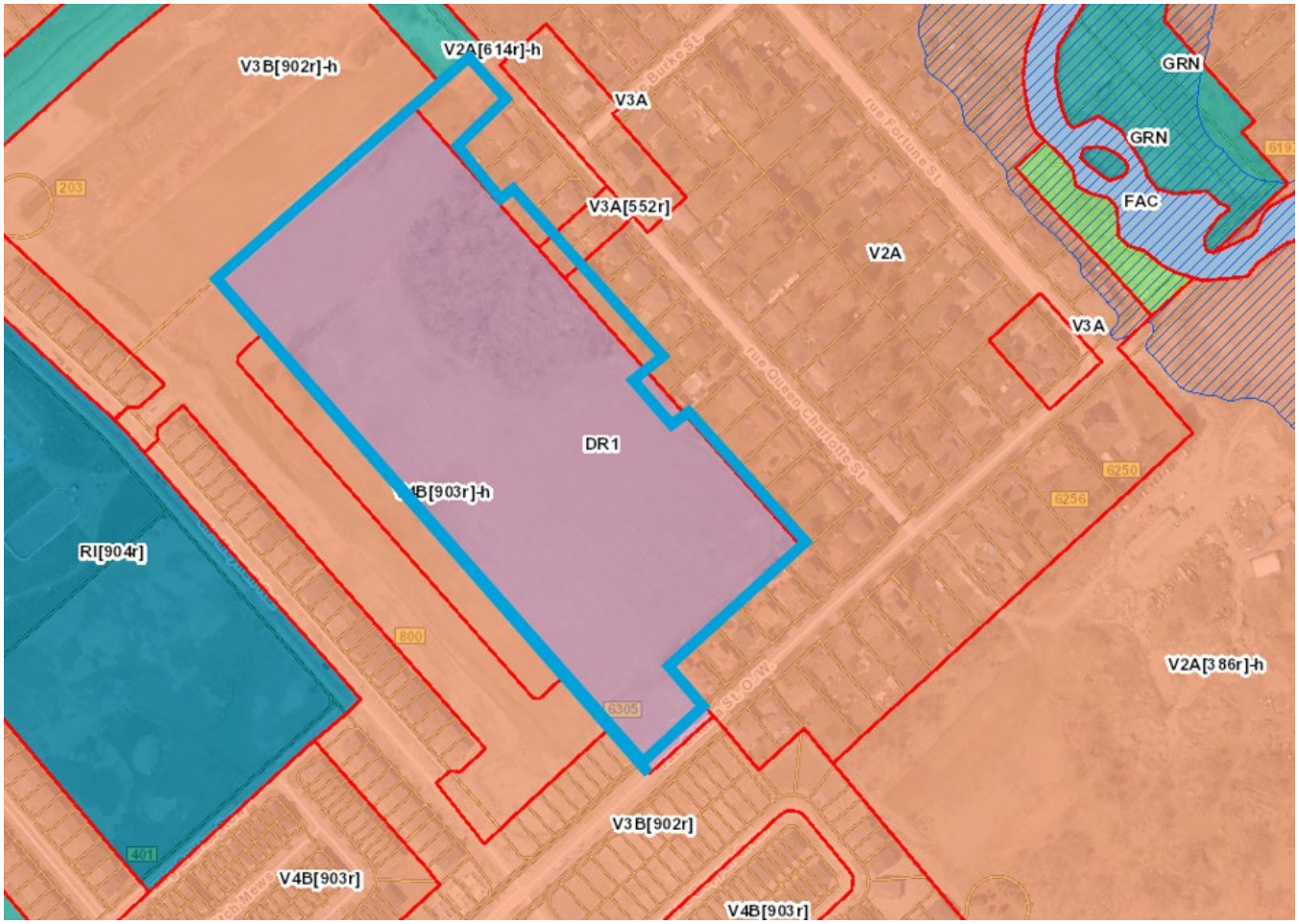


Figure 10: Zoning Map of the Subject Lands

5.0 Conclusion

It is our professional opinion that the proposed Official Plan Amendment constitutes good planning and is in the public interest. As outlined in the preceding sections:

- The proposed Official Plan Amendment is consistent with the Provincial Policy Statement (2024) by providing efficient use of existing infrastructure, and improving and providing new housing options within a settlement area.
- The proposed Official Plan Amendment conforms to the policies of the City of Ottawa Official Plan by providing a range of housing types within the Village designation of the Rural Transect Area, supported by roadway and infrastructure capacity in the surrounding area.
- The proposed Official Plan Amendment is consistent with the direction and intent of the Richmond Secondary Plan, providing appropriate low-rise housing types and densities in appropriate locations.
- The proposed Official Plan Amendment is consistent with applicable Urban Design Guidelines for Streets and Neighbourhoods – Rural Villages by allowing for a scale and design which is reflective of the desirable characteristics of the neighbourhood.
- The proposed Official Plan Amendment does not conflict with the applicable Development Reserve, Subzone 1 (DR1) classification. An application for Zoning By-law Amendment will be required in the future to implement the amended policy, should it be granted.
- The proposed development is supported by technical studies, plans, and reports submitted as part of this application.

Sincerely,



Scott Alain, MCIP RPP
Senior Planner