

An aerial photograph of a rural landscape. A winding river flows through the center of the image. On the left side of the river, there is a cluster of buildings and a network of roads, possibly a small town or farmstead. The surrounding area is mostly agricultural fields, some of which are divided into smaller plots. The overall tone is somewhat desaturated, with a mix of greys, browns, and muted greens.

RICHMOND WEST

SUBDIVISION & ZONING BY-LAW AMENDMENT

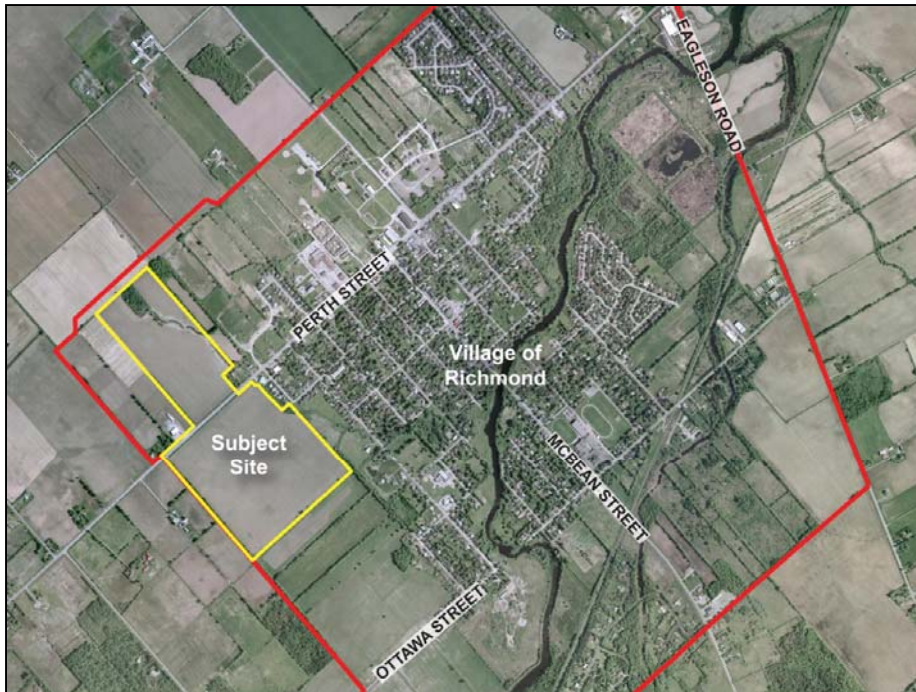
FEBRUARY 2013

APPLICATION INFORMATION



- Applications: Proposed Plan of Subdivision and Zoning By-Law Amendment.
- Site Address: 6335 and 6350 Perth Street.
- File Ref: D07-16-11-0014 (subdivision)
D02-02-11-0066 (zoning)
- This public meeting fulfills the requirements under Section 51 of the Planning Act for public consultation prior to the issuance of draft plan approval.

Site Location



- Total Land Area: 53 Hectares;
- Presently vacant and farmed;
- Perth Street bi-sects the property in an east-west direction;
- An unused Hydro Corridor bisects the northern portion of the site;
- The Van Gaal drain cuts through the northeast corner of the site;
- Existing vegetation comprised of perimeter hedgerows and wooded vegetation at the northern limit of the subdivision;
- Comprises the majority of the northern half of the *Western Development Lands* as defined in the *Village of Richmond Community Design Plan*.

Community Planning Background



CDP COMMENCEMENT

(2007)

PUBLIC MEETINGS / OPEN HOUSES / CONSULTATION

(2008-2009)

CDP & SECONDARY PLAN ADOPTION

(July 2010)

SUPPORTED BY:

- MASTER SERVICING STUDY (EA) FOR WATER AND SANITARY INFRASTRUCTURE;
- TRANSPORTATION MASTER PLAN (EA) FOR ROADS;
- AND STORMWATER MANAGEMENT AND DRAINAGE REPORT (EA*) FOR STORMWATER

DRAFT PLAN OF SUBDIVISION SUBMISSION

(July 2011)

TECHNICAL CIRCULATION / AGENCY COMMENT PERIOD

(2010 - 2013)

(Statutory Circulation / April - May 2012)

STATUTORY PUBLIC MEETING SUBDIVISION

(Feb 2013)

*SCHEDULE A PROJECTS - EA EXEMPT 0.REG 345/93

Continuing the Process



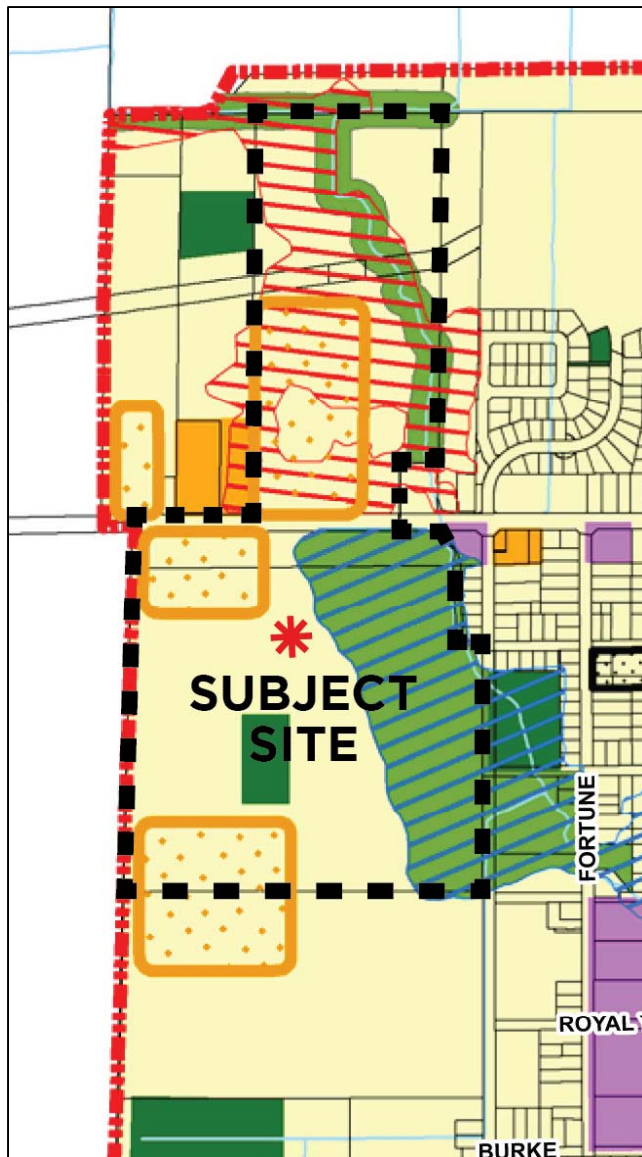
STATUTORY PUBLIC MEETING SUBDIVISION
(Feb 2013)

DRAFT PLAN OF SUBDIVISION APPROVAL

STATUTORY PUBLIC MEETING - ZONING

ZONING BY-LAW AMENDMENT APPROVAL

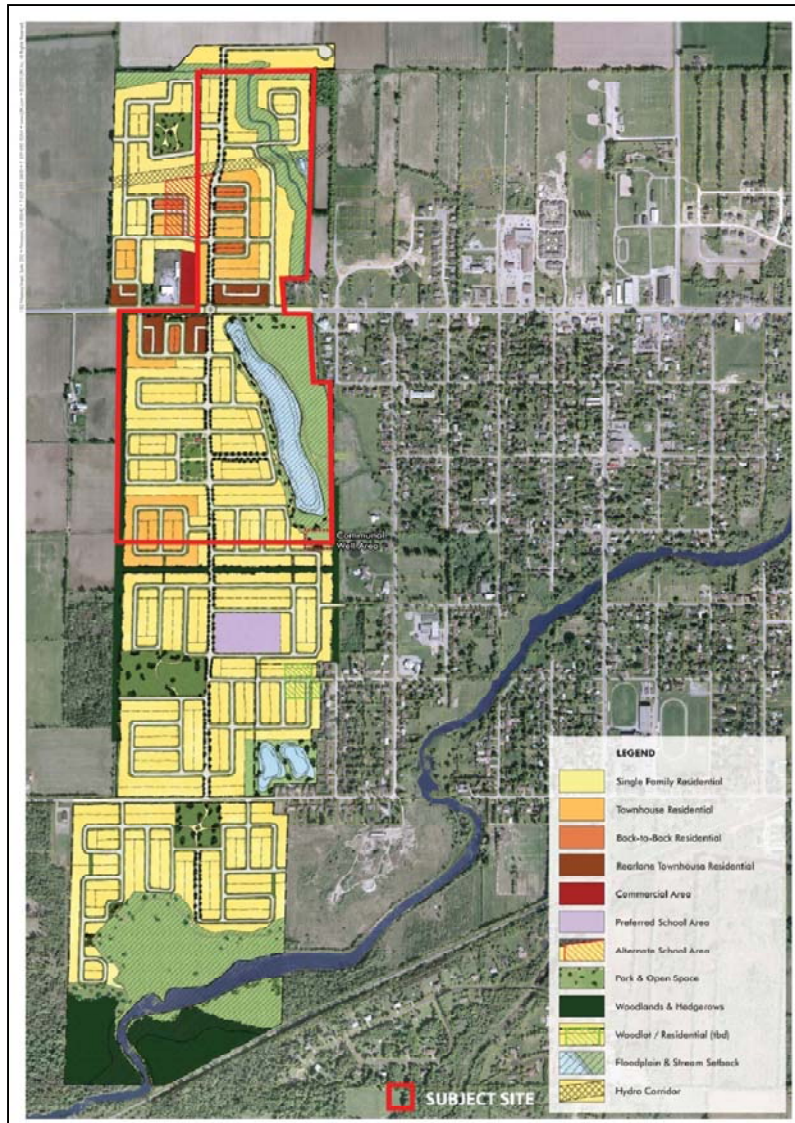
Richmond Secondary Plan: Land Use



Permitted Land Uses:

- Residential - one and two unit;
- Residential - ground oriented attached;
- Open Space;
- Floodplain;
- Interim Floodplain;
- Potential convenience uses.

