

February 7, 2019

Ms. Cheryl McWilliams

Planner III

Planning, Infrastructure and Economic Development Department

City of Ottawa

110 Laurier Avenue West

Ottawa, ON K1P 1J1

**RE: Application for Zoning By-law Amendment + Plan of Subdivision
Mattamy Homes, Richmond Village (Western Development Lands)
Second Addendum to Planning Rationale**

Dear Cheryl,

Further to the resubmission package provided to the City of Ottawa on February 4, 2019, Fotenn is pleased to provide this Second Addendum to the Planning Rationale for the Mattamy Homes development on the Western Development Lands in the Village of Richmond.

This Addendum is intended to be considered in conjunction with the Planning Rationale submitted with the original applications in 2013, as well as the First Addendum to the Planning Rationale dated May 29, 2018.

This Addendum to the Planning Rationale comprises part of the resubmission package, along with the following revised materials:

- / Concept Plan;
- / Draft Plan of Subdivision;
- / Environmental Impact Statement;
- / Functional Servicing Report;
- / Area Parks Plan; and
- / Geotechnical Investigation.

Please let me know if you have any questions about the submission package or the development proposal.

Sincerely,



Jaime Posen, MCIP RPP
Senior Planner

OTTAWA

223 McLeod St
Ottawa, ON K2P 0Z8
T 613.730.5709

KINGSTON

The Woolen Mill
6 Cataraqui St, Suite 108
Kingston, ON K7K 1Z7
T 613.542.5454

TORONTO

111 Queen St East
South Building, Suite 450
Toronto, ON M5C 1S2
T 416.789.4530

fotenn.com

1.0 INTRODUCTION

Fotenn Consultants Inc., acting as agents for Mattamy Homes (“Mattamy”), is pleased to submit the enclosed Second Addendum to the Planning Rationale for the lands municipally known as 6420 and 6431 Ottawa Street West in the Village of Richmond.

1.1 Application History

This Planning Rationale Addendum pertains to an application for Plan of Subdivision and Zoning By-law Amendment initially submitted in April 2013. Following technical circulation, the proposal was revised and a resubmission package was submitted in Fall of 2014.

Based on the revised concept, City Staff prepared a set of Draft Approval Conditions in November 2014, to which Mattamy formally concurred. Following concurrence, progress on the project was internally suspended at Mattamy until it was reactivated in Fall 2017. Mattamy prepared revised concepts for the subdivision, based on evolving market conditions and new suburban design guidelines at the City of Ottawa. Through consultation with Staff and the Ward Councillor, several iterations of the design were prepared prior to a second resubmission in May 2018.

Staff provided comments on the second resubmission in August, 2018. This Addendum forms part of the resubmission package of revised materials submitted in February, 2019, which were prepared in response to the August 2018 comments.

1.2 Overview of Changes

Figure 1 below shows the revised Concept Plan for the development parcels. The changes from May 2018 are minor, and listed below:

- / The revised plans feature a modest increase in unit count, from 1,025 to 1,098. The increase results from a new road configuration, relocation of the southern park block, and a general redistribution and modest increase of townhouse units throughout the community. A comparison of unit types in the plan iterations over time is provided in the table below:

Unit Type	2014 Submission	2018 Submission	2019 Submission	% of Total
Detached	970	848	802	73%
Townhouse	133	129	212	27%
Back-to-Back Townhouse	66	48	84	
Total	1,169	1,025	1,098	100%

- / The southern park block remains approximately the same area, but is relocated to abut the floodplain open space at the south of the community. The new location affords opportunities for synergy between the programmed and passive recreational spaces, and represents a gateway to the open space and Jock River corridor.
- / After earlier iterations proposed the community park block to the north of the school block, the revised plans retains the original locations with the school block to the north and the community park to the south. The advantages of this configuration include:
 - Reduce traffic impacts associated with townhouses adjacent to the school; and
 - Provide easily-accessible open space for the back-to-back townhouses, which are not equipped with at-grade amenity space.

- / As shown on the Area Parks Plan, there may be an opportunity for a future Riverside Trail for pedestrians, with connections from the park block and other entry points.
- / The street network south of Ottawa Street West has been reconfigured to facilitate north-south movements to the southern open space lands adjacent to the Jock River.
- / New pedestrian pathways have been added or reconfigured throughout the community. In particular, a series of pedestrian pathways provide north-south access to the school and community park block.
- / The street network has been redesigned to provide a third street access to the adjacent Laffin Lands, distributing traffic circulation and creating options for travel.
- / A window street has been added at the northwest corner of the community, to improve views to the west.
- / New 34' corner lot detached dwellings have been added at the intersection of Meynell Road and Ottawa Street West.

