



July 18, 2018

Louise Sweet
Planner Development Review West
Planning, Infrastructure and Economic Development Department
City of Ottawa
110 Laurier Avenue West.
Ottawa, ON
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Dear Ms. Sweet

**Re: Zoning-By Law Amendment Application
Block 248 RP 4M-1489
Proposed Permanent Stormwater Facility
Single and Townhouse Development of Residual Land**

This application is to rezone Block 248 contained in the Phase 1 Richardson Ridge Plan of Subdivision. The effect of the zoning will permit the conversion of Block 248 from a temporary to a permanent stormwater management pond and the development of residual lands fronting onto Escarpment Crescent for 3 single detached and 13 street townhouse units.

Background

Block 248 was approved in May of 2013 as part of the Phase 1 registration of Plan 4M-1489. The use of the block was to permit either a permanent or a temporary stormwater management pond which would serve Phases 1-3 of the Richardson Ridge Subdivision. In the first scenario, if a permanent pond was able to be approved in a location within the Carp River Floodplain west of Terