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Richmond Square Subdivision

**10 Cockburn Street
City of Ottawa**

Planning Rationale



February 2010

**RICHMOND SQUARE SUBDIVISION
10 COCKBURN STREET**

PLANNING RATIONALE

Prepared for:

CITY OF OTTAWA
110 Laurier Avenue West
Ottawa, Ontario
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Prepared By:

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February 2010

Novatech File: 109222-6
Ref. No.: R-2010-021



February 19, 2010

City of Ottawa
110 Laurier Avenue West
Ottawa, Ontario
K1P 1J1

Attention: Mr. Danny Page
Program Manager, Development Review Process (Rural West)

Reference: Richmond Square Subdivision
10 Cockburn Street
Application Zoning By-law Amendment
Our File No. 109222-6

The following Planning Rationale Report is prepared for the City of Ottawa in support of a Zoning By-law Amendment for the above-mentioned property.

The subject property consists of a vacant parcel of land located south of Perth Street, between Cockburn Street and King Street, in the Village of Richmond. The proposed development consists of 40 semi-detached residential dwellings on public streets.

Based on the findings of this Rationale, the proposed Zoning By-law Amendment and is consistent with the Provincial Policy Statement, conforms to the general policies in the City of Ottawa Official Plan and conforms to the policies in the Village of Richmond Secondary Plan.

If you have any questions as you complete your review, please do not hesitate to contact the undersigned.

Sincerely,
NOVATECH ENGINEERING CONSULTANTS LTD.

A handwritten signature in black ink, appearing to read "Adam Thompson", is written over the company name.

Adam Thompson, MCIP RPP
Project Planner

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1.0 INTRODUCTION

1.1 PURPOSE

Novatech Engineering Consultants Ltd. (Novatech) has prepared this Planning Rationale Report in support of a Zoning By-law Amendment and a subsequent Draft Plan of Subdivision application for a proposed residential development to be located at 10 Cockburn Street in the Village of Richmond, in the City of Ottawa. The proposed development will consist of 40 semi-detached residential dwellings.

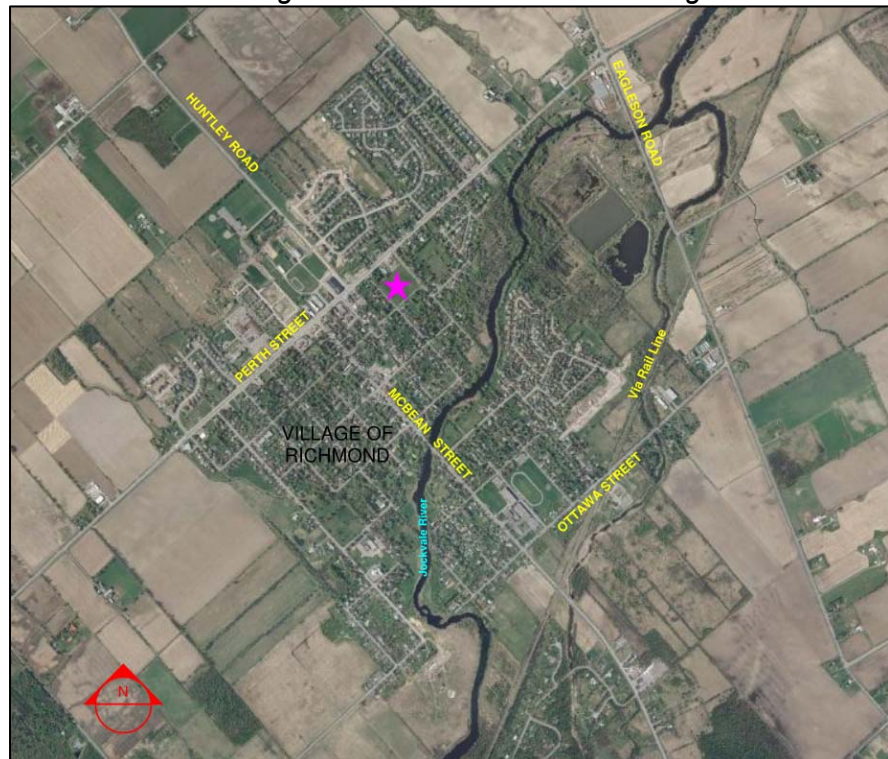
This Planning Rationale will outline the various aspects of the proposal that are consistent with the Provincial Policy Statement. This report will also demonstrate how the development will be consistent with the policies in the City of Ottawa Official Plan and provide new housing that meets the needs of the growing community.

The City of Ottawa requires that a Planning Rationale be submitted in support for all applications for Zoning By-law Amendment.

1.2 BACKGROUND

The Subject Property is located within the Village of Richmond, within the City of Ottawa (see Figure 1). The former Village of Richmond was annexed by the Township of Goulbourn in 1974. The Township of Goulbourn was subsequently included in the amalgamation of the City of Ottawa in 2001. It is understood that this site was never developed and remains a vacant parcel within the village.

Figure 1 – Aerial View of the Village of Richmond



In the mid-1990's, the owner of the Subject Property proposed to subdivide four lots along the east side Cockburn Street. The intent was to develop the four lots as an initial phase of a more complete subdivision of the property at a later date. As a result of this proposal, reference plans were prepared and an agreement was prepared between the owner and the former Township of Goulbourn.

The four lot proposal has not been developed and the Subject Property remains vacant. The Subject Property is currently under agreement of sale to the applicant.

1.3 LOCATION AND SITE DESCRIPTION

The Subject Property is near the intersection of Perth Street and King Street (see Figure 2). The site is currently a through-lot with frontage on two local streets, King Street on the east side and Cockburn Street on the west side. The south limit of the Subject Property is an unopened road allowance, which will be the easterly extension of Hamilton Street, when completed.

Figure 2 – Aerial view of subject property



The Subject Property is approximately 1.59 hectares (3.9 acres) in size and has a frontage of approximately 120 metres on King Street and approximately 128 metres on Cockburn Street. The Subject Property also has approximately 131 metres of frontage along the future extension of Hamilton Street. The legal description for the Subject Property is Unit 59 and Part of Unit 56, Index Plan D-13, Geographic Township of Goulbourn, now in the City of Ottawa.