Richmond Community Design Plan: Demonstration Plan



Land Uses Categories:

- Residential, including:
 - single family;
 - street front townhouse;
 - back to back and rear lane townhouse;
- Parks and open space;
- Hydro corridor.

Subdivision Approvals Process



Richmond West, Application Statistics

- Estimated 1,000 new homes;
- Approximately 60% single detached and 40% multiples;
- New 4.5 Acre neighbourhood park;
- Expansive 29 Acre natural greenspace along Queen Charlotte Street;



Richmond West, Application Statistics....contd.

- Improvements and widening of Van Gaal Drainage channel;
- Recreational trails throughout the natural area and linkages to existing village;
- Mixture of Single Detached and Townhouse units;
- Mixture of housing styles and lot widths;
- 10 to 15-year build out;
- Construction phasing to be finalized as part of Phase 1 detailed design.

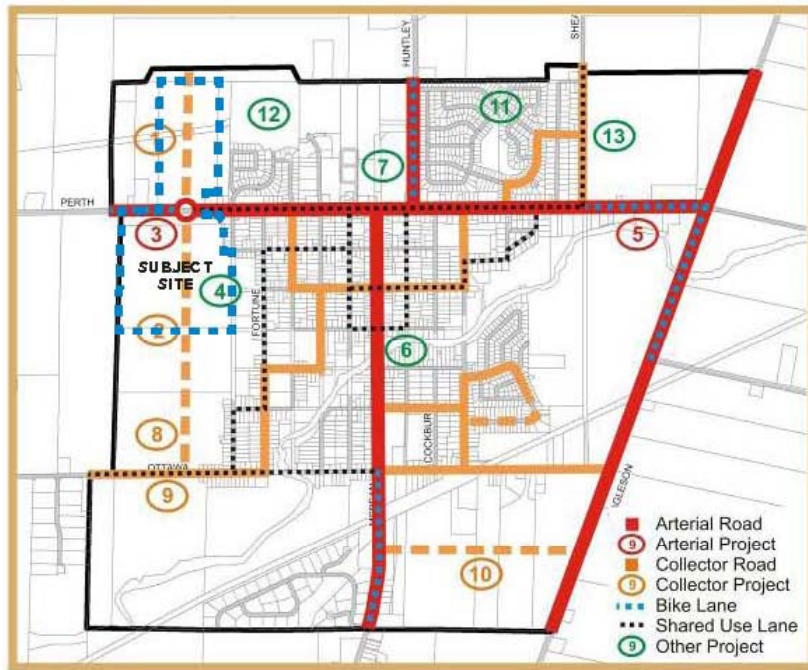


Richmond West, Land Uses

Land Use	Area (Ha)	% of TOTAL AREA	
Residential Area	26.1	49.0	
Passive Open Space (Drainage Channel)	2.9	5.5	30.0
Active Open Space (Park)	1.0	1.9	
Storm Water Pond and Drying Areas	6.5	12.3	
Passive Open Space (Natural Areas)	5.2	9.9	
Street Widening	0.1	0.1	
0.3m Reserves	0.03	0.0	
Streets	10.8	20.4	
TOTAL	53	100	

Anticipated Overall Improvements to Road Network

Schedule C: Transportation



Transportation Projects

- | | |
|--------------------------------------|---------------------------------------|
| 1 Village Collector (North of Perth) | 8 Village Collector (Burke to Ottawa) |
| 2 Village Collector (Perth to Burke) | 9 Ottawa Street Urbanization |
| 3 Perth Reconstruction (Roundabout) | 10 Industrial Collector |
| 4 Martin Street Pathway Extension | 11 Kings Grant Link |
| 5 Perth Street Widening | 12 Rochelle Connection |
| 6 Pathway Crossing at McBean Street | 13 Sidewalk along Shea Road |
| 7 Huntley Sidewalk Extension | |

As previously approved in the Village of Richmond Community Design Plan:

Transportation Network Upgrades:

- Perth Street widened to four lanes to the western village limit.

Cycling Routes:

- New on road designated cycling routes along Perth Street; Ottawa Street; and, throughout the existing community.

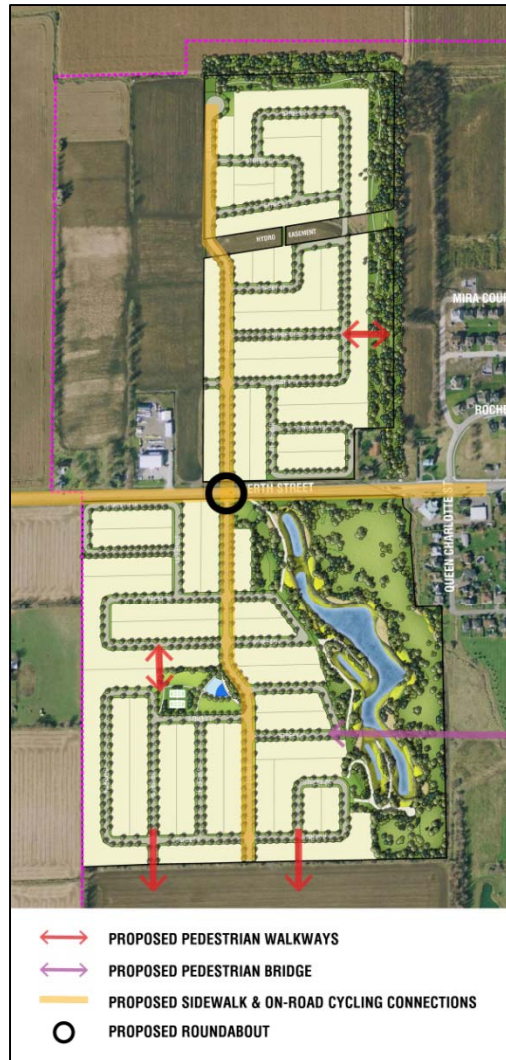
Pedestrian Routes:

- New pedestrian crossing connecting at Martin Street.

Transit Facilities:

- Potential Kanata / Stittsville Transit extension.

Improvements to Road Network with this Application



As previously approved in the Village of Richmond Community Design Plan:

Transportation Network Upgrades:

- Roundabout on Perth Street
- North-South Collector north and south of Perth Street;

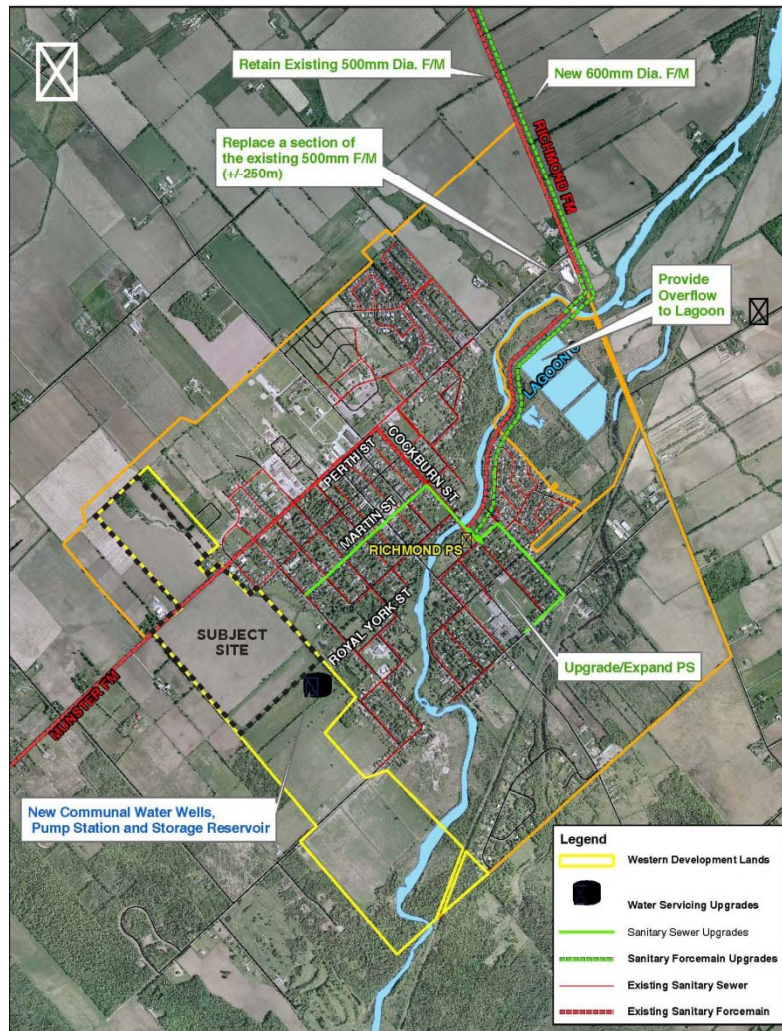
Cycling Routes:

- On Road cycling along north-south collector to Perth Street;

Pedestrian Routes:

- Sidewalks along Perth Street and the North – South collector.
- Pedestrian Bridge to Martin Street.

Village of Richmond Water Servicing

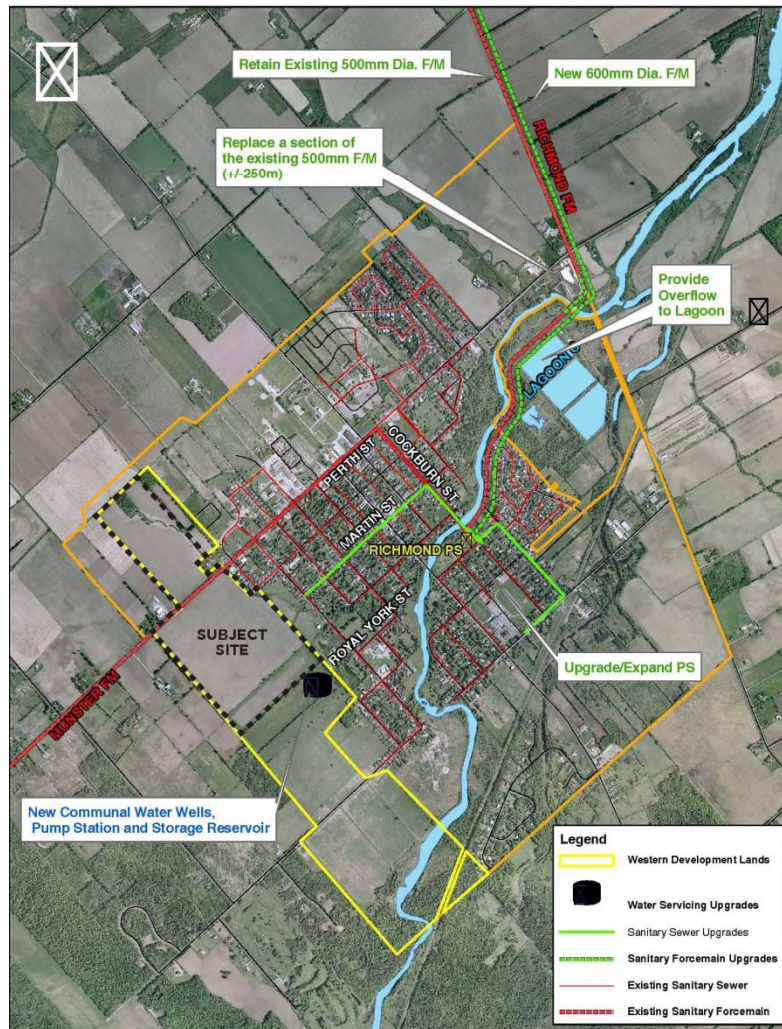


As previously approved in the Village of Richmond Community Design Plan:

Short term water component needs:

- 2 - 4 new deep groundwater wells;
- One at grade storage reservoir to provide balancing, fire and emergency storage;
- One high lift pump station with disinfection;
- Distribution system watermains in the development area ;

Village of Richmond Water Servicing Contd.

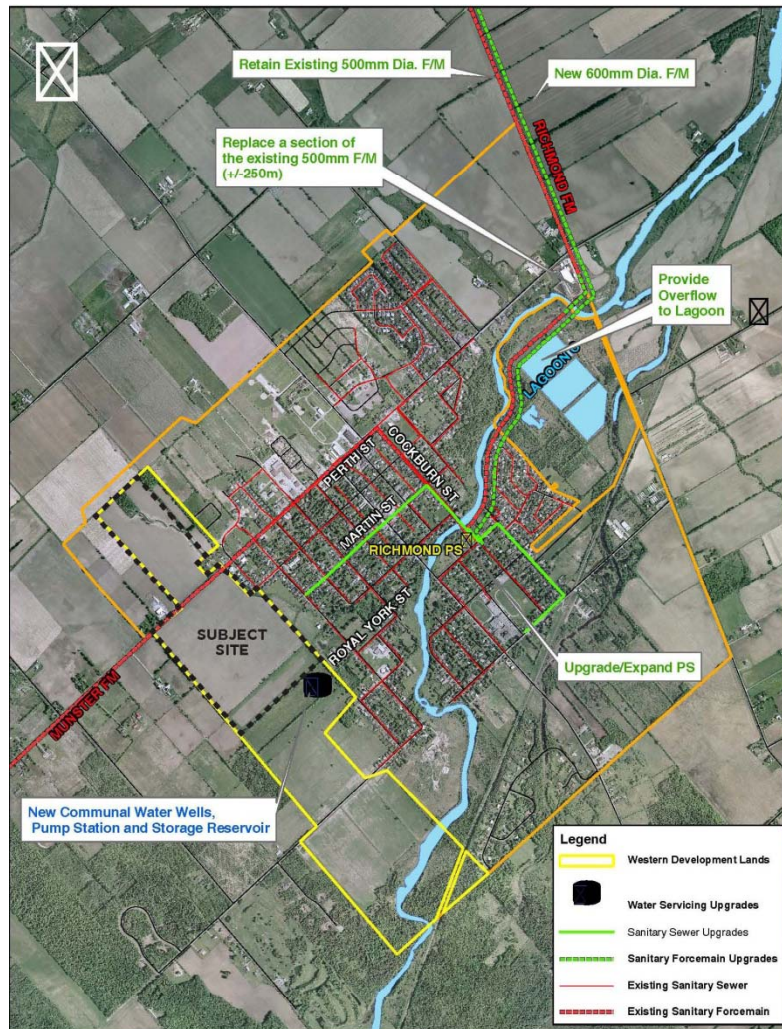


As previously approved in the Village of Richmond Community Design Plan:

Long term water component needs:

- Additional deep groundwater wells as required (depending on actual capacity and demand);
- Expansion of at-grade storage reservoir
- Expansion of high lift pump station and disinfection facility;
- Distribution system watermains as required (including connection to the existing King's Park system).

Village of Richmond Sanitary Servicing

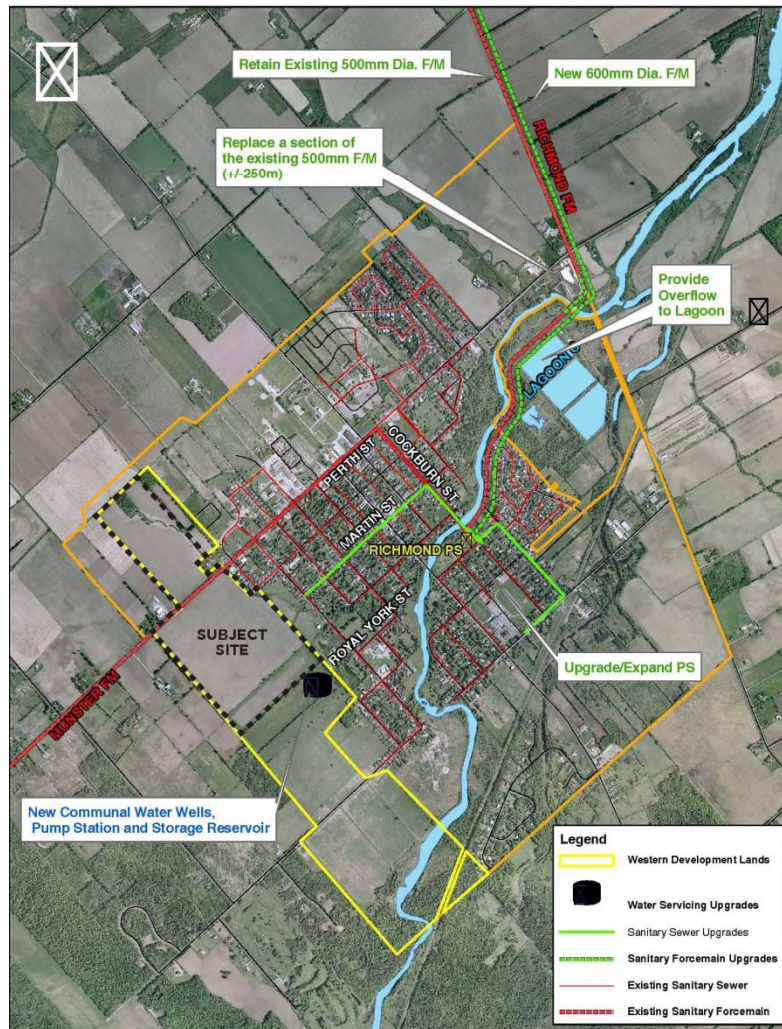


As previously approved in the Village of Richmond Community Design Plan:

Sanitary servicing short term needs:

- New forcemain across Jock river;
- New twin forcemain from Richmond Pump Station to the Jock River;
- Upgrade/expand the Richmond Pump Station;
- Upgrade internal sewer along Martin Street.

Village of Richmond Sanitary Servicing ... contd.

