

Planning Rationale
Zoning By-law Amendment + Draft Plan of Subdivision
July 14, 2020



Prepared for Caivan Communities

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Introduction

Fotenn Consultants has been retained by Caivan (Richmond North) Limited, a division of Caivan Communities ("Caivan") to prepare a Planning Rationale in support of Zoning By-law Amendment and Draft Plan of Subdivision applications for the lands known municipally as 6295, 6363, 6409, 6335 Perth Street (the "subject lands"). The subject lands are collectively referred to as the "Green Lands," referencing the surname of the previous owner. The applications are combined with Zoning By-law Amendment and Plan of Subdivision applications for lands south of Perth Street, known as the "Laffin Lands," with a Fotenn Planning Rationale submitted under separate cover.

1.1 Application Summary

This applications for the subject lands comprise part of Caivan's larger Fox Run development centred on the Western Development Lands of the Village of Richmond. All phases of the overall Fox Run development are being planned and designed together, including the Laffin Lands to the south.

The proposed subdivision features residential land uses divided between two land parcels to the immediate east and west of the existing Fox Run North phase. As shown on Figure 1 below, the proposed development on the two parcels are referred to as "Green East" (6295 Perth Street), and "Green West" (6363, 6409 Perth Street and a small portion of the lands at 6335 Perth Street).



Figure 1. Illustration of both parts of the Green Lands subdivision.

The applications propose to develop the Green Lands with 205 townhouse dwellings and 161 detached dwellings. The subdivision will also include lands dedicated for local street rights-of-way, park lands, walkways and paths, as well as buffers dedicated for the protection of sensitive natural areas. A hydro corridor easement bisects the subdivision, as shown in Figure 1.

To permit the proposed development, applications for Plan of Subdivision and Zoning By-law Amendment are required. The Plan of Subdivision application will establish the lot and street layout, while the Zoning By-law Amendment application is required to rezone the lands from Development Reserve Subzone 1 (DR1) to the following requested zones:

- / **Village Residential Second Density Subzone E, with Exceptions (V2E[XXXX])** to permit the proposed single-detached dwellings;
- / **Village Residential Third Density Subzone B, with Exceptions (V3B[XXXX])** to permit the proposed townhouses;
- / **Parks and Open Space Zone (O1)** to permit the development of the municipal park proposed in the Green West lands. The portion of the subject lands located within the hydro corridor is already zoned O1P and is proposed to retain that zoning.

The following studies and plans have been prepared in support of the concurrent Plan of Subdivision and Zoning By-law Amendment applications:

- / Draft Plan of Subdivision, prepared by J.D. Barnes Ltd., dated June 19, 2020.
- / Concept Plan, prepared by Gerrard Design Associates Inc., dated July 7, 2020.
- / Stage 1 and 2 Archaeological Assessment, prepared by Paterson Group, June, 2020.
- / Phase 1 Environmental Site Assessment, prepared by Golder Associates Ltd., January, 2020.
- / Geotechnical Investigation, prepared by Golder Associates Ltd., June 30, 2020.
- / Environmental Impact Statement, prepared by Kilgour and Associates, July, 2020.
- / Functional Servicing Report and Plans, prepared by David Schaeffer Engineering Ltd., June, 2020.
- / Roadway Traffic Noise Feasibility Assessment, prepared by Gradient Wind Engineers & Scientists; May 29, 2020.
- / Transportation Impact Assessment, prepared by CGH Transportation, July, 2020.

2.0

Site Context and Surrounding Area

2.1 Site Context

The subject lands, known municipally as 6295, 6363, and 6409 Perth Street and part of 6335 Perth Street (Figure 2) within the Village of Richmond, are legally described as Part of Units 6, 12 and 28 Index Plan D-21; and All of Units 2, 8, and 24 Index Plan D-21. The parcels are bisected by a hydro corridor on an east-west axis, which will accommodate electricity transmission lines. The parcels of 6295 Perth Street are separated from the remainder of the subject lands by the existing Fox Run subdivision at 6335 Perth Street, approved in October 2019 by the City of Ottawa and currently under development by Richmond Village Development Corporation (RVDC). Additionally, an existing hardware store is located at 6379 Perth Street fronting onto the road between the parcels of 6409 and 6363 Perth Street. The property that accommodates the hardware store is not included in the proposed development area.



Figure 2. The Subject Lands, by Municipal Address

2.2 Surrounding Area

The subject lands are located at the northwest corner of the Village of Richmond. The Village is located within the boundaries of the City of Ottawa, approximately 25 kilometres southwest of the downtown core. The subject lands are accessed via Perth Street, which becomes Franktown Road at the western extremity of the parcel at 6409 Perth Street.

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.

The Green West Lands are located in the Western Development Lands of Richmond Village, which have been identified as a growth area for development in the Village of Richmond Community Design Plan (CDP) and the Richmond Secondary Plan. The Western Development Lands are slated to accommodate between 1,800 to 2,300 dwelling units at full build-out. The Green East Lands are outside of the Western Development Lands boundary, as defined on the Demonstration Plan in the Village of Richmond CDP.

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 core area of the Village of Richmond is 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 of the subject lands across Perth Street is a continuation of the Caivan Fox Run community, as well as the planned Mattamy Homes Richmond Village community. Located further south are additional agricultural lands and undeveloped areas.

West

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



Figure 3. Subject lands in a Village context, with the subject lands highlighted in blue

2.3 Transit Network

The Village of Richmond is serviced by OC Transpo bus routes 238 and 301. Park and Ride facilities that connect to the broader City of Ottawa rapid transit network are available to the north and east.

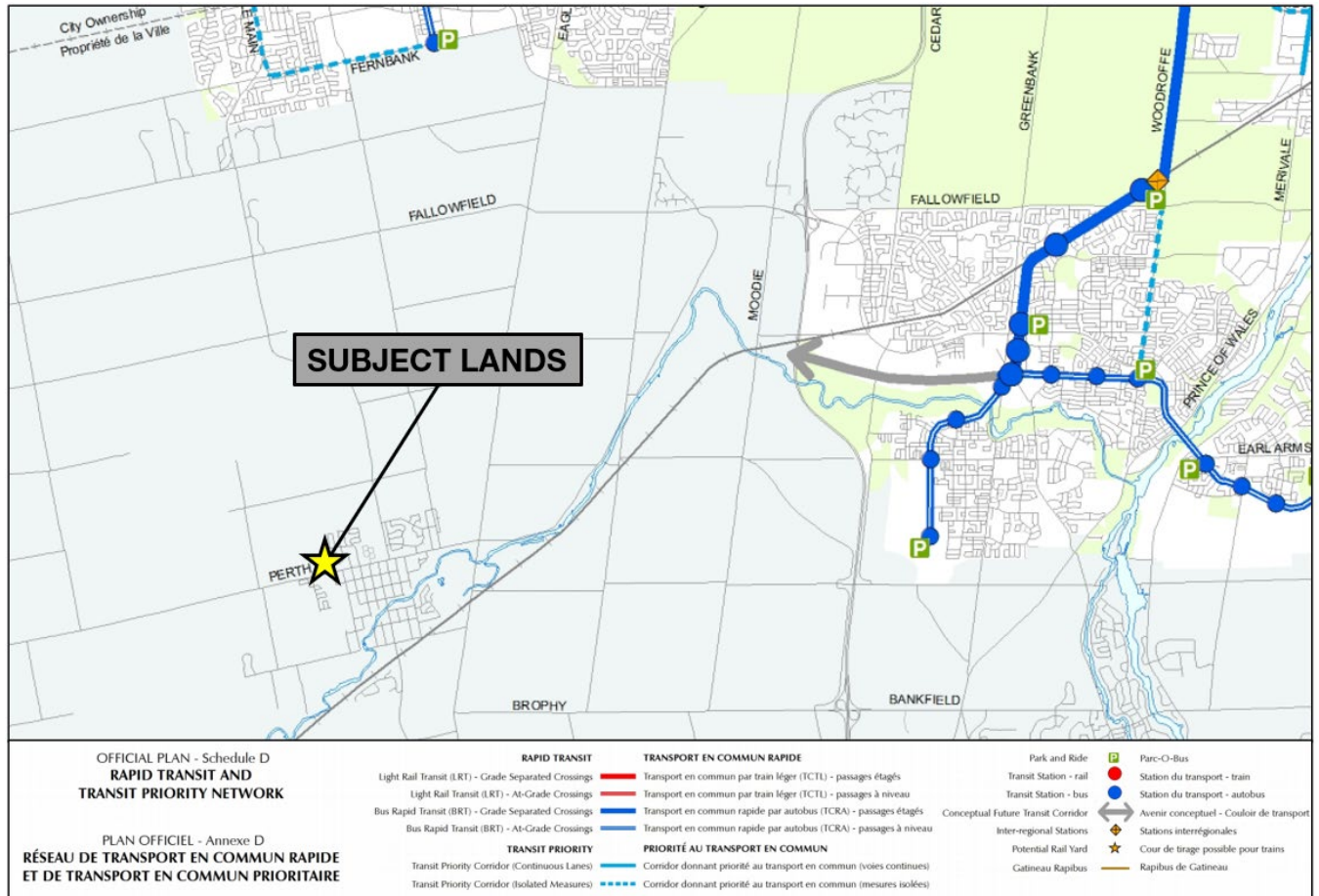


Figure 4. City of Ottawa Official Plan - Schedule D Rapid Transit Network.

2.4 Cycling Network

The subject lands are located along Perth Street, a designated Spine Route, which connects to other routes in the rural area and the urban core of the City of Ottawa. Figure 5 below shows the subject lands on an extract from Schedule J of the Official Plan.

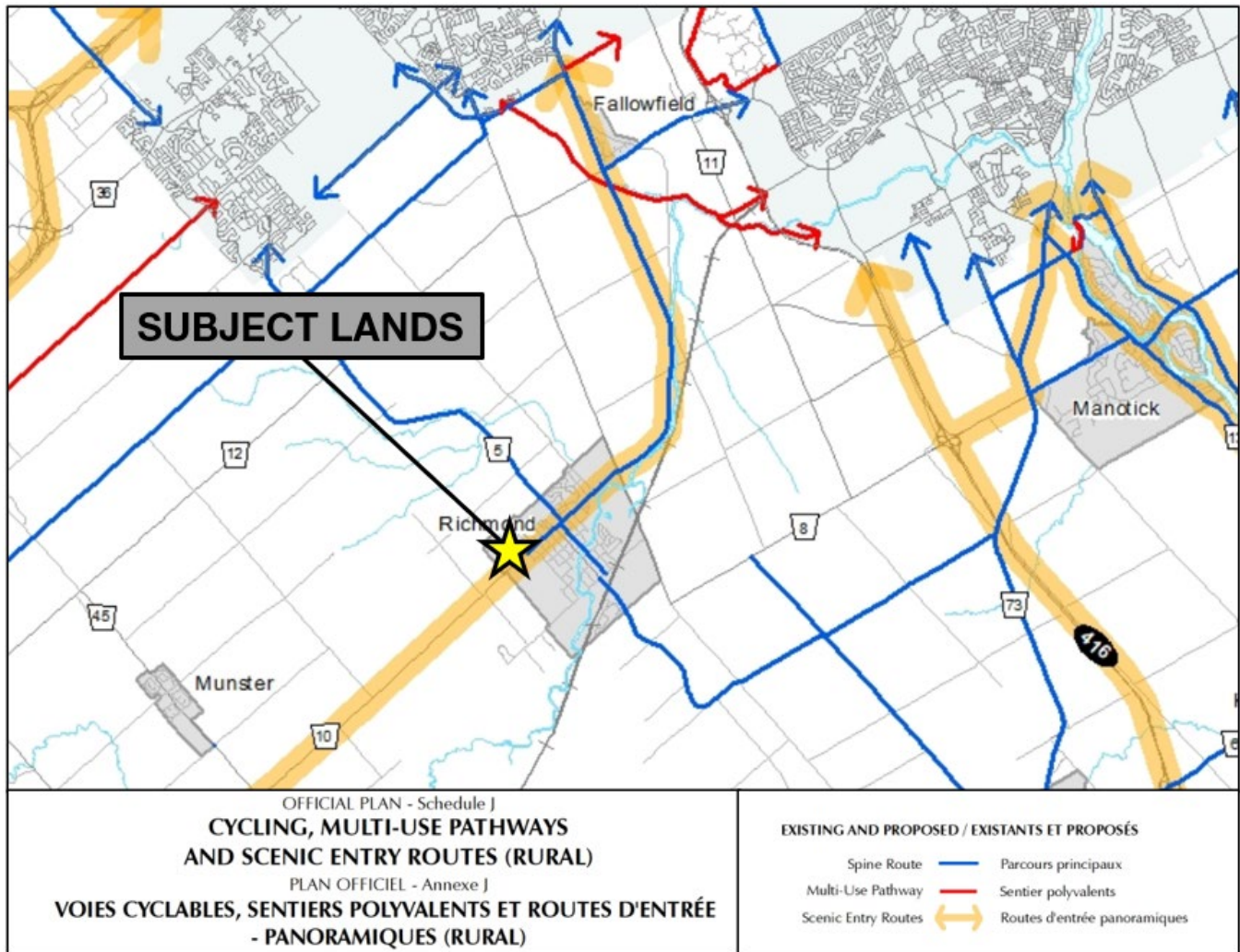


Figure 5. Extract from Official Plan Schedule J (Cycling, Multi-Use Pathways and Scenic Entry Routes (Rural)).

2.5 Road Network

The subject lands front onto Perth Street, which is identified as an arterial road on Schedule H of the Official Plan (Figure 6). Arterial roads are major roads that carry large volumes of traffic over long distances.

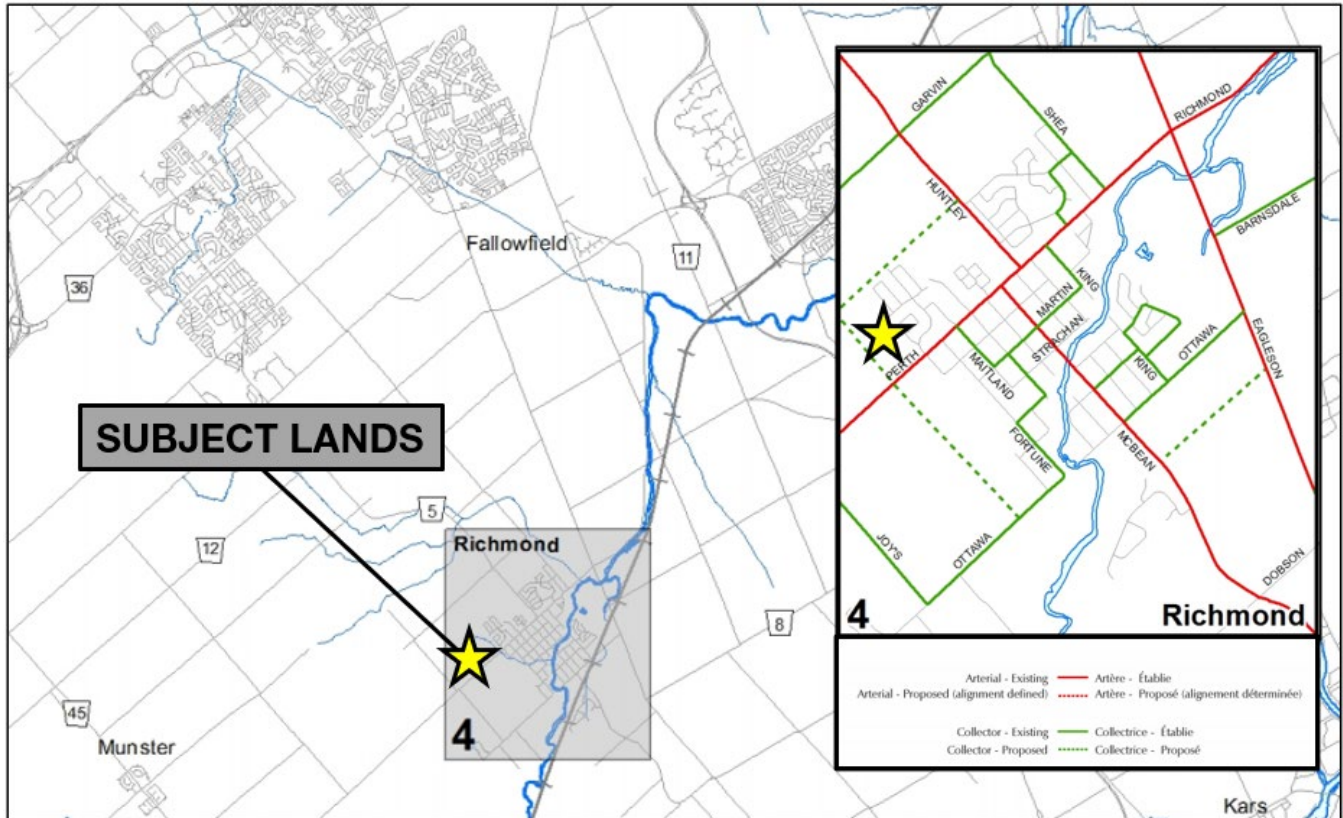


Figure 6. Extract from Official Plan Schedule H (Road Network, Select Villages)

Proposed Development

The proposed development includes a plan of subdivision consisting of a total 366 dwelling units (Figure 7). Vehicular access to the Green West portion of the development is to be provided by Oldenburg Avenue, a new local road created through the approved adjacent subdivision. Oldenburg Avenue is proposed to connect to Perth Street and is the principal means of access to the approved central portion of the Fox Run North development. The Green East lands will be accessed by the existing Rochelle Drive and Mira Court, as well as a future extension of Cedarstone Street.



Figure 7. Conceptual land use pattern of the subject lands demonstrating the dwelling typology.

The Green Lands development will feature a mix of detached and townhouse dwelling types. The ground-oriented character of the dwellings is consistent with existing and planned development in the Village, particularly the surrounding approved subdivisions.

The proposed development will also include:

- / A 1.10-hectare municipal park located in the Green West portion of the development (Block 47 on the Draft Plan of Subdivision);
- / Hydro corridor lands bisecting the lands (subject to an existing Hydro One Networks Inc. easement); and
- / Natural Heritage System buffers are included around the edges of the development, including 0.65 hectares for the Green West lands and 1.02 hectares for the Green East lands.

The following table summarizes the proposed land uses in the Draft Plan of Subdivision:

Land Use	Block(s)	Units
Townhouse	26-39	205
Detached Dwellings	19-22, 40-46	161
Park	47	N/A
Hydro corridor	24	N/A
Streets/Right-of-Way	H, I, G, Cedarstone Street, J, K, L, M, N, O	N/A
Natural Heritage System Buffer	23-25, 46, 48	N/A

Sample renderings of the proposed dwellings are shown in Figure 8 below:

Detached Home A**Detached Home B**

Figure 8: Renderings of Detached Dwellings

Street Townhome

Figure 9: Renderings of Townhouse Dwellings

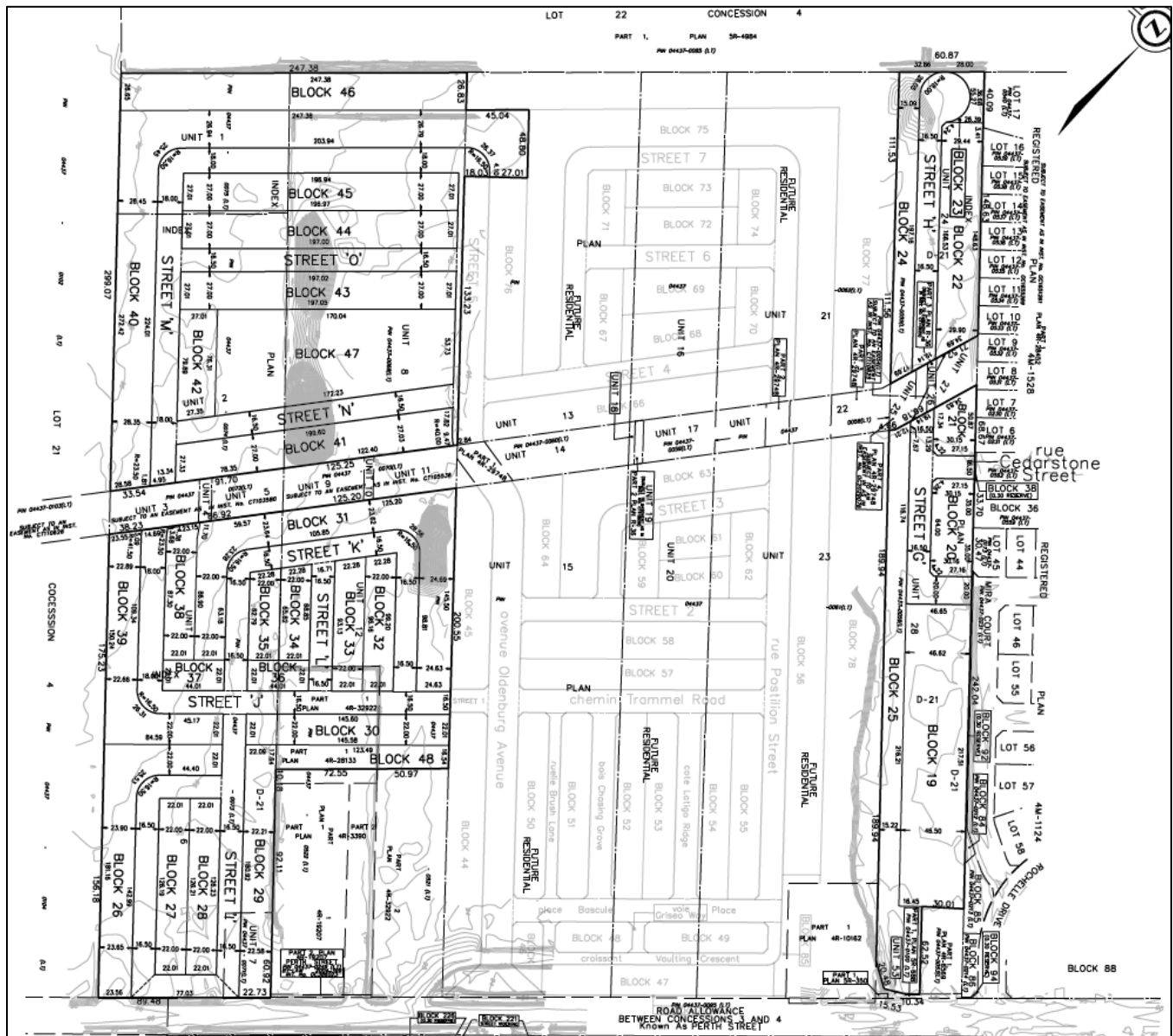


Figure 10. Extract from Draft Plan of Subdivision for Green Lands.

3.1.1 Schools and Parkland

No blocks dedicated for schools are included as part of the proposed plan of subdivision. A neighborhood park is proposed in the Green West portion of the subdivision, which is intended to serve the Fox Run North subdivision. Per the City of Ottawa's Parkland Dedication By-law (2009-95), parkland is required at a rate of one hectare for every three hundred dwelling units, either through dedication of land to the City and/or cash-in-lieu of parkland.

Proposed Units	366 units
Parkland Required	1 ha per 300 dwelling units = 1.22 ha
Parkland Provided	1.10 ha

Cash-in-Lieu

0.12 ha

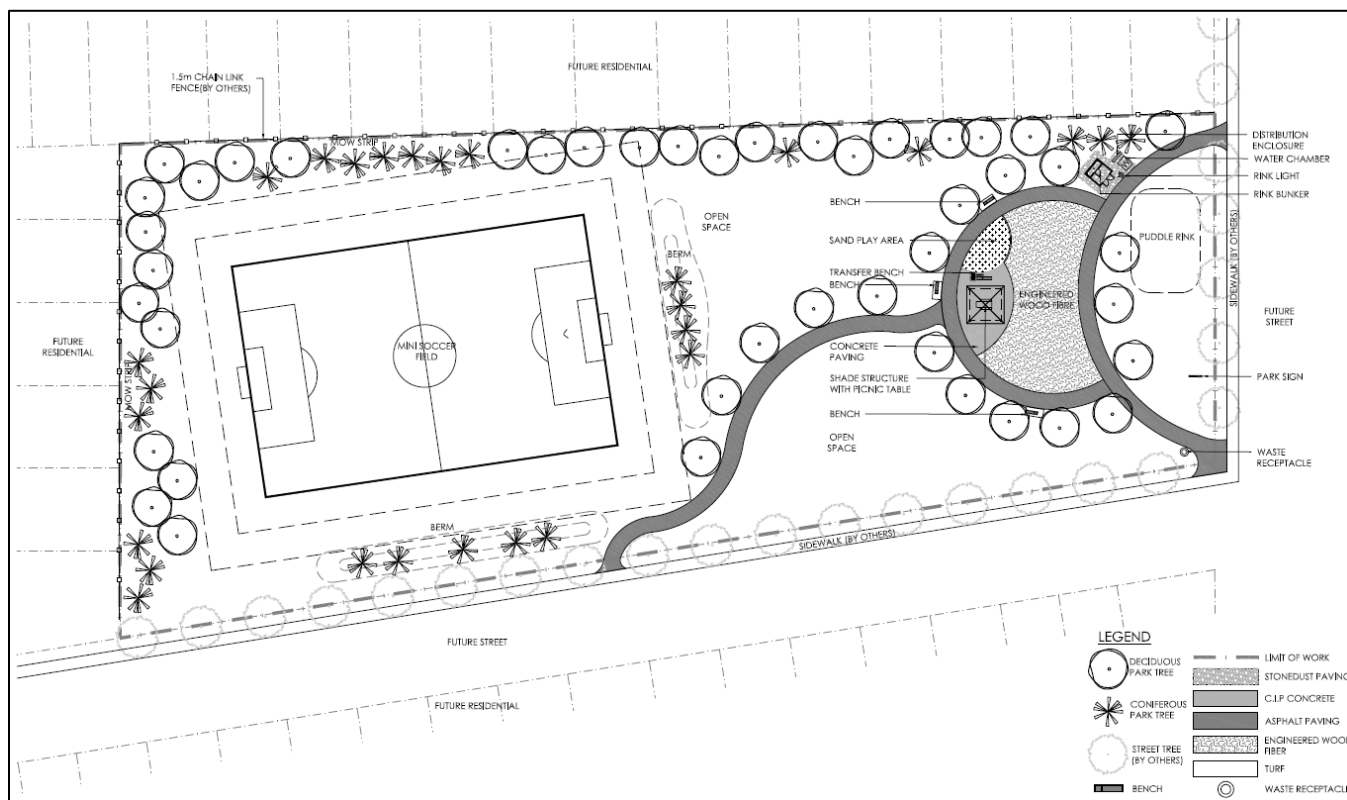


Figure 11. Facility Fit Plan for the Parkland Block.

A preliminary Facility Fit Plan has been prepared by NAK Design Strategies, as shown in Figure 11. The proposed park is designed to include a mini soccer field, puddle rink area for skating in the winter, shaded structure, sand play area, benches, tables, pathways, and several trees and landscaping elements.

3.1.2 Roads and Pathways

The proposed subdivision will introduce nine new local roads, as well as the extension and connection of Cedarstone Street and Mira Court, to enable circulation to and within the development. The Green East portion of the subject lands are proposed to connect to existing Cedarstone Street via a small extension with a right-of-way (ROW) width of 16.5 metres. This extension connects to Streets H and G, both proposed with a ROW width of 16.5 metres, which continue south and extend east to connect to the existing road at Mira Court with a 20-metre ROW width. Existing Mira Court will provide direct access to the detached homes planned for Block 19 (Figure 12).

The Green West portion of the lands will be accessed from the planned Oldenburg Avenue in the adjacent Caivan subdivision to the immediate east. Streets M, N, O and J will each connect to Oldenburg Avenue and provide access to the remainder of the northern area of the subdivision. Street M and a portion of street J are designed with a ROW width of 18 metres, with the remainder of the streets planned with ROW widths of 16.5 metres (Figure 13).

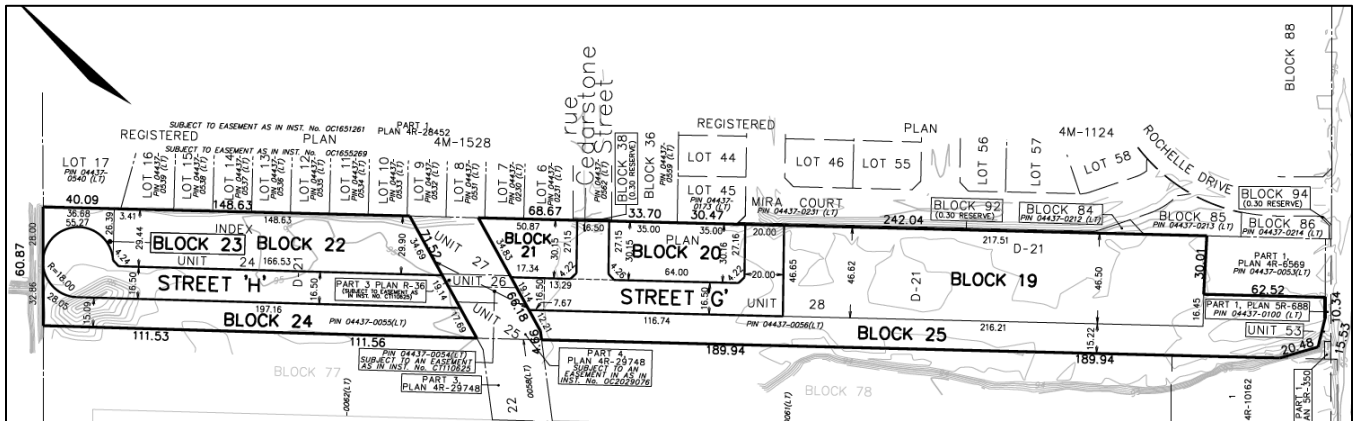


Figure 12. Proposed road network for Green East portion of the lands.

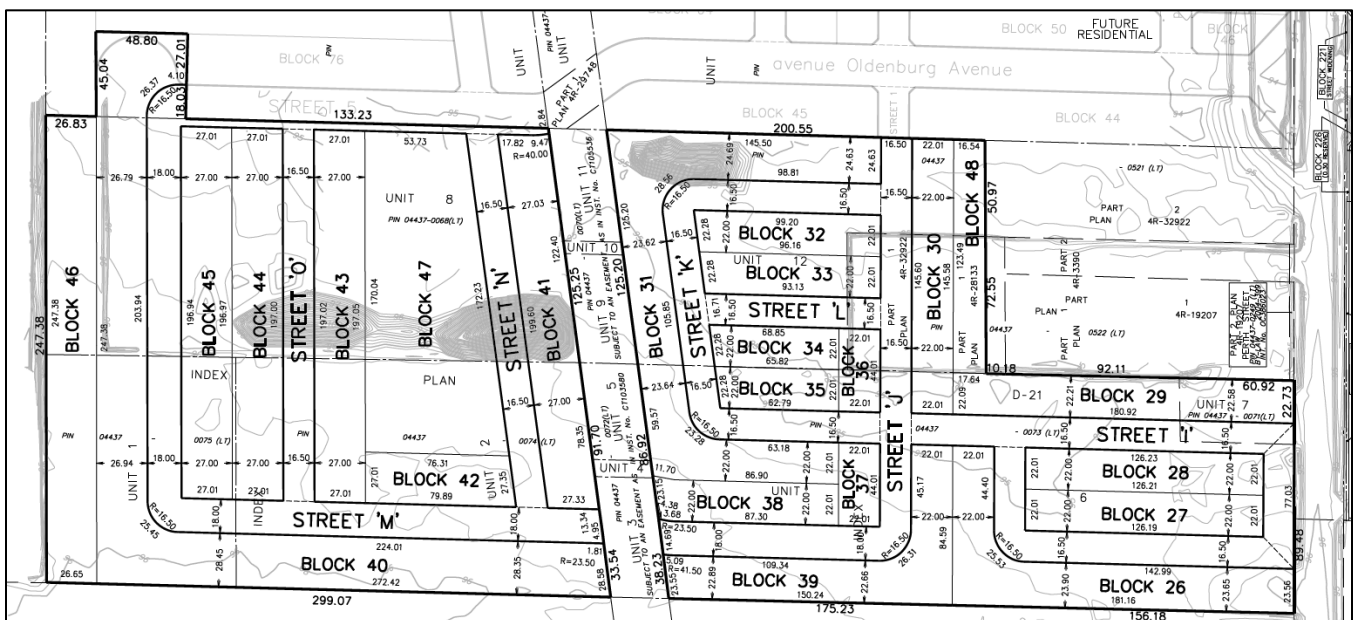


Figure 13. Proposed road network for Green West portion of the lands.

3.1.3 Servicing

The existing City of Ottawa water distribution network currently terminates in Kanata and Barrhaven, approximately 10 kilometres from the Green Lands. The majority of existing residences and businesses in the Village of Richmond are supplied with potable water by both shallow and deep private wells. Parts of the Village of Richmond are supplied with potable water by a public communal well system from the King's Park Water Treatment Facility.

The Village of Richmond Water and Sanitary Master Servicing Study (2011) proposed that the Western Development Lands, including the Green West Lands, have its water supplied by a new public communal well system connected to the deep aquifer. This public communal well system is now operational. The Green West portion of the lands will be serviced internally by 150 mm, 200 mm, and 300 mm diameter water mains.

The Green East portion of the lands is proposed to be serviced by private wells rather than the public communal well. These lands are not located in the Western Development Lands and are more closely associated with the Richmond Oaks development area to the east. Additionally, access of public water

servicing infrastructure to the Green East Lands are constrained by the adjacent Van Gaal Drain. As forms of public or communal servicing are not feasible for the Green East lands, servicing these lots with private wells is the preferred approach.

An expansion of the existing wastewater collection system that was completed for the Fox Run Subdivision Phase 1 Lands will be required. Both portions of the Green Lands will be serviced by new gravity sewers and pump wastewater to the current wastewater collection system of the City of Ottawa. The Green East portion of the lands will be connected to existing sanitary sewers as part of the Richmond Oaks development to the east. The Green West portion of the lands will connect to the existing sanitary connection at the Perth Street and Meynell Road intersection.

Stormwater management for the Green East Lands is proposed to be provided through the local road storm sewers designed in accordance with City of Ottawa guidelines, and will outlet to the adjacent Van Gaal Drain. The Green West Lands will be serviced through storm sewers in the proposed local roads and will connect to future sewers to be constructed along Oldenburg Avenue upon completion of that development. This portion of the lands will also outlet to the Van Gaal Drain for major runoff events.

A portion of the Van Gaal Drain is proposed to be realigned through the development of the Fox Run North subdivision, to enable a more rational layout of development. In addition to the realignment, an open space buffer is proposed to achieve a 30-metre setback from the Drain.

Policy and Regulatory Framework

4.1 Provincial Policy Statement (2020)

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. The relevant policy interests to the subject application are as follows:

1.1.1 Healthy, liveable 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 affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, 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;
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;

1.1.3.1 Settlement areas shall be the focus of growth and development;

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) Efficiently use land and resources;
- b) Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and / or uneconomical expansion.

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment.

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

1.1.4.1 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;

1.1.4.2 In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.

1.1.4.3 When directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing 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 well-being requirements of current and future residents;
 - 2) All types of residential intensification;
- c) Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- d) Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;

1.5.1 Healthy, active communities should be promoted by:

- a) Planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction, and facilitate active transportation and community connectivity;
- b) Planning and providing for a full range and equitable distribution 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;

1.6.1 Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs.

Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are:

- a) Financially viable over their life cycle; and
- b) Available to meet current and projected needs.

1.6.6.1 Planning for sewage and water services shall:

- a) Accommodate forecasted growth 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 or feasible;
- d) Integrate servicing and land use considerations at all stages of the planning process; and
- e) Be in accordance with the servicing hierarchy outlined through [PPS] policies. For clarity, where municipal sewage services and municipal water services are not available, planned or feasible, planning authorities have the ability to consider the use

of the servicing options set out through [PPS] policies provided that the specified conditions are met.

- 1.6.6.2** Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of services.
- 1.6.6.4** Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used, provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development.
- 1.6.6.5** Partial services shall only be permitted in the following circumstances:
 - b) Within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts.
- 1.6.6.6** Subject to the hierarchy of services provided in [PPS] policies, planning authorities may allow lot creation only if there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services.
- 1.6.6.7** Planning for stormwater management shall:
 - a) Be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;
 - b) Minimize or, where possible, prevent increases in contaminant loads;
 - c) Minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including 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; and
 - f) Promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.
- 1.6.7.1** Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs;
- 1.6.7.4** A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.
- 1.7.1** Long-term economic prosperity should be supported by:
 - b) Encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce.
- 2.1.1** Natural features and areas shall be protected for the long term.

The proposed development is consistent with the policies of the PPS as it provides new opportunities and choices for housing to a designated growth area that is generally serviced by infrastructure,

including public communal wells and central wastewater collection, elementary schools, roads, transit, and open space. Private water services for development on the Green East Lands meets the criteria in the PPS policies, and represents an appropriate application of partial services. New parkland will be dedicated to the City and constructed as part of the proposed development, increasing parkland in the neighbourhood, and supporting healthy communities.

4.2 City of Ottawa Official Plan

The City of Ottawa Official Plan provides a vision for the growth of the city and a policy framework to guide its development to the year 2036. All development applications must conform to the policies of the Official Plan.

4.2.1 Strategic Directions

Section 2.1 of the Official Plan outlines existing and planned growth patterns for the entire City of Ottawa. The Official Plan contemplates that the rural areas of the City will increase in population from 86,000 to 113,000 by 2031 and that the number of households in the rural area will increase from 30,000 to 43,000 by 2031. The following principles outlined in Section 2.1 are applicable to rural development and development in villages:

- / The City will continue to support growth in Villages to enhance their vitality, with provision for Village expansion where it is economically feasible and environmentally sound.
- / Development in the rural area will be primarily based on private individual services where they are safe and environmentally sound, but in some circumstances municipal services will be provided to remedy environmental problems.
- / The City will preserve natural features and the integrity of natural systems by directing land use and approving and development that maintains ecosystem functions over time.
- / Rural communities will continue to be valued for their distinct economies and lifestyles.

As 90% of the City's growth in population, jobs, and housing is proposed to be accommodated within the urban boundary, the remainder is proposed to be accommodated in rural areas and villages. The Official Plan 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;
- / Protect rural character by restricting the type and intensity of development that is permitted outside the Village designation; and
- / Direct rural employment growth that is not appropriate in a village to Rural Employment Areas.

Section 2.2.1 – Urban Area and Village Boundaries outlines specific policies for future development within the urban boundary and in the rural villages. Policy 7 states that 50% of rural growth will be accommodated in rural Villages, as designated on Schedule A (Rural Policy Plan). Additionally, Policy 8 stipulates that sufficient land will be provided within village boundaries to provide for a 10-year requirement for housing, employment, and other purposes.

4.2.2 Land Use Designation

As shown on Figure 14 below, the subject lands are designated Village on Schedule A (Rural Policy Plan). 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.

Policy 2 of Section 3.7.1 notes that Villages vary in size and function and have different needs with respect to land-use plans. Policy 4 adds that the intensity and distribution of land uses within a Village will be determined in the context of any Village Secondary Plan or Community Design Plan, as well as servicing capacity.

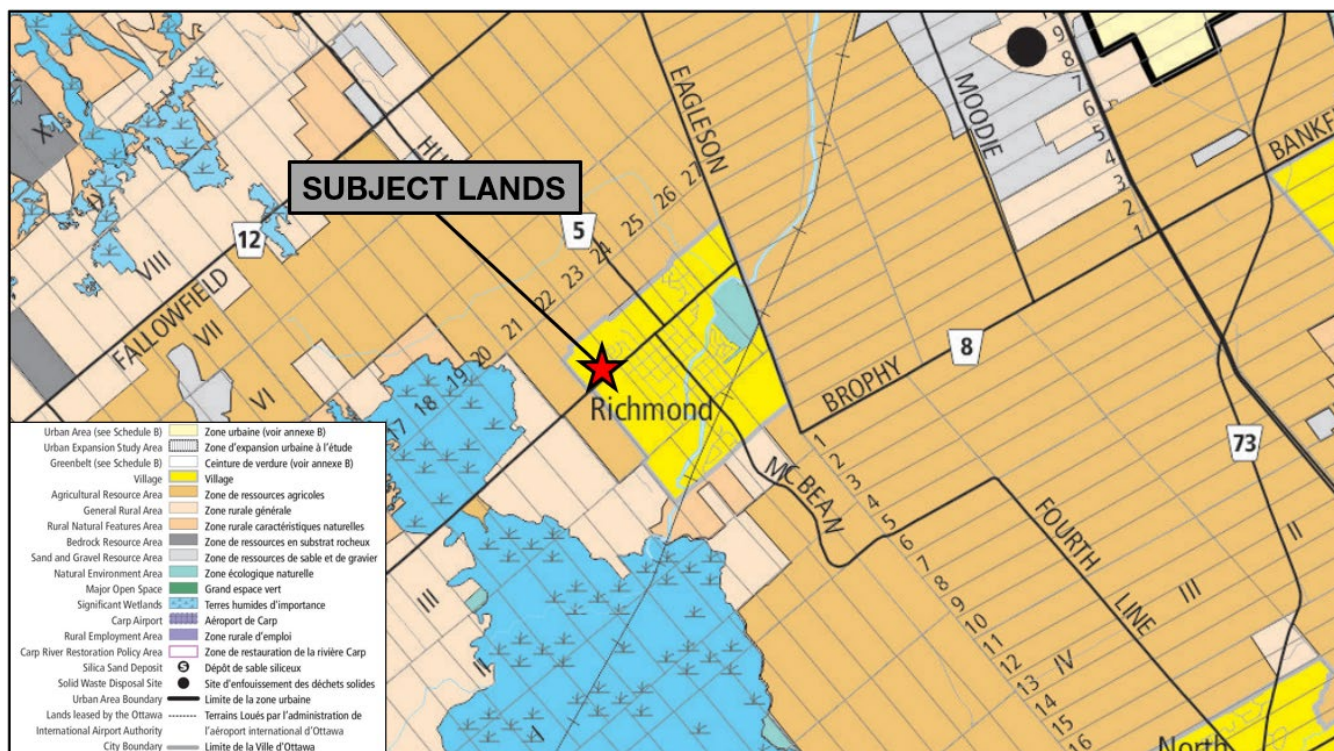


Figure 14. City of Ottawa Official Plan Schedule A - Rural Policy Plan.

Policy 7 states that permitted uses in the Village designation include: residential and retail and commercial service facilities of up to 10,000 square metres gross leasable floor area, restaurants, offices and personal service establishments light industrial uses, institutional uses such as schools, community meeting and recreational buildings and facilities, places of worship, and public open space.

Policy 8 states that the Zoning By-law will establish zones that are consistent with the distribution of uses provided for in the Village Secondary Plans.

Policy 10 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 water and wastewater servicing methods and subject to the applicable Official Plan policies. Where new lots are proposed for residential purposes that rely upon private services, the minimum lot size shall be 0.4ha. As partial services are proposed for the Green East Lands, including public wastewater and private water well, the minimum lot size element of this policy is not applicable. The Functional Servicing Report confirms that private water servicing is appropriate for the proposed lots on the Green East Lands.

Policy 12 stipulates that when reviewing development applications, the City will consider, among others:

- / The relevant provisions of the village secondary plan or community design plan;
 - As discussed in the following section, the proposed development conforms to the policies of the Village of Richmond Secondary Plan and the Village of Richmond Community Design Plan.
- / Those matters addressed in Section 2.5.1 and Section 4.11 related to compatibility and community design;
 - As discussed below, the proposed development meets the objectives and criteria for urban design and compatibility in Sections 2.5.1 and 4.11 of the Official Plan.

- / Whether the proposed development is located on a road with sufficient capacity to accommodate the anticipated traffic generated;
 - The Transportation Impact Assessment (TIA) submitted with the application package confirms that the existing and proposed road network have 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;
 - The proposed street network in the subdivision integrates with the surrounding street network, including elements of a modified grid, that support connectivity for pedestrians and cyclists. A pedestrian plan will be prepared as part of the detailed design process.

- / How the application of good design is used to ameliorate the effects of a higher intensity use of land on the surrounding uses;
 - The proposed residential dwellings will be designed with a similar architectural style to the existing and forthcoming development in the adjacent approved Fox Run subdivision. The development proposed for the Green East Lands consists exclusively of detached dwellings to ensure compatibility with existing dwellings in the Richmond Oaks neighbourhood to the east.

- / The extent to which greenspace targets in 2.5.4 are met;
 - A park block is proposed in the development and will be dedicated to the City for public purposes. Along with a supplementary Cash In-Lieu of Parkland contribution, the park block will meet the dedication requirements in accordance with the City of Ottawa Parkland Dedication By-law.

- / The demand that the use will raise to extend Public Service Areas or expand capacity in public water and wastewater services;
 - As confirmed in the Functional Servicing Report, an expansion to the existing public sanitary network will be required as a condition of the Plan of Subdivision application. The Report confirms that adequate capacity is available for public water servicing from the public well for the Green West Lands.

4.2.3 Servicing

Section 2.3.2 contains direction for water and wastewater services for development. Policy 1 stipulates that development in the Public Services Areas must be based on both public water and wastewater services. Policy 6 adds that areas adjacent to public water and wastewater services but outside any defined Public Service Areas are not permitted to connect to public services.

Policy 13 establishes that Partial Services shall only be considered in the following circumstances:

- a) Where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; or
- b) Within the urban area and in villages where development on partial services already exists and the proposal constitutes minor infill.

As with all development in Richmond Village, the proposed development on the Green East Lands will be serviced by public sanitary services. The development on the Green East Lands represents a minor infill in the context of the overall development, as it consists of compatible development proposed on a single, narrow strip of vacant land flanked by existing or approved development to the immediate west and east.

4.2.4 Community Design

Section 2.5.1 contains Design Objectives for development in all community contexts. The proposed development meets the applicable objectives:

- / Enhance the sense of community by creating and maintaining places with their own distinct identity.
 - The proposed development includes a variety of dwelling types, including multiple sizes of detached dwellings and townhouses. The proposed residential uses are consistent with the established form of development in the Western Development Lands and surrounding areas.
- / Define quality public and private spaces through development.
 - The proposed plan of subdivision includes a public park block, open spaces, and a connected street network to ensure quality public spaces in the development. The proposed residential lots are designed to create a consistent streetscape for the creation of quality private spaces.
- / Create places that are safe, accessible and are easy to get to, and move through.
 - The layout of the proposed development includes an integrated street network that connects smoothly and efficiently with existing adjacent development.
- / Ensure that new development respects the character of existing areas.
 - The proposed land uses and dwelling designs are consistent with existing or approved development in the surrounding area.
- / Consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice.
 - By including townhouse units and a range of detached dwelling types, the proposed development contributes to a wider range of housing choices in the village.
- / Understand and respect natural processes and features in development design.
 - The proposal includes appropriate and functional stormwater management and naturalized open spaces.

Section 4.11 contains policy criteria for urban design and compatibility. The proposed development conforms with the applicable criteria, including that the proposed dwelling types and design will be consistent with existing and approved surrounding development.

4.2.5 Parks

Policy 4 of Section 2.5.4 states that new parks provided in Villages will have the following characteristics, among others:

- / Contribute to the equitable distribution of these areas within the community;
- / Be easily accessible by foot or by bicycle from homes and linked to other greenspaces;
- / Are visible from many vantage points within the community;
- / Have significant street frontage, in proportion to their size, often fronting on two or more streets depending on their shape and function;
- / Designed to be engaging and useful spaces for people across a wide spectrum of age, socio-economic demographics and recreational interests.

The proposed park block meets these criteria as a result of its location, orientation, and the details in the Facility Fit Plan.

4.2.6 Watercourse Setbacks

Section 4.7.3 of the Official Plan contains policies for protection of surface water. Policy 2 stipulates that the minimum setback from rivers, lakes, and streams shall be 30 metres. Accounting for the proposed realignment of the Van Gaal Drain, the proposed development incorporates the required buffer.

The proposed applications conform with the policies of the Official Plan, including the policies of the Village designation, community design criteria, and servicing policies.

4.3 Richmond Secondary Plan

The Village of Richmond Secondary Plan is a Statutory document intended to implement the directions for growth established through the Village of Richmond Community Design Plan (CDP).



Figure 15: Extract from Schedule A (Land Use) of the Village of Richmond Secondary Plan

The subject lands are generally designated Residential – One and Two Unit on Schedule A (Land Use) of the Village of Richmond Secondary Plan. Uses permitted within this designation include detached and semi-detached dwellings, duplexes, bed and breakfast, home-based business, and converted retirement homes.

Development proposals in the Residential – One and Two-Unit designation will be evaluated against its ability to meet City Design Guidelines and the Community Design Plan. New plans of subdivision will use the historical grid pattern for streets and will ensure equitable access to parks and other open spaces, as required by the Official Plan.