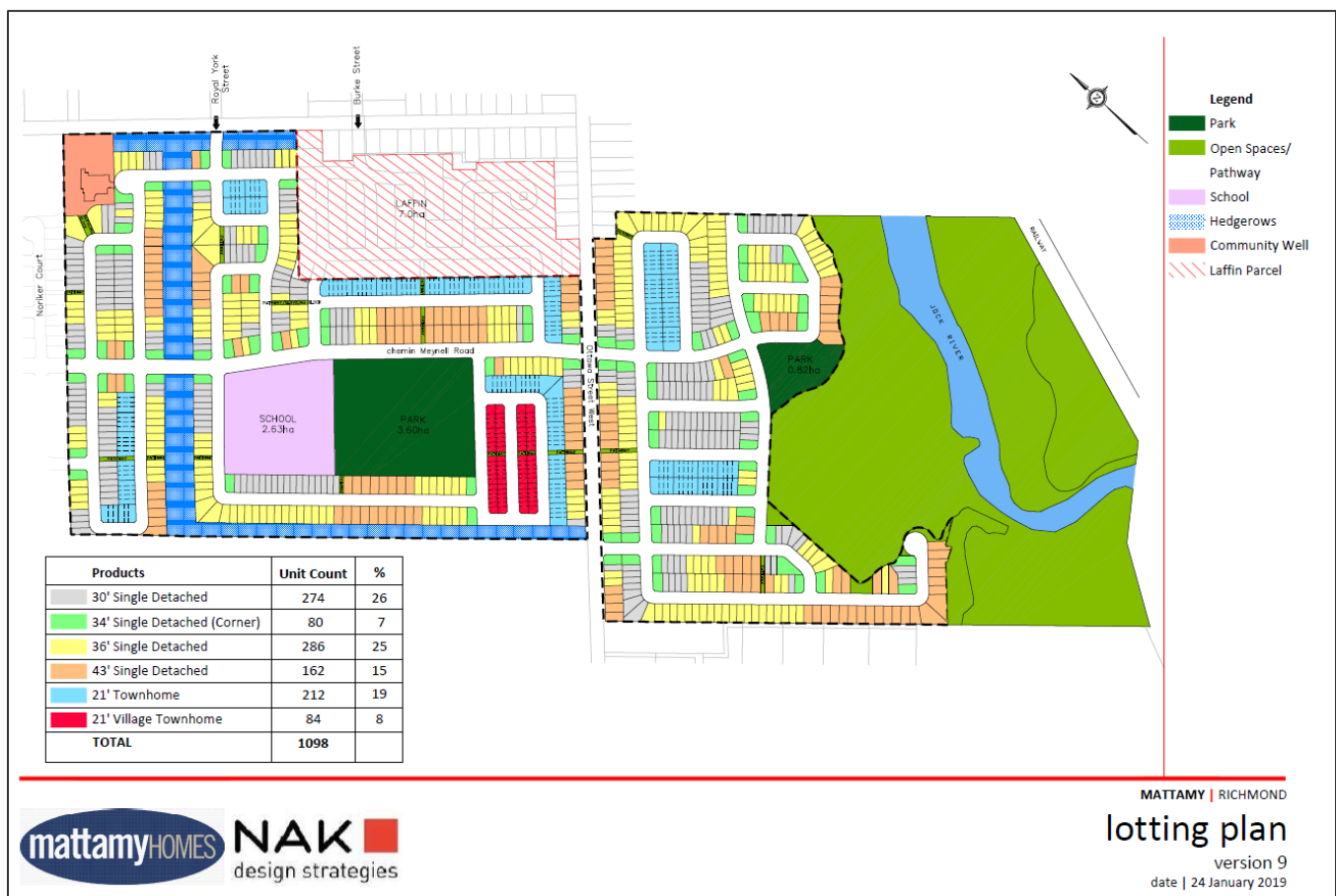


Figure 1: Revised Concept Plan

2.0 POLICY + REGULATORY FRAMEWORK

3

2.1 Provincial Policy Statement

The Plan of Subdivision and Zoning By-law Amendment applications are required to be consistent with the Provincial Policy Statement (PPS). The revised development plans, including the proposed changes, continue to meet the relevant policies:

- / Promotes an efficient development and land use pattern that sustains the financial well-being of the Province and municipalities over the long term;
- / Accommodates an appropriate range and mix of land uses to meet long-term needs;
- / Avoids development and land use patterns that may cause environmental or public health and safety concerns;
- / Promotes cost-effective development patterns and standards to minimize land consumption and servicing costs;
- / Ensures 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;
- / Accommodates an appropriate range and mix of housing in rural settlement areas;
- / Uses rural infrastructure and public service facilities efficiently;
- / As a rural settlement area, represents the focus of growth and development and promotes its vitality and regeneration;
- / Plans for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including parklands;
- / Plans for municipal and communal water and sanitary services;
- / Provides safe, energy efficient transportation systems that are appropriate to address projected needs; and
- / Directs development to areas outside of hazardous lands adjacent to a river system.

As with the 2013 and 2018 submissions, the revised proposal remains consistent with the policies of the PPS.

2.2 City of Ottawa Official Plan

The subject properties are designated Village on Schedule A (Rural Policy Plan) of the Official Plan. Policy 1 of Section 3.7.1 permits a variety of land uses which contribute to the daily needs of rural communities, while remaining distinctly rural in character and scale.

Policy 4 states that the intensity and distribution of land uses within a Village will be determined in the context of:

- a) Any plan for the Village contained in a community design plan (CDP); and
- b) The ability to support development on private water and wastewater services or on municipal services, where such exist.

Policy 7 lists a range of permitted uses in the Village designation, including residential uses, schools, and public open space. Policy 10 further permits a wide range of housing forms to meet the needs of the Village's population. The form and scale of development will be limited by the available servicing methods and subject to water and wastewater servicing policies.

When reviewing development applications, Policy 12 states that the City will consider, among others:

- / The relevant provisions of the village secondary plan or community design plan;
- / Those matters addressed in Section 2.5.1 and Section 4.11 related to compatibility and community design;

-
- / Whether the proposed development is located on a road with sufficient capacity to accommodate the anticipated traffic generated;
 - / How the development supports a pedestrian and cycling environment and links the site to the surrounding neighbourhood;
 - / How the application of good design is used to ameliorate the effects of a higher intensity use of land on the surrounding uses; and
 - / The demand that the use will raise to extend Public Service Areas or expand capacity in public water and wastewater services.

Section 2.5.1 contains a suite of Design Objectives and Principles for development, with which all development must be consistent. The proposal meets the applicable Objectives as follows:

- / Enhances the sense of community by integrating the proposed subdivision with the existing village;
- / Defines quality public and private spaces through development by employing alternative building setbacks and road standards in the development;
- / Creates places that are safe, accessible, and easy to get to and move through by including pedestrian pathways and sidewalks in appropriate locations and incorporating north-south streets to facilitate access to the open space lands south of the community;
- / Ensures that new development respects the character of existing areas by integrating with the surrounding road network and placing larger lot sizes at street intersections;
- / Considers adaptability and diversity by proposing a range of lot sizes to accommodate a variety of housing types to increase choice for residents; and
- / Understands and respects natural processes and features by preserving and enhancing the existing Moore Ditch corridor and developing land outside of the Jock River floodplain.

Section 4.11 of the Official Plan contains criteria for urban design and compatibility. The proposal meets the applicable criteria as follows:

- / Traffic: As confirmed by the submitted Traffic Report Addendum prepared by Stantec, the proposed road network is adequate to absorb the generated traffic.
- / Vehicular access: Road connections are provided from Ottawa Street and other local roads to the east.
- / Supporting Neighbourhood Services: The development provides a park block and school block, and is located in proximity to other services to meet daily needs.

The revised proposal continues to conform with the policies of the Official Plan.

2.3 Official Plan Amendment (OPA) 150

In 2013, the City of Ottawa reviewed its Official Plan, which resulted in numerous changes to policy references and land use designations. Ottawa Council adopted Official Plan Amendment (OPA) 150 to implement the changes in December 2013 and it was subsequently approved by the Ministry of Municipal Affairs and Housing (MMAH) and then appealed by several parties.

Various pre-hearings and negotiations held in 2018 resolved several outstanding appeals, bringing into full force and effect some policies of OPA 150. Other policies remain under appeal at the time of writing.

OPA 150 generally retains the existing Village policies, and no major policy changes affect the proposed development or the subject applications.

The revised proposal remains consistent with the policies of OPA 150.

2.4 Village of Richmond Secondary Plan and Community Design Plan

The proposed development is subject to the policies of the Village of Richmond Secondary Plan. The Secondary Plan is to be read in conjunction with the Village of Richmond Community Design Plan (CDP), which provides a community context for the policies as enforced by the Secondary Plan. Specifically, the subject lands are located in the Western Development Lands area of the village, as designated in these policy documents.

The proposed breakdown of unit types in the community continues to meet the requirements of the Secondary Plan for the Western Development Lands, including:

Unit Type	Minimum Required Proportion	Proposed
One-Unit Large Lot	2-7%	15%
One-Unit Small Lot	58-78%	58%
Townhouses	20-35% Minimum	19%
Back-to-Back Townhouses		8%

The remaining proposed changes to the plan are minor, and remain consistent with the Secondary Plan and CDP policy frameworks.