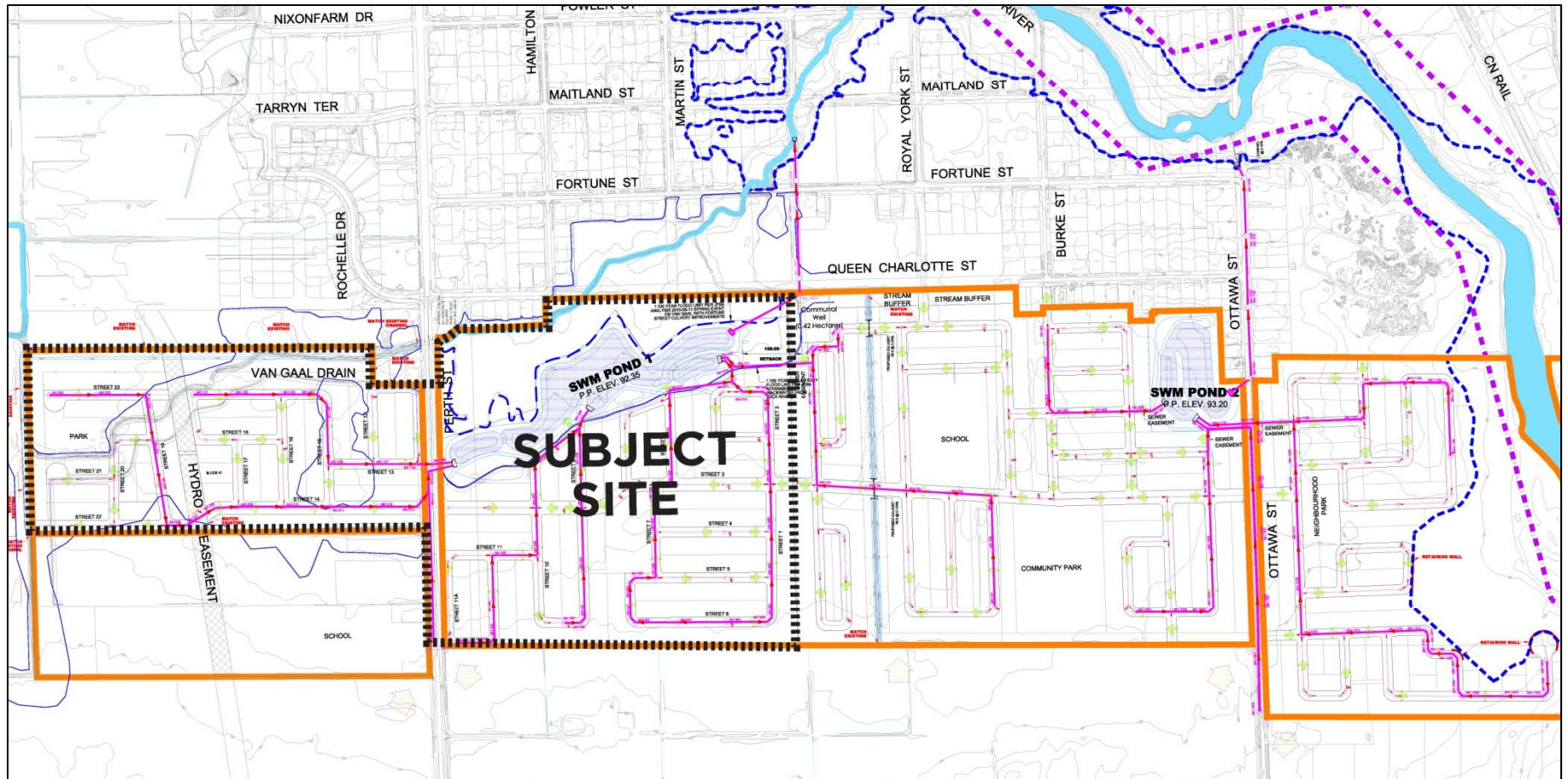


As previously approved in the Village of Richmond Community Design Plan:

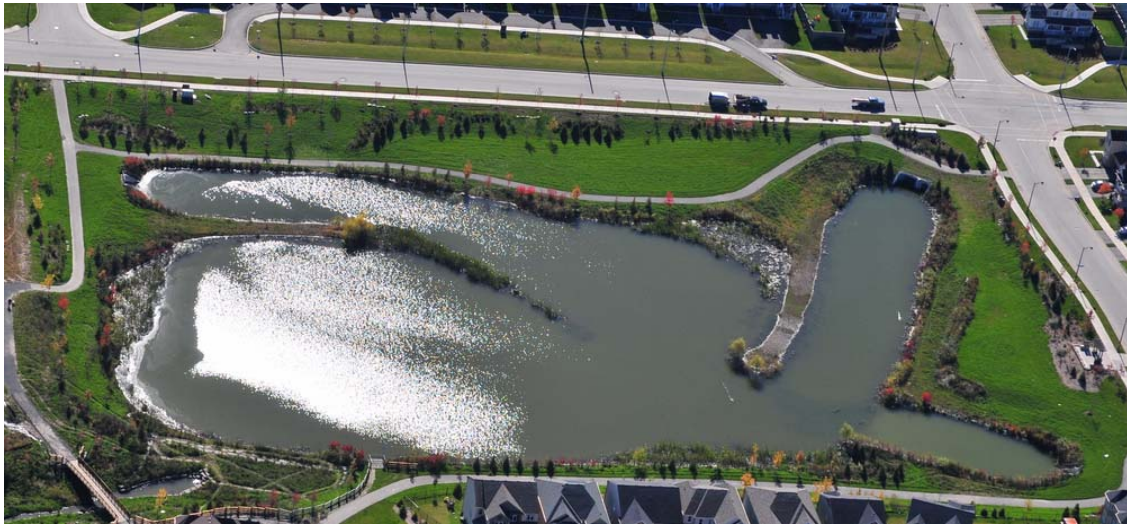
In the longer term, additional upgrades will be needed:

- Construct additional lengths of twin forcemain to Kanata/Stittsville
- Upgrade King Street sewer

Village of Richmond Stormwater Management



Stormwater Management Facility – POND ONE



Source: Todd Pond” Half Moon Bay South Barrhaven

- A facility to attenuate and treat storm water runoff before releasing to Van Gaal Drain.
- Within the subject lands south of Perth Street, east of Queen Charlotte Street.

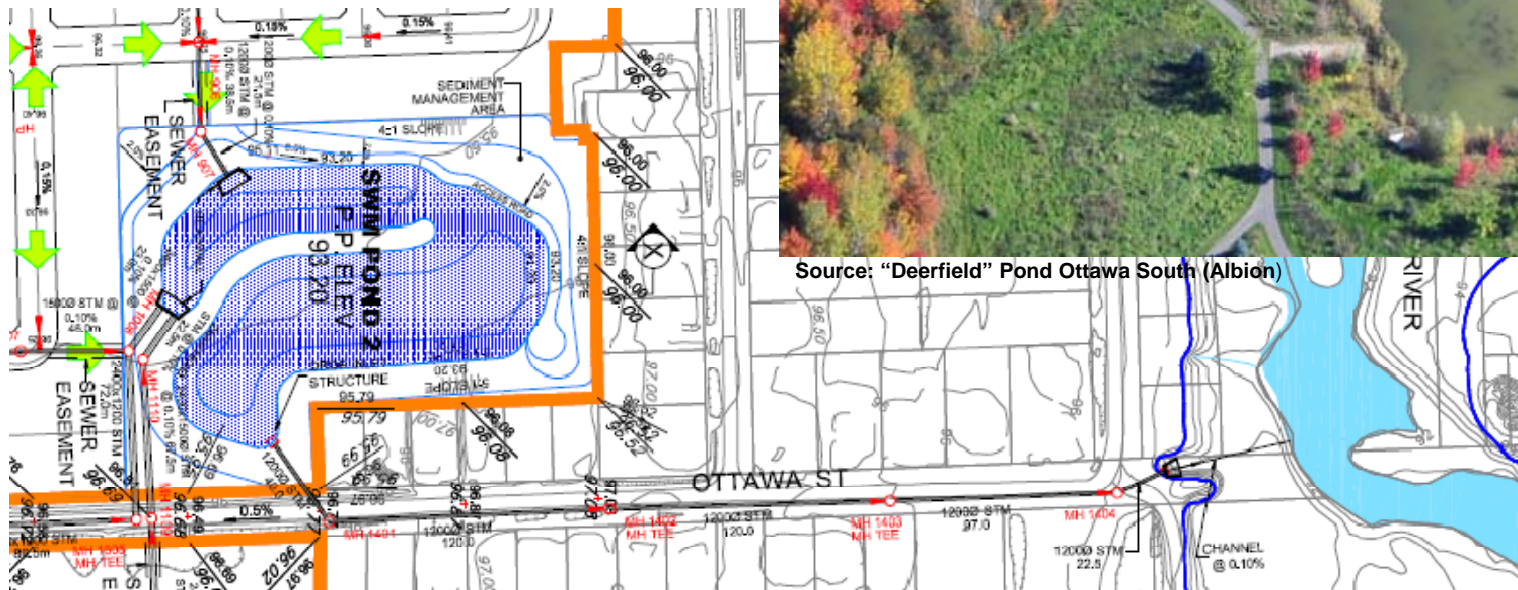


Stormwater Management Facility – POND TWO

- A facility to attenuate and treat storm water runoff before releasing to the Jock River.
- Meets the needs of the overall Western Development Lands.
- Situated south of the subject application lands within the *Western Development Lands*.



Source: "Deerfield" Pond Ottawa South (Albion)



Van Gaal Drain Re-Alignment

Existing Drain



Source: Existing Van Gaal Drainage Channel, 2009



Source: Existing Van Gaal Drainage Channel, 2009

Proposed Drain Improvements



Source: DFO Channel Outlet to Todd Pond, Barrhaven South



Source: DFO Channel Outlet to Todd Pond, Barrhaven South

Van Gaal Drain Re-Alignment



Source: DFO Channel Outlet to Todd Pond, Barrhaven South

FOTENN PLANNING &
URBAN DESIGN

DSEL
david schaeffer engineering ltd
SINCE 1988

 **Golder**
Associates

KILGOUR
& Associates



 **Stantec**

Next Steps Timeline

STATUTORY PUBLIC MEETING

NOTICE OF DRAFT SUBDIVISION APPROVAL

STATUTORY APPEAL PERIOD

PLAN OF SUBDIVISION & ZONING BY-LAW
AMENDMENT APPROVAL

PHASE 1 - ENGINEERING DESIGN & APPROVALS
(CITY OF OTTAWA & OTHER AGENCIES)

PHASE 1 - ON-SITE INFRASTRUCTURE CONSTRUCTION

PHASE 1 - SUBDIVISION AGREEMENT
& REGISTRATION

BUILDING PERMIT SUBMISSION

BUILDING PERMIT APPROVALS

Questions and Contact Information

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