The southwestern portion of the Green West Lands are designated Residential – Ground-Oriented Attached. Uses permitted in the designation include: triplexes and ground-oriented attached dwellings containing six 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. The maximum building height shall be three-and-a-half storeys.

A Park designation is indicated within the subject lands on Schedule A. The designation permits park uses, as well as recreational and athletic facilities, environmental preserves and educational areas. Policy 2 of Section 3.7 states that parks will be developed in consultation with local residents and parks planning staff and should be based on the following:

- / Pedestrian connections should be provided to sidewalks and pathways;
- / The park should be exposed to local streets with a minimum of two street frontages;
- / Crime Prevention Through Environmental Design (CPTED) should be considered in the design of the park;
- / The park should not be located immediately adjacent to school properties but may be associated with other community facilities or infrastructure;
- / The park will not be used as part of, or associated with, the function of the stormwater management system.

Policy 4 adds that new parks will be required in the Western Development Lands, for which specific locations will be determined through the development review process.

Portions of the northern edge of the Green West Lands and the western edge of the Green East Lands are designated Open Space on Schedule A. Permitted uses in the designation include passive recreation, community garden, environmental preserve and education area. Policy 2 of section 3.8 stipulates that the precise boundary of open space will be defined by the Zoning By-law.

Development in the Western Development Lands must comply with the prescribed density and unit mix. The proposed development contributes to the achievement of the unit mixes and densities, which are intended to apply to the Western Development Lands as a whole.

Policy 3 of Section 3.3.4 states that the City will evaluate a development proposal in the Western Development Lands against its ability to meet the Demonstration Plan, as displayed in the Community Design Plan. As outlined in the following section, the proposed development is consistent with the Demonstration Plan.

Policy 4 requires that setbacks for the Van Gaal Drain shall be in accordance with watercourse setback policy in the Official Plan. The proposed development achieves the required 30-metre setback. Policy 6 states that the interim floodplain area north of Perth Street shown on Schedule A dictates that prior to development being permitted behind the 30 metre berm from the Van Gaal Drain, the proponent will have to undertake sufficient works to demonstrate that:

- / Existing flood elevations are matched;
- / There will be no increases in flood levels on adjacent properties; and
- / A 30-metre setback is maintained due to the watercourse remaining a direct fishery.

Through the realignment of the Van Gaal Drain and related works, the floodplain overlay will be removed from the development lands. Policy 3 of Section 3.3.6 notes that when the Rideau Valley Conservation Authority changes their floodplain mapping, development may proceed based on underlying land use designations and in accordance with the Demonstration Plans, without amending the floodplains shown on Schedule A.

Policy 1 of Section 2.0 of the Secondary Plan states that all development in the Western Development Lands shall be based on public communal well services. Development in the remainder of the village shall be based on private or communal wells.

Policy 2 states that all new development in Richmond shall be connected to the central wastewater collection system. No new development shall be permitted until the wastewater system can provide the capacity in accordance with the Master Servicing Study. Policy 3 adds that existing wastewater infrastructure services shall be upgraded over time to provide the required capacity for the full development of the Village of Richmond. Upon submission of a development proposal, the proponent shall be required to demonstrate that capacity exists to service the development.

The proposed Plan of Subdivision and Zoning By-law Amendment applications conform to the policies 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 principal directions of the CDP were compiled and adopted as the Village of Richmond Secondary Plan.

Policy 1 of Section 3.1 of the CDP states that development in the Western Development Lands shall be based on public communal well services. Development in the remainder of the village shall be based on private wells. Subsequent policies add that all development in Richmond shall be connected to the central wastewater collection system, and no development shall be permitted until the wastewater system can provide the capacity in accordance with the Master Servicing Study.

Section 3.4 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. Policy 11 states that 16.5-metre-wide road rights-of-way may be considered for new local streets provided that sidewalks, street trees, and utilities can be provided, and that snow can be properly stored.

The subject lands are generally subject to the land use designations and policies in the Secondary Plan. In addition, the proposed development meets the following community design guidelines. The proposed development:

- / 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 shown below illustrates a possible development layout for the Western Development Lands. The proposed development layout for the Green West Lands is generally consistent with the Demonstration Plan.



Figure 16: Extract from Village of Richmond CDP Demonstration Plan for Western Development Lands

The proposed development conforms to the policies and guidelines in the Village of Richmond Community Design Plan.

4.5 Urban Design Guidelines for Rural Villages

In addition to the context-specific guidelines in the Village of Richmond CDP, the City of Ottawa Design Guidelines for Rural Villages apply to the proposed development. The purpose of the guidelines is to provide design guidance to assess, promote and achieve appropriate development in Villages. The proposed development meets several of the applicable guidelines:

- / Avoids the development of looping, circuitous, suburban-style roadway patterns. New roadway patterns should be direct and reflect the traditional development pattern that exists in the village core.

- / 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.
- / Develop a mix of housing designs along neighbourhood blocks to avoid a mass-produced or “cookie-cutter” appearance. Varied housing styles, colours and materials create a visually interesting streetscape and village atmosphere.
- / Ensure new buildings are compatible with adjacent development by using a common scale, massing and height to complement the existing context.

4.6 Comprehensive Zoning By-law 2008-250

As shown on Figure 17 below, the subject lands are zoned Development Reserve Subzone 1 (DR1) in Comprehensive Zoning By-law 2008-250. The purpose of the DR Zone is to:

- / Recognize lands intended for future urban development in areas designated as General Urban Area and Developing Communities in the Official Plan, and future village development areas designated as Village in the Official Plan;
- / Limit the range of permitted uses to those which will not preclude future development options; and
- / Impose regulations which ensure a low scale and intensity of development to reflect the characteristics of existing land uses.

In the DR1 subzone, one detached dwelling is permitted, along with agricultural uses, environmental preserve and education area, forestry operation, park, urban agriculture, and other uses of a limited scale.

To permit the proposed development, a Zoning By-law Amendment application is required to rezone the lands from to the following requested zones:

- / **Village Residential Second Density Subzone E, with Exceptions (V2E[XXXX])** to permit the proposed single-detached dwellings;
- / **Village Residential Third Density Subzone B, with Exceptions (V3B[XXXX])** to permit the proposed townhouses;
- / **Parks and Open Space Zone (O1)** to permit the development of the municipal park proposed in the Green West lands. The portion of the subject lands located within the hydro corridor is already zoned O1P and is proposed to retain that zoning.

The V2 and V3 subzones were selected based on the established zoning in the approved portions of the Fox Run development. Precise boundaries between these zones and details of the provisions of the zoning exception are anticipated to be refined through the application circulation process.



Figure 17: Zoning Map

5.0 Supporting Studies

The submitted Plan of Subdivision and Zoning By-law Amendment applications are supported by required technical studies. The summaries below are formulated based on the submitted reports:

5.1 Functional Servicing Report

David Schaeffer Engineering Limited (DSEL) has prepared a Functional Servicing Report (FSR) for the development proposed on the Green Lands and Laffin lands.

5.1.1 Water Servicing

Acknowledging that the majority of existing residences and businesses in the Village of Richmond are supplied with potable water by both shallow and deep private wells, the FSR notes that a new operational communal well system has been constructed to serve the Western Development Lands area. With the advancement of the Phase 2 (North and South) development areas, the water supply network will be available to the boundaries of the Green West Lands at Perth Street at two locations.

Aligning with the Village of Richmond Water and Sanitary Master Servicing Study (MSS), the Green West Lands will be serviced by the new public communal well system connected to the deep aquifer. The proposed development will feature an internal network of 150 mm, 200 mm, and 300 mm diameter watermain connected to existing watermain stubs in the approved Fox Run North development to the east.

Private well water services are proposed for the lots in the Green East Lands, as previously discussed in the MSS. The FSR notes that these lands are located outside of the Western Development Lands, and are more closely associated with the adjacent Richmond Oaks development to the east. Additionally, the FSR notes that the requirement for any extension to the Communal Well distribution network to include a minimum of one directional drilled crossing of the Van Gaal Drain increases future increased maintenance costs for the City of Ottawa.

5.1.2 Wastewater Servicing

Consistent with existing sanitary services for the majority of Richmond Village, the entirety of the Green Lands development is proposed to be serviced by City of Ottawa sanitary sewers. The Western Development Lands is serviced via the new sanitary trunk sewer that was recently constructed along Martin Street from Cockburn Street to the boundary of the Fox Run Phase 1 development area.

The existing gravity collection system is proposed to be upgraded prior to development, and designed capacity will accommodate the proposed development. While the Green West Lands will connect to existing downstream sewers previously constructed as part of the Fox Run Phase 1 development, the Green East Lands will outlet to existing sewers in the adjacent Richmond Oaks development.

5.1.3 Stormwater

The Green West Lands will be serviced by a storm sewer system designed in accordance with the amendment to the Master Drainage Plan. The minor stormwater system will feature sewers sized for 2-year events for local streets, 5-year events for collector streets, and 10-year events for arterial roads. Downstream sewers in the adjacent development were designed with consideration of future development on the Green West Lands.

Major system flows will be conveyed through the internal road network where the 100-year event will be captured by required 100-year inlets prior to discharge to the SWM Pond 1 where they are managed for quality / quantity control prior to release to the Arbuckle Drain. Major events in excess of the 100-year event will outlet to the Van Gaal Drain through the approved Fox Run North development to the east. The emergency overflow is conveyed via a 6-metre land block proposed behind the existing residential property at 6305 Perth Street, as well as a curb cut along the south side of Perth Street.

Quality and quantity control are achieved through connection to a wet pond facility outletting to the Arbuckle Drain. Development on the Green West Lands was considered in the design of the pond, which is located south of Perth Street.

The Green East Lands will be serviced by a storm sewer system designed in accordance with the amendment to the City of Ottawa storm sewer and stormwater management technical guidelines. Stormwater will outlet to the adjacent Van Gaal Drain, which functions as the natural receiver of stormwater runoff from these lands and the adjacent Mira Court sewers.

Major system flows will be conveyed through the internal road network where the 100-year event will be captured by required 100-year inlets prior to discharge to the SWM Pond 1 where they are managed for quality / quantity control prior to release to the Arbuckle Drain. Major events in excess of the 100-year event will outlet to the Van Gaal Drain.

Unlike the Green West Lands, inlet control devices (ICDs) will be employed in the Green East Lands to ensure that storm flows entering the minor system are limited to pre-development limits. The system will maintain post-development flows to pre-development levels for quantity control and quality controls via an oil-grit separator (OGS) unit.

5.1.4 Floodplain

The current alignment of the Van Gaal Drain generates a floodplain overlay over a portion of the Green East Lands. Through the proposed realignment of the Drain, completed through a separate process, the floodplain is anticipated to be removed through consultations with the Rideau Valley Conservation Authority.

5.2 Geotechnical Investigation

Golder Associates Ltd. ("Golder") prepared a Preliminary Geotechnical Report in support of the applications for the Green Lands in June, 2020. The report summarizes the results of a review of historical information, with the result of formal laboratory testing forthcoming.

As the Green Lands are anticipated to have similar subsurface conditions as the Fox Run development, Golder expects that the subject lands will also feature silty clay over sandy silt and glacial till.

In the Fox Run development, topsoil ranges in thickness from about 90 to 350 centimetres, with clay deposits ranging from about 2 to 3 metres below the existing ground surface. Sandy silt was located at depths ranging from approximately 6.7 to 8.2 metres below the existing ground surface.

The report features recommendations for site grading, foundations, frost protection, excavations, material reuse, basement and garage floor slabs, bedding and pipe cover for services, excavation backfill, basements and garages, pavement design, and trees.

The report notes that selection of the founding levels (in relation to the groundwater level) is also impacted by City of Ottawa requirements associated with the use of sump pumps. The underside of footing (USF) elevations for all structures should be at or above the elevation of the springline of the storm sewer installed in the adjacent roadways, and at or above the groundwater level.

5.3 Phase I Environmental Site Assessment

Golder Associates Ltd. ("Golder") prepared a Phase I Environmental Site Assessment (ESA) in support of the proposed Plan of Subdivision and Zoning By-law Amendment applications.

The report, completed in accordance with Provincial Regulations, reviewed current and historical information regarding the site and surrounding properties, as well as a site visit, interviews, and evaluation of information.

The report notes several Potentially Contaminating Activities (PCAs) on and around the site, but concludes that none of the PCAs represent Areas of Potential Environmental Concern, and therefore a Phase II ESA is not recommended.

5.4 Environmental Impact Assessment / Tree Conservation Report

Kilgour and Associates (“Kilgour”) prepared an Environmental Impact Statement in support of the proposed Green Lands developments. Through desktop reviews and site visits, the report findings include:

- / The proposed development is set back at least 30 metres from all surface water and fish habitat in proximity to the Green Lands, and therefore no negative impacts are anticipated to these features.
- / A small 1-hectare forest lot had been present at the confluence of the two Municipal Drain tributary channels, but the entire feature was removed in 2019. No trees are currently present along any of the channels, excepting those along the main channel immediately upstream of Perth Street.
- / No Significant Wetlands, Significant Woodlands, Significant Valleylands, NESS areas, UNAs, or RNAs occur on the site or within 120 metres of the site. Therefore, no impacts to such significant natural features are anticipated from the proposed development.
- / While four Species At Risk have the potential to interact with the proposed development, mitigation measures applied through construction will reduce or eliminate potential negative impacts.

The report also includes recommendations for mitigation measures, including construction techniques, particularly to protect Species At Risk. The report concludes that no significant negative impacts are anticipated to Species At Risk or their habitats, or to significant natural heritage features present in the broader project vicinity under the proposed project if all recommended mitigation measures are adopted.

5.5 Transportation Impact Assessment

CGH Transportation (“CGH”) has prepared Steps 1 to 4 of a Transportation Impact Assessment (TIA) in support of the proposed developments. The report finds that the surrounding road network will have capacity to accommodate the developments, particularly when the full road network in the Village of Richmond is completed.

Transit services will be provided on Perth Street and Meynell Road, providing alternative modes of transportation to area residents.

Traffic calming elements will include bulb-outs throughout the subdivision to slow vehicular traffic and improve pedestrian safety and comfort.

5.6 Roadway Traffic Noise Feasibility Assessment

A Roadway Traffic Noise Feasibility Assessment was prepared by Gradient Wind Engineers and Scientists (“Gradient”) in support of the proposed applications. The report finds that some dwellings within the 55 dBA contour will require forced air heating with provision for air conditioning. Additionally, outdoor living areas on blocks adjacent to and having direct exposure to Perth Street will likely require noise control measures, including building orientation, sound barriers, and acoustic barriers. Warning Clauses will also be required on purchase, sale, and lease agreements for these dwellings.

5.7 Archaeological Assessment

Paterson Group (“Paterson”) prepared a Stage 1 and 2 Archaeological Assessment for the Green Lands in support of the applications. Given the low potential for pre-contact Aboriginal archaeological potential based on the context, and a dearth of 19-century structures from Euro-Canadian settlement in the area. The report concludes that no further archaeological study is required for the subject property.

The proposed development, as well as various mitigation measures, have been designed to respond to environmental conditions on and around the subject lands. Figure 18 below illustrates the various environmental conditions.



July 2020

Number	Description	Mitigation
1	Van Gaal Drain	
	Municipal Drain with intermittent fish habitat	30-metre minimum setback buffer incorporated
2	Forest Lot	
	Cluster of trees (approximately 1 hectare)	The trees appear on the aerial map, but was removed in 2019.
3	Soils	
	The subject lands anticipated to feature silty clay over sandy silt and glacial till.	Mitigation through construction approaches to site grading, foundations, frost protection, excavations, material reuse, basement and garage floor slabs, bedding and pipe cover for services, excavation backfill, basements and garages, pavement design, and trees. Founding levels influenced by sump pumps.
4	Perth Street	
	A designated Arterial Road on Schedule H (Road Network – Select Villages)	Central heat and cooling required for some units, Warning Clauses on title for lots in proximity to Perth Street.
5	Species At Risk	
	Limited potential for presence of Blanding's Turtles	Timing of vegetation clearing, pre-construction sweep of area, turtle exclusion fencing.

Conclusion

The proposed Plan of Subdivision and Zoning By-law Amendment applications meet the policies of the Provincial Policy Statement and the Official Plan. The proposed zoning for the property will maintain the character of the surrounding development and enable integration with the established built form in the Fox Run community.

The proposed development is reasonable and appropriate, and represents good planning. Technical studies confirm that the development is functional, subject to mitigation measures.

Sincerely,



Nick Sutherland, MCIP RPP, LEED GA
Planner



Jaime Posen, MCIP RPP
Senior Planner