The proposed development continues to meet the policies of the Secondary Plan and CDP.

2.5 City of Ottawa Comprehensive Zoning By-law (2008-250)

The subject properties are presently zoned Development Reserve, Subzone 1 (DR1), with a Floodplain Overlay. The purpose of this zone is to recognize lands intended for future development in appropriately designated areas within the Official Plan.

Guided by the policies of the Secondary Plan and Community Design Plan, it is proposed that the subject site be re-zoned as follows to permit the proposed development:

1. Village Residential Second Density (V2E) Exception [xxx] to be applied to all areas of the subject lands where predominantly detached dwellings are proposed.
2. Village Residential Third Density (V3B) Exception [xxx] to be applied to the areas of the subject site where predominantly multiple dwelling units are proposed.
3. A dual-zone Village Mixed-Use Zone (VM) / Village Residential Second Density (V2E) for the school block, to allow for flexibility in the event that a school is not developed in the allotted time period.
4. Open Space Zone (O1) to be applied to the parks, the watercourse setback along the Moore Ditch, and the floodplain area along the Jock River.
5. Floodplain Overlay to remain applied to the floodplain along the Jock River.

The graphic below illustrates the configuration of the proposed zoning on the subject lands, based on the revised plans:

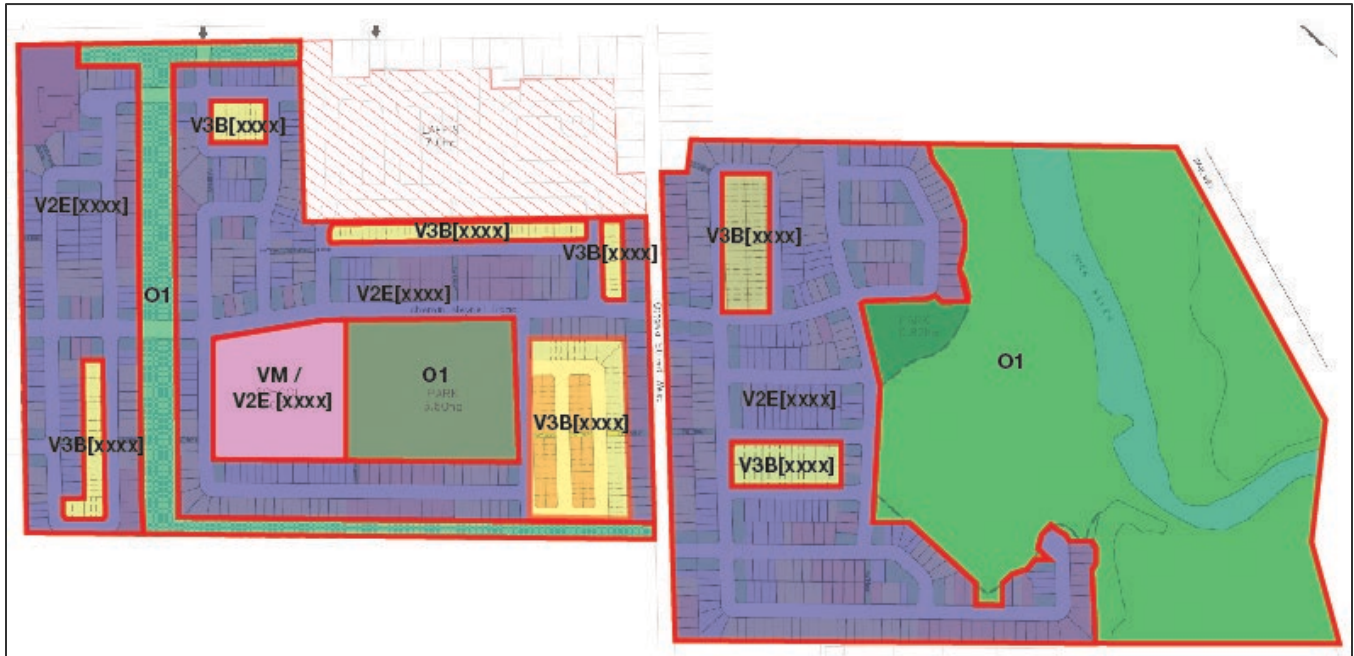


Figure 2: Proposed Zoning

3.0 CONCLUSION

7

The revised plans for the Plan of Subdivision and Zoning By-law Amendment applications remain consistent with the Provincial Policy Statement, conform to the policy direction of the Official Plan and the direction of the Secondary Plan for the Village of Richmond. In our opinion, the proposed development represents good planning and is in the public interest.

Sincerely,

A handwritten signature in black ink that reads "Jaime Posen". The signature is written in a cursive, slightly slanted style.

Jaime Posen, MCIP RPP
Senior Planner