

July 29, 2018

Sarah McCormick MCIP, RPP
Planner
Development Review, Rural Services
Planning, Infrastructure and Economic Development Department
City of Ottawa
110 Laurier Avenue West. Ottawa, ON
K1P 1J1

Dear Ms. McCormick,

Re: Updated Rationale – Plan of Subdivision – 11 King Street,
File No. 07-16-10-0020

This letter updates the Planning Rationale provided in February 2010 to support a plan of subdivision and zoning application for the property located at 11 King Street in the Village of Richmond.

Original Proposal

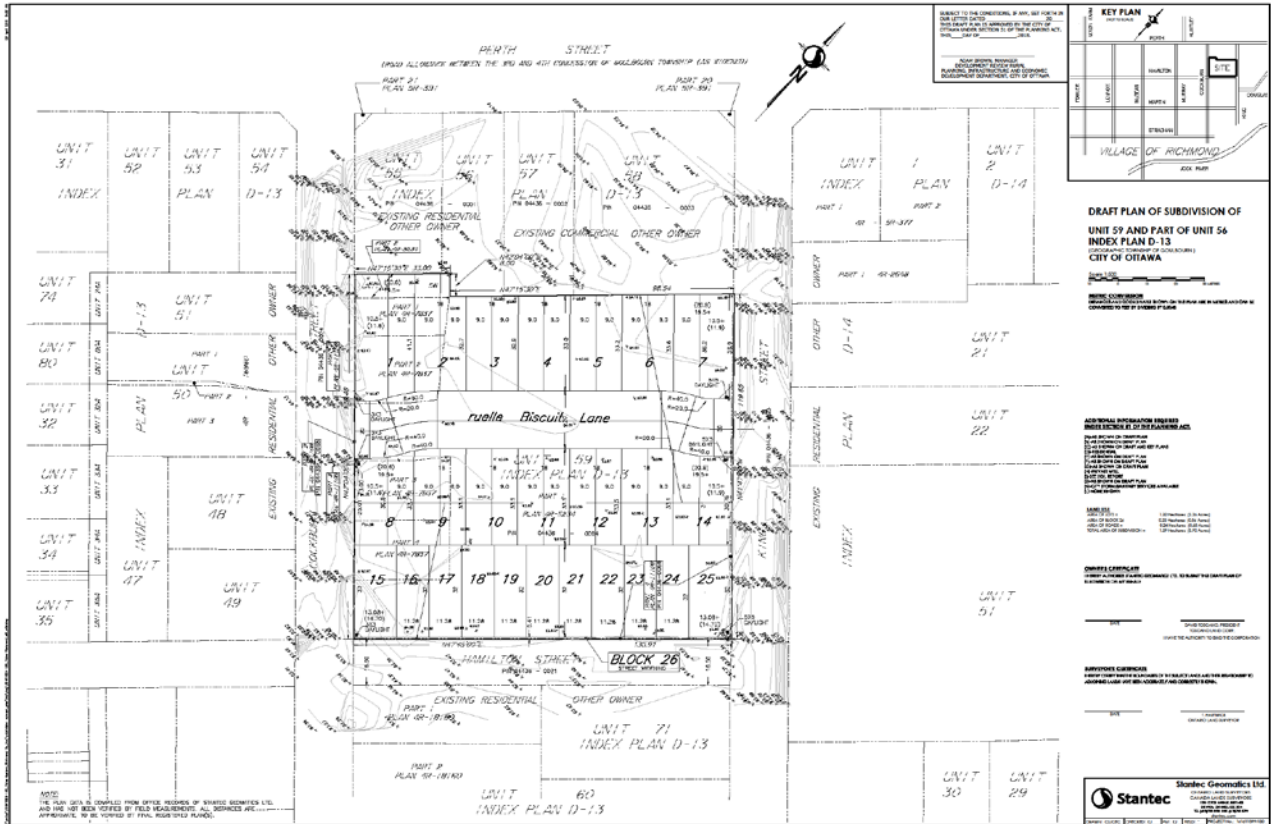
The original plan of subdivision proposed a 40-unit residential development on two public streets, Hamilton Street (which will be constructed as part of the development) and a new street connection King Street and Cockburn Street. Municipal sanitary sewer and storm water services were proposed to service the proposed development and individual wells were to provide water to each unit.

It was intended that the zoning by-law be amended to allow semi detached units over the whole of the subject property.

In response to City and agency comments the proposal has been revised in the following manner to address the comments.

New Draft Plan of Subdivision

The new Plan of Subdivision proposes a 39 unit residential development comprising 11 single dwellings and 28 semi detached dwellings.



Municipal sanitary sewers and storm sewer services will still service the site. However, to address City concerns related to the proximity of water and waste water services water service will be provided through a connection to the Kings Park Communal Well .

The revised plan of subdivision continues to conform to the Provincial Policy Statement and the City of Ottawa Official Plan as outlined in Sections 3.1 and 3.2 of the original Planning Rationale.

The introduction of single detached dwellings provides a closer alignment with the Richmond Secondary Plan which requires the following for infilling vacant land in Richmond:

- the design of new residential developments will respect the character of the adjacent neighbourhoods and the natural environment Section 5.2.1 subsection c
- The built form, massing and profile of new housing shall be integrated and compatible in design with existing housing. A compatible transition between existing and new residential areas and buildings shall be required. Section 5.2.1 subsection d

The Secondary Plan also considers single dwelling units as the lowest density which is the most compatible with the surrounding community.

Other considerations outlined in the Secondary Plan, such as traffic & density were satisfactorily addressed in the original Planning Rationale for 40 units and the introduction of single dwelling units and the corresponding reduction in overall residential units will reduce the traffic and other impacts of the proposed development.

This strengthens the conformity to the Secondary Plan as outlined in the 2010 Planning Rationale.

Proposed Zoning

As outlined in the original Planning Rationale the current zoning by-law 2008-250 divides the subject property into two zones. V1C (Village Residential First Density Zone, Subzone C) and V3A (Village Residential Third Density Zone, Subzone A). The V1C zone restricts residential uses to single detached dwelling units and the V3A zone permits the following residential uses: single detached dwellings, semi-detached dwellings and multiple attached dwellings (town houses).

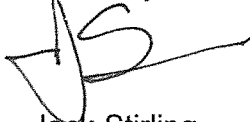
The addition of single detached dwelling units does not create zoning anomalies as single detached dwellings are permitted in both the V1C and the V3A zone.

It is understood that further discussion will be required to ensure that the appropriate zoning is applied to the required parcels, but no new zoning amendments are required.

In conclusion, the proposed changes are consistent with the Provincial Policy Statement and conform to both the City of Ottawa Official Plan and the Richmond Secondary Plan and therefore the revised Plan of Subdivision is appropriate for the orderly development of the subject site.

If you have any question with respect to revised draft plan of subdivision, please contact me at jack@thestirlinggroup.ca.

Sincerely,



Jack Stirling
President
The Stirling Group Development Initiatives Inc.

c.c. David Toscano, Talos Homes

Attachments
Revised Draft Plan of Subdivision