As shown in Figure 2, the property is vacant and has remained dormant in terms of past uses. A tree preservation report prepared by Thakar Associates, dated November 30, 2009, indicates one existing Bur Oak tree and a clump of White Ash within the King Street right-of-way. There is no other mature vegetation on the Subject Property.

The physical characteristics of the site are standard across the site. As shown in Figure 2, the property is vacant and has been remained dormant in terms of past uses. In the late 1980's, the topsoil of the site was stripped in anticipation of new development and, at the time, the site was also used as staging area during the construction of sewers in the adjacent streets. The topsoil was stockpiled in the south-central part of the property.

The City of Ottawa recently prepared a new Comprehensive Zoning By-law (now By-law 2008-250). Included in the preparation of the Zoning By-law, was new mapping of floodplains, based on land elevations in proximity to watercourses.

As a result of the stripping of topsoil, portions of the Subject Property were below the elevation of the 1:100 year floodplain and were subsequently shown as floodplain area in the Zoning By-law. Through discussions and acceptance by the Rideau Valley Conservation Authority, the site has been re-graded using the stockpiled topsoil to raise the site grade back to the original elevation, which is above the 1:100 year floodplain.

1.4 COMMUNITY CONTEXT

The area surrounding the Subject Property consists of mainly single-family residential. Three existing townhouse units are located on the east side of King Street opposite to the Subject Property. Surrounding properties vary in age, ranging from approximately 5 years to 50 years and beyond. The majority of nearby residences appear to be built in the 1960's and 1970's.

The Subject Property is well served by the City of Ottawa transportation network. Both King Street and Cockburn Street intersect with Perth Street, which is designated as an Arterial Road on Schedule H of the Official Plan. King Street is also designated as a Collector Road on

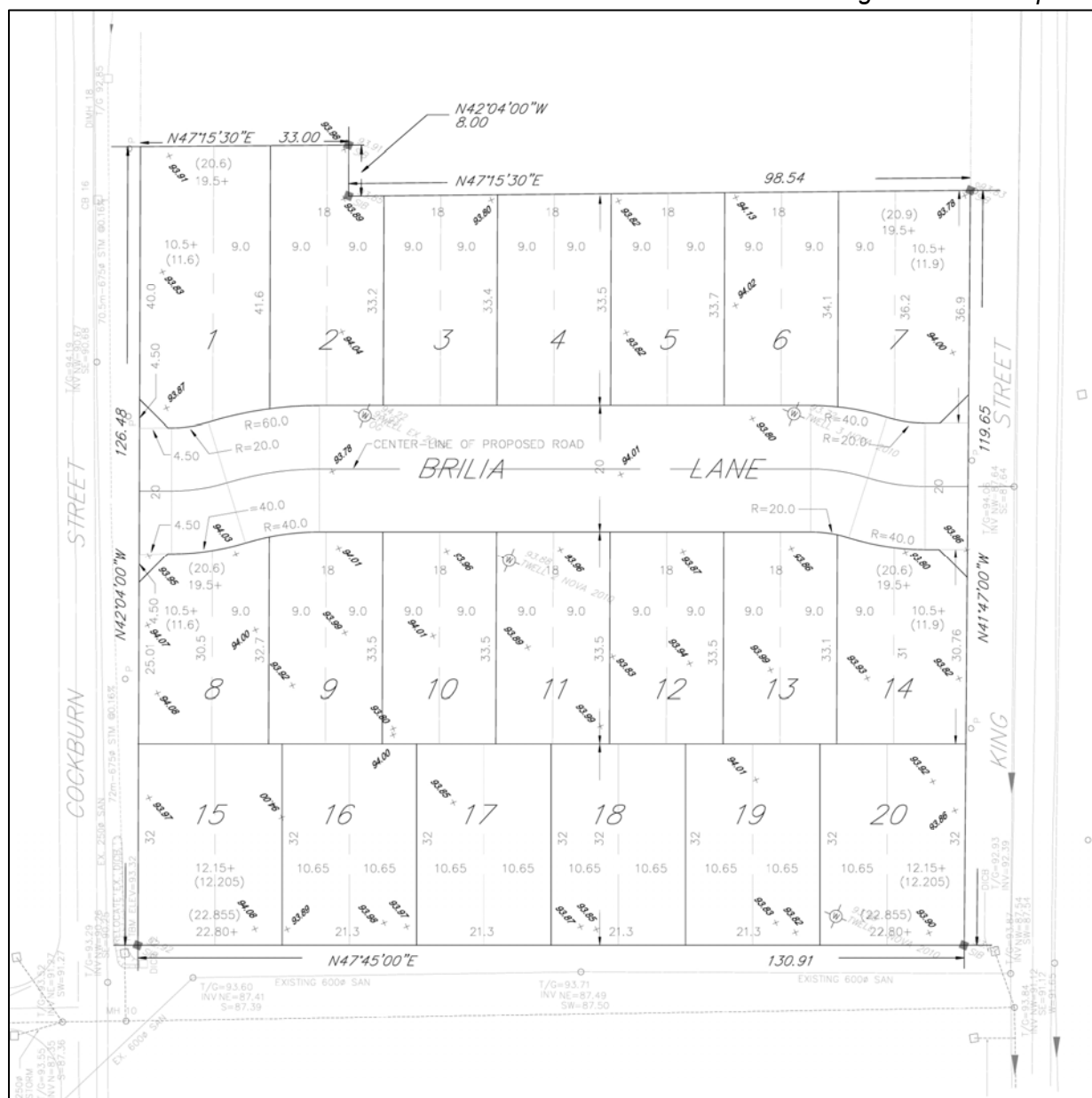
Schedule H of the Official Plan. OC Transpo Route 283 operates along Perth Street which provides weekday, peak-period transit service in close proximity to the proposed development.

The Subject Property is in close proximity to the Richmond Public School and the Richmond Memorial Community Centre and Arena. Other services within one kilometre of the Subject Property include the Lions Park Richmond, Kings Grant Park, the Richmond Branch of the Ottawa Public Library and numerous shopping facilities along Perth Street and McBean Street. Bicycle routes (as identified to the City's bicycle route maps) are also in close proximity to the Subject Property.

2.0 THE PROPOSAL

The proposed development is a 40-unit residential development on two public streets, Hamilton Street (which is proposed to be built as part of this development) and a new street connecting King Street and Cockburn Street (see Figure 3). Municipal sanitary sewer and stormwater sewer services are available and can accommodate the proposed development. Individual wells will provide water to each unit. A hydrogeological report has been prepared in support of the proposed individual wells.

Figure 3 – Concept Plan



All units will be oriented towards the new connecting streets between Cockburn Street and King Street. There will be no direct impact on existing properties on either Cockburn Street or King Street. Individual units are designed to have a minimum of 290 square metres of lot area and a minimum of 9.0 metres of frontage.

The current zoning on the Subject Property is divided into two zones, V1C (Village Residential First Density Zone, Subzone C) and V3A (Village Residential Third Density Zone, Subzone A). The V1C zone permits single-family detached dwellings and the V3A permits built form up to multiple-attached dwellings (townhouses). Based on the existing zoning, it would be possible to construct as many as 35 units on the Subject Property based on the proposed street layout.

The proposal intends to amend the Zoning for the Subject Property to permit semi-detached dwellings over the whole property. The net effect of the proposed amendment is to permit a denser built form on lands currently zoned V1C and reduce the density on lands currently zoned V3A. The proposed zoning amendment represents an overall increase in development potential of five units.

The proposed zoning by-law amendment is also intended to amend the Flood Plain Overlay with respect to the Subject Property. As discussed in Section 1.3 of this report, the ground elevation has been reinstated to the original level. The reinstated ground elevation is higher than the 1:100 year floodplain limit, on which the Flood Plan Overlay is based. The Flood Plain Overlay is no longer applicable to the Subject Property and should be amended accordingly.

Details of the proposed zoning by-law amendment are included in Section 4 of this Report.

3.0 PLANNING POLICY AND REGULATORY FRAMEWORK

3.1 PROVINCIAL POLICY STATEMENT (2005)

The Provincial Policy Statement (PPS) was issued under Section 3 of the *Planning Act* and came into effect on March 1, 2005. This proposal is consistent with the policies in the Provincial Policy Statement.

The PPS promotes appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. Section 1.1.1 of the PPS states,

“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 range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long-term needs;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns; and*
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas.”*

With respect to Policy (a) above, the proposed development will not require the expansion of municipal infrastructure. The required sanitary sewer and stormwater infrastructure to support the proposed development exists adjacent to the Subject Property. Existing services have capacity to accommodate the proposed development. Water will be provided by individual wells. The Preliminary Hydrogeological Assessment for Private Services, prepared by Paterson Group, dated February 4, 2010 concludes that sufficient groundwater exists to service the proposed individual wells and that impacts on surrounding wells will be minimal.

With respect to Policy (b) the proposed residential development of the Subject Property will contribute to the range of residential uses available in Village of Richmond by providing semi-detached unit types that are not generally available in the vicinity.

With respect to Policy (c) above, the proposed development was, as a result of soil movement, included within the floodplain overlay in the City of Ottawa Zoning By-law 2008-250. Subsequent to the Rideau Valley Conservation Authority's acceptance, the Subject Property has been re-graded to its original elevation, which is outside of the Jock River floodplain.

With respect to Policy (d) the proposed development is located within the developed area of the Village of Richmond and will not prevent the orderly expansion of the village.

Section 1.1.3 (Settlement Areas) requires planning authorities to promote intensification within municipalities and to discourage the expansion of municipal boundaries. Policy 1.1.3.1 states,

"Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted."

The Subject Property is located within the urban area of Village of Richmond as shown on Schedule 'A' of the City of Ottawa Official Plan (see Section 4.1). Consideration for development is appropriate for this property and will not result in the need to expand the village limits for additional residential development.

The PPS promotes efficient use of lands within settlement areas. Policy 1.1.3.2 of the PPS states,

"Land use patterns within settlement areas shall be based on:

a) densities and mix of land uses which:

- 1. efficiently use land and resources;*
- 2. 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;"*

The built form of development proposed for the Subject Property efficiently uses the developable land available. The proposed development pattern increases the overall development potential by five units. This minimal increase in unit count is made more compatible by proposing semi-detached dwellings, rather than multiple-attached dwellings as are currently permitted by zoning.

Policy 1.1.3.3 of the PPS states the following concerning accommodating projected needs within a settlement area,

"Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs."

The Subject Property is a good candidate for development at this time. The property is a vacant parcel within an existing neighbourhood proposed and the proposed increases the development potential of the land. The existing infrastructure available to this property is adequate to service the proposed development.

The PPS promotes efficient use of existing infrastructure. Policy 1.6.2 states,

"The use of existing infrastructure and public service facilities should be optimized, wherever feasible, before consideration is given to developing new infrastructure and public service facilities."

The proposed residential development is consistent with Policy 1.6.2 of the PPS as the Subject Property has access to the existing municipal sanitary sewer system and stormwater sewers. Water can be adequately provided using individual wells without impacts to the neighbouring properties. The existing road network is sufficient to accommodate the proposed residential dwellings and the new road connections between Cockburn Street and King Street will benefit traffic flow in the neighbourhood.

Section 1.6 of the PPS provides policies related to the servicing of new developments in both urban and rural areas. The relevant policy for servicing in area such as Village of Richmond is Policy 1.6.4.5:

"Partial services shall only be permitted 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; and*
- b) within settlement areas, to allow for infilling and rounding out of existing development on partial services provided that:*
 - 1) the development is within the reserve sewage system capacity and reserve water system capacity; and*
 - 2) site conditions are suitable for the long-term provision of such services."*

For many years, the Village of Richmond has been developing on partial services. The proposed development is consistent with the above policies as the development is infilling on a vacant parcel of land within an established settlement area. The proposed servicing method,

being partial services, is consistent with the methods currently used in the Village of Richmond. Policies of the Ottawa Official Plan require new developments to use the available sanitary and stormwater municipal services when proposed in Richmond. The availability of adequate water supply has been determined to be acceptable as per the Preliminary Hydrogeological Assessment for Private Services, prepared by Paterson Group, dated February 4, 2010.

Section 2.0 of the PPS provides policies related to the use and management of resources. The subject site in this case adheres to the policies in Section 2.0 as follows:

- Relating to Section 2.1 (Natural Heritage), the subject site has no significant wildlife habitats, wetlands, woodlots or ecological functions;
- Relating to Section 2.2 (Water), the subject site does not contain any surface or groundwater features identified as ecologically significant;
- Relating to Section 2.3 (Agriculture), the subject site is within an urban area (as defined by the MDS Guidelines). MDS Guidelines are not applicable for urban areas;
- Relating to Section 2.4 (Minerals and Petroleum), the subject site has no known areas of mineral or petroleum potential;
- Relating to Section 2.5 (Mineral Aggregate Resources), the subject site has no mineral aggregate potential;
- Relating to Section 2.6 (Cultural Heritage and Archaeology), the subject site is not identified as having Archaeological potential by the City of Ottawa.

There are no known or documented resources on the subject site. Development of the site will not interfere with any natural, mineral and/or cultural resources.

Section 3.0 of the PPS contains policies directed at maintaining public safety and public health through the development process. Policy 3.1.1 of the PPS provides direction regarding the need to develop outside of areas containing natural hazards. Policy 3.1.1 states,

“Development shall generally be directed to areas outside of:

- a) hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;*
- b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and*
- c) hazardous sites.”*

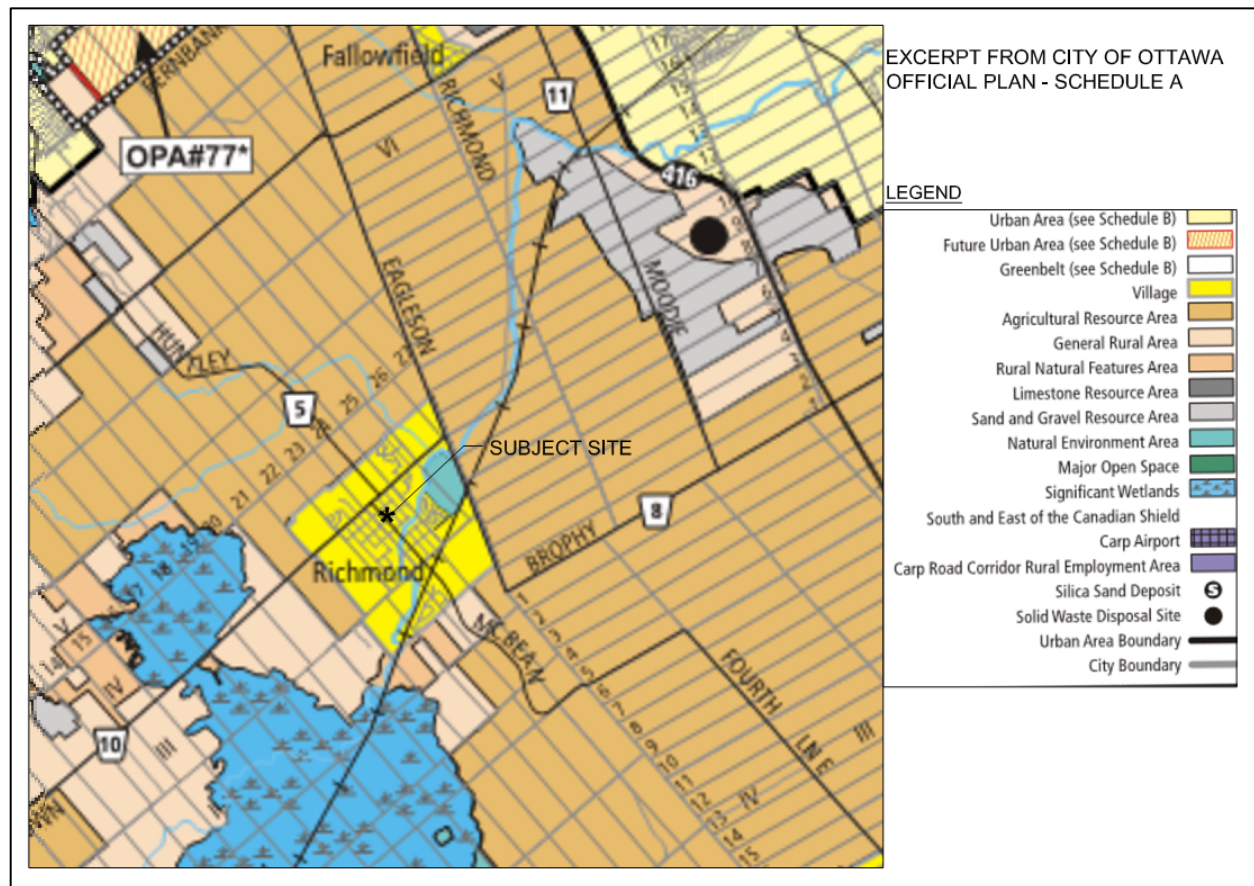
Portions of the Subject Property were below the elevation of the 1:100 year floodplain as a result of the removal of topsoil. Subsequent reinstatement of the topsoil has raised the site grades above the 1:100 year floodplain elevation identified by the Rideau Valley Conservation

Authority. The proposal is consistent with Policy 3.1.1 of the PPS. The lands are outside of the regulated floodplain.

3.2 CITY OF OTTAWA OFFICIAL PLAN

The City of Ottawa Official Plan was adopted by City Council on May 14, 2003 and modified by the Minister of Municipal Affairs on November 10, 2003. There have since been numerous updates and amendments approved by City Council and the Ontario Municipal Board. For the purposes of this planning rationale, the Official Plan Consolidation, as amended by Official Plan Amendment 76 (the 'Official Plan'), was used for reference.

Figure 4 – Excerpt from the City of Ottawa Official Plan (Schedule 'A')



The subject site is located outside of the urban boundary of the City of Ottawa, as shown on the Rural Policy Plan (Schedule 'A' of the Official Plan). Schedule 'A' shows that the site location is within a "Village" designation (see Figure 4). Section 3.7.1, Policy 3 of the Official Plan states that,

“A wide range of housing forms to meet the needs of the Village’s population will be permitted in Villages. The form and scale of development will be limited by the available servicing methods and subject to the policies of Section 4.4 on water and wastewater servicing. [Amendment 14, September 8, 2004]”

The proposed semi-detached dwellings, as a housing form, are compatible with the immediate surroundings of the site. The Village of Richmond does have a number of areas where there is a variety of built form of residential dwellings. Semi-detached dwellings, multiple-attached dwellings and low-rise apartment buildings are scattered throughout the village. The existing zoning on the property, which would allow multiple-attached dwellings, indicates the City’s desire to permit a different built form of development on the property, which the proposal achieves.

The proposal for this site has been developed considering the policies of the Village designation and the objectives of the Official Plan. Section 3.7.1, Policy 6 states,

“When reviewing development applications, the City will consider:

- a) Those matters addressed in Section 2.5.1 and Section 4.11; [Amendment 28, July 13, 2005];*
- b) For development in the core area or mainstreet, how the development or use impacts the viability of these areas and enhances the typical mixture of residential, community and commercial uses;*
- c) Whether the proposed development is located on a road with sufficient capacity to accommodate the anticipated traffic generated;*
- d) How the development supports a pedestrian and cycling environment and links the site to the surrounding neighbourhood;*
- e) How the application of good design is used to ameliorate the effects of a higher intensity use of land on the surrounding uses;*
- f) In the case of retail, commercial proposals:*
 - i) The extent to which community-serving uses will be provided as part of the development,*
 - ii) The orientation of multiple building entrances and storefront windows to the street,*
 - iii) The use of minimal or no building setbacks from the street and location of parking to the side or rear of the building,*
 - iv) The feasibility of achieving development of more than one storey. Where the predominant form of development is two storeys or more, single-storey development will be discouraged;”*

In developing the proposed draft plan of subdivision, the policy above was considered. In regards to section (a) above, the Draft Plan of Subdivision has been prepared in consideration of the requirements of Section 2.5.1 and 4.11 of the Official Plan. Further discussion is provided below.

With regard to policy (b) above, the Subject Property is not located within the core area of the Village of Richmond. The Subject Property is not located on a Mainstreet, but is in close proximity to Perth Street. This proposal will not impact the existing uses on the adjacent properties that front onto Perth Street.

With regard to policy (c) above, as noted the Subject Property has access to both Cockburn Street and King Street. King Street is designated as a Collector road in the Official Plan. The proposal is for 40 new residential units and does not warrant a Traffic Brief, according to City of Ottawa's Transportation Impact Assessment Guidelines, dated October 2006. It is expected that vehicles accessing the Subject Property will use both King Street and Cockburn Street, effectively lowering the impact to each of these streets. The additional traffic will be minimal and will not affect the capacity of these streets.

With regard to policy (d) above, the integration of the proposed development to the existing community is highlighted by the two additional road connections that will be made between King Street and Cockburn Street. The extension of Hamilton Street and the construction of the new street will continue the existing grid pattern of development and provide better pedestrian and bicycle connections between the two existing streets.

According to the City's mapping, cycling routes are identified north of the site on Perth Street and south of the site along Martin Street, King Street and Douglas Drive/Muskrat Way. The extension of Hamilton Street will add to the ability of cyclists to navigate the local streets in this area of Richmond.

With regard to policy (e) above, the proposed subdivision has been designed to maximize the development potential of the site, while limiting the impact of the development on existing properties. The building heights of the new units will remain at two stories to be consistent with the surrounding built form. All proposed units will front onto new streets, meaning that properties on King Street and Cockburn Street will only view the flanking side of the projects. This will reduce the visual impacts from both King Street and Cockburn Street.

Only residential uses are proposed and policy (f) above does not apply.

To demonstrate compatibility of the proposed use with that of the existing uses adjacent to the subject property, this planning rationale gives consideration to the relevant objective criteria listed in Section 4.11.2 of the Official Plan as follows:

- a) *Traffic: Roads should adequately serve the development, with sufficient capacity to accommodate the anticipated traffic generated.*

The proposed subdivision contains 40 lots and will not generate a significant amount of traffic. The proposed new streets will provide additional flexibility to the neighbourhood's grid pattern of development. King Street is identified as a collector road and the site is in close proximity to Perth Street, which is identified as an arterial road in the Official Plan.

- e) *Pattern of the Surrounding Community: Where the height, building mass, proportion, street setback and distance between buildings for the proposed development varies from the pattern for the area, the proposed design may compensate for this variation through its treatment of other characteristics common to the surrounding community.*

The proposed development is consistent with the existing pattern of development with respect to building heights and mass. By orienting the proposed units onto new streets, the function of Cockburn Street and King Street are maintained as no new units will front onto existing streets. This reduces any visual impacts from existing dwellings surrounding the Subject Property.

- f) *Outdoor Amenity Areas: The development should respect the privacy of outdoor amenity areas of adjacent residential units and minimize any undesirable impacts through the siting and design of the buildings and the use of screening, lighting, landscaping or other mitigative design measures.*

The Subject Property benefits from being isolated on three sides from adjacent properties by existing municipal rights-of-way. The only adjacent properties are along the north side of the site. These properties are commercial in nature and will not be impacted by the proposed development.

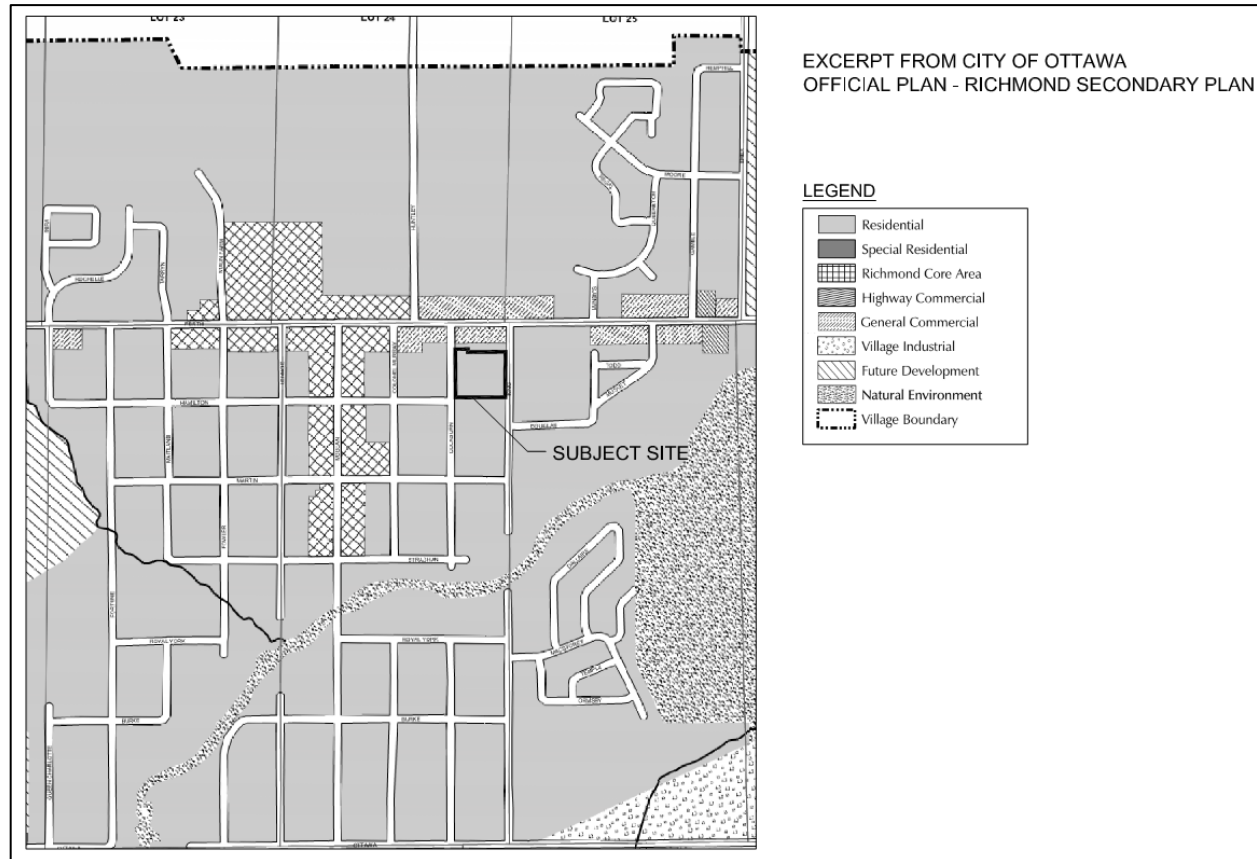
This proposed use, when evaluated against the above-noted compatibility criteria, is similar to and compatible with the existing uses adjacent to the property. The proposed use will 'fit well' within the overall residential character of this neighbourhood.

The proposed subdivision conforms with the relevant policies for the Village designation in the Official Plan. The proposed subdivision is designed according to the policies of Section 3.7.1 of the Official Plan and considers the policies found under Section 4 of the Official Plan.

3.3 VILLAGE OF RICHMOND SECONDARY PLAN

Portions of the former rural municipal Official Plans have been retained as Village Plans in Volume 2C of the City of Ottawa Official Plan. Policies related to Village of Richmond are contained within the Village Plans for the former Township of Goulbourn. Schedule 2A of the Village of Richmond Secondary Plan designates the Subject Property as 'Residential' (see Figure 5).

Figure 5 – Excerpt from Schedule 2A, Village of Richmond Secondary Plan



Section 5 of the Village of Richmond Secondary Plan contains policies related to residential development. With regard to the development of new residential uses, the relevant policies in Section 5.2.1 state,

- c) *"the design of new residential developments will respect the character of adjacent neighbourhoods and the natural environment while accommodating the housing demands that the City will continue to experience due to population growth and change in household structure. New subdivisions will be designed with a gradation of lot sizes to complement adjacent neighbourhoods. To encourage a sense of human scale, long, straight blocks of homes will be*

discouraged. Certain residential zones have the diversity of front yard set backs to enhance the streetscape. No more than three homes in a row can have the same set back. Further the design of the subdivision shall take into consideration the policies contained in Ottawa Official Plan Section 2.5.4.

The proposed form of development provides a good compromise between maintaining consistent built form while providing sufficient number of units to contribute to the efficient growth of Richmond. The design of this subdivision is consistent with the layout of the surrounding neighbourhood by providing a grid pattern of development with short blocks. The lot depths available in the proposed development should be able to accommodate a varied setback pattern.

- d) Council shall encourage the infilling of vacant land within Richmond, Munster and Ashton. 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. Development standards of new infill housing will normally equal or surpass the standards prevailing in the surrounding area to ensure compatibility;*

The proposed development is consistent with this policy as the Subject Property is a vacant lot in an established neighbourhood. The orientation of the proposed lots has been designed to orient new dwellings away from existing streets. Proposed building heights are consistent with the surrounding neighbourhood.

- f) all new residential development shall be serviced as follows: sanitary and storm sewer and private/communal wells in Richmond; communally serviced in Munster; and private individual services in Ashton. Council shall ensure residential development does not exceed the dwelling unit capacity for these communities as established in this Plan;*

The proposed servicing scheme is to provide municipal sanitary and stormwater services for this development. Water will be provided by individual private wells. In support of this design, the Preliminary Hydrogeological Assessment for Private Services, prepared by Paterson Group, dated February 4, 2010, has prepared in support of the development. A Conceptual Servicing Study, prepared by Novatech Engineering Consultants Ltd., dated February __, 2010 has also been prepared to demonstrate that the proposed development can be accommodated using existing municipal services.

- j) *residential uses will be placed in separate zoning categories in the implementing Zoning By-law. The maximum densities shall be determined by specific zoning classifications identified in the implementing Zoning By-law;*"

The proposed Zoning By-law Amendment requests an amendment that would, in effect, up-zone portions of the Subject Property and down-zone a portion of the site. Based on the existing zoning, it would be possible to construct as many as 35 units on the Subject Property. The proposed zoning will permit semi-detached dwellings over the whole property. The proposed zoning amendment represents an overall increase in development potential of five units.

Section 5.2.2 of the Village of Richmond Secondary Plan contains policies related to the density of residential developments. Sub-policy (a) states,

"Residential uses may be permitted up to the following densities, in accordance with the following policies:

Low Density

- 20 units per net residential hectare*
- single detached and semi-detached dwellings;*

Medium Density

- 40 units per net residential hectare*
- townhousing, garden homes, cluster homes and small apartments; and*

High Density

- 99 units per net residential hectare*
- other apartments."*

The current zoning on the Subject Property permits a mix of single-detached dwellings and multiple-attached dwellings. These unit types would be considered Low Density and Medium Density, respectively, in the Village of Richmond Secondary Plan. If the Subject Property was developed as currently zoned, the overall density would be approximately 22 units per net hectare.

While the proposed semi-detached dwellings are described by the Secondary Plan as 'Low Density', the density of the proposed subdivision is approximately 25 units per net hectare. Policies in the Village of Richmond Secondary Plan for medium density development should be considered.

Sub-policy (b) provides policy direction for medium and high density developments in Village of Richmond. The policy states,

"In giving consideration to proposals for medium or high density residential development, Council will have regard for the following:

- i) preference will be given to medium density development in locations where such development provides a physical transition between low density residential and commercial, institutional or light industrial development; or locations in proximity to community facilities and natural amenities such as watercourses, open space areas and existing parks;*

The proposed development has been designed to be compatible with adjacent single-family dwellings by orienting units onto new streets, rather than existing streets. The proposed dwellings will be two-storeys in height, which is consistent with the surrounding neighbourhood. The existing streets also separate the new development from existing properties. The proposed development is located within walking distance to many municipal and commercial services.

- ii) in the case of medium or high density residential development, preference will be given to locations which have: frontage/access to collector or arterial roads; have proximity to natural amenities; and to locations on the main streets of Richmond;*

The proposed development will have direct access to King Street, which is identified in the Ottawa Official Plan as a collector road. The Subject Property is also in close proximity to Perth Street, which is a main street in the Village of Richmond and is identified as an arterial road in the Official Plan.

- iii) the development of new medium or high density residential development shall be designed and sited in such a manner as to maximize their compatibility with adjacent land uses. Adequate buffers, planting and screening shall be provided between such development and single detached dwellings and non-residential uses, in order to provide for a reasonable degree of compatibility and effective spatial separation. The proposed building design should be compatible with the surrounding development;*

The proposed building form for this development is generally in keeping with the surrounding neighbourhood in terms of building height and scale. As a result, extensive buffering is not a necessity. The proposed development will be separated from all adjacent residential properties by existing and proposed streets. These streets will provide adequate separation between the existing residential properties and the proposed development.

- iv) Council shall encourage medium or high density residential development as close as possible to the commercial core of Richmond*

The Subject Property is within 300 metres, or two village blocks, from McBean Street in Richmond and less than 70 metres from Perth Street. McBean Street and Perth Street are the two main commercial streets in Richmond. The Subject Property is within reasonable walking distance to shopping services, municipal parks and arenas.

- v) parking and recreational amenities, where appropriate, will be provided on the site;*

With regard to the above policy, each proposed unit will have a rear yard area to provide private amenity space. Municipal parks are available north of the Subject Property in King's Grant and at Lions Park. With regard to parking, each unit is proposed to include a garage as well as one parking space in the driveway.

- vi) the site will be provided with landscaping that will: enhance the existing or proposed building(s); provide a transition between the site and the surrounding properties; and help to improve, rather than detract from the area;*

With respect to subpolicy (vi) above, through the subdivision registration process, a landscape plan will be provided that will be consistent with the City of Ottawa standards for tree planting on new residential properties.

- vii) maximum height limitations are established in each residential zone, but will not exceed 15 metres in Richmond.*

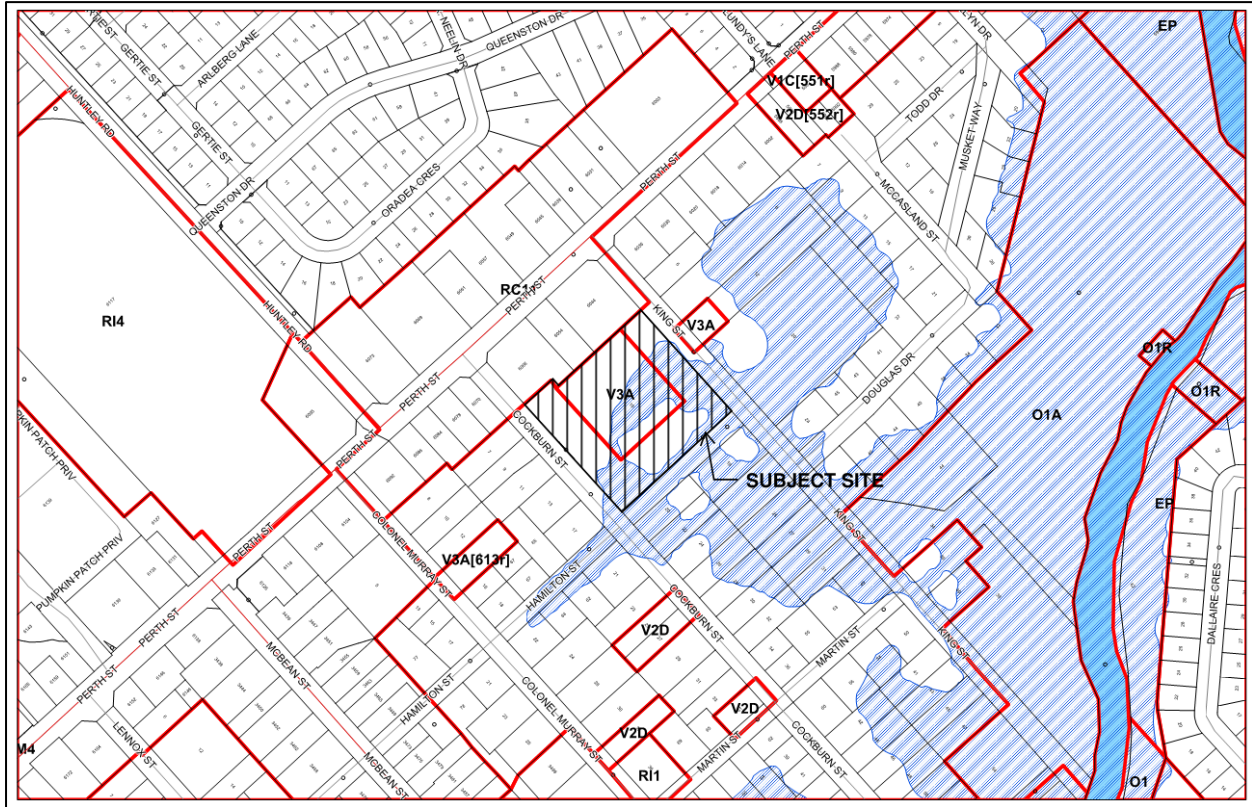
As noted in the following section of this report, the proposed building height will be a maximum of 11.0 metres. This height limit is consistent with the surrounding neighbourhood and conforms to subpolicy (vii) above.

3.4 CITY OF OTTAWA ZONING BY-LAW 2008-250

The City of Ottawa Zoning By-law 2008-250 was approved by City Council on June 28, 2008. The current zoning on the Subject Property is divided into two zones, V1C (Village Residential First Density Zone, Subzone C) and V3A (Village Residential Third Density Zone, Subzone A) (see Figure 6). Residential uses permitted by the V1C zone are limited to single-family

detached dwellings. Residential uses permitted by the V3A zone include single-family, semi-detached and multiple-attached dwellings (townhouses).

Figure 6 – Excerpt of Zoning By-law 2008-250 Map



Based on the existing zoning, it would be possible to construct as many as 35 units on the Subject Property. The general intent of the current V3 zone is stated in the preamble to Section 235 of the Zoning By-law, which states,

“The purpose of the V3 - Village Residential Third Density Zone is to,

- (1) *permit a range of low and medium density housing types in areas designated as Village in the Official Plan;*
- (2) *restrict the building form to low rise, medium density, based on existing development patterns;*
- (3) *allow a limited range of compatible uses, and*
- (4) *regulate development in a manner that adopts existing land use patterns so that development is compatible with the scale and density of a neighbourhood.”*

While the Zoning By-law currently permits multiple-attached dwellings over a portion of the property, the proposal is to develop semi-detached dwellings over the whole of the Subject Property. The proposed development pattern is consistent with the general intent of the Zoning By-law by proposing a land use that is compatible in scale and built form to the surrounding neighbourhood. Semi-detached dwellings are more consistent with the overall development pattern than multiple-attached dwellings.

4.0 PROPOSED ZONING BY-LAW AMENDMENT

The proposed development is for 40 semi-detached dwellings. The Zoning By-law Amendment request intends to place a uniform zone over the whole of the Subject Property. The V2 (Village Residential Second Density) Zone permits semi-detached dwellings as proposed for the Subject Property.

To accommodate the proposed frontage of each unit, a Subzone to the V2 Zone will need to be created. The minimum frontage permitted in the existing V2 subzones is 10.0 metres whereas the proposed minimum frontage is 9.0 metres. The proposal to create a new subzone does not change the general intent of the Official Plan, Village Secondary Plan or Zoning By-law. The only variation from the available performance standards in the V2 Zones is lot frontage.

The proposed Zoning By-law Amendment is detailed as follows:

- A new V2 Subzone will be created and shall apply to the whole of the Subject Property.
- The performance standards applicable to the new V2 Subzone will be:
 - Minimum Lot Area (semi-detached): 400 m²
 - Minimum Lot Frontage (semi-detached): 9.0 metres
 - Minimum Front Yard Setback: 6.0 metres
 - Minimum Side Yard Setback: 1.5 metres
 - Minimum Corner Side Yard Setback: 3.0 metres
 - Minimum Rear Yard Setback: 7.5 metres
 - Maximum Lot Coverage: 50%
 - Maximum Building Height: 11.0 metres

5.0 CONCLUSION

This report has been prepared in support of a Zoning By-law Amendment application and a subsequent Draft Plan of Subdivision application for a new residential development. The subject site is located between King Street and Cockburn Street, south of Perth Street in village of Richmond, in the City of Ottawa. The municipal address for the property is 10 Cockburn Street (known as the "Subject Property").

The proposal is for a subdivision containing 40 semi-detached residential dwellings. The proposed subdivision includes one new street that will connect King Street and Cockburn Street, as well as the extension of Hamilton Street from Cockburn Street to King Street. The extension of Hamilton Street will be in an existing right-of-way. The site will be serviced by municipal sanitary and storm sewers and will use individual wells to supply water.

The proposed development is consistent with the Provincial Policy Statement. There are no identified concerns on or off site in relation to the natural environment, agriculture, mineral and aggregate protection and cultural heritage. The proposed development will provide additional housing in Village of Richmond without the need to expand municipal services.

The subject site is designated as Village on Schedule 'A' of the City of Ottawa Official Plan. This designation permits various uses, including residential, subject to meeting the relevant policies of the Official Plan. This report establishes that the development proposal adheres to the general intent of the Official Plan and conforms to the Official Plan policies. The proposed development is compatible with the surrounding neighbourhood, maintaining a consistent building height and suitable building form.

The subject site is designated as Residential in the Village of Richmond Secondary Plan. This designation permits various forms of residential development, providing that development conforms to policies related to density. This report establishes that the development proposal conforms to the Village of Richmond Secondary Plan policies.

The City of Ottawa Zoning By-law 2008-250 zones the property V1C (Village Residential First Density Zone, Subzone C) and V3A (Village Residential Third Density Zone, Subzone A). The proposed zoning would zone the Subject Property V2 (Village Residential, Second Density) with a new subzone. This report establishes that the proposed development is consistent with the general intent of the Zoning By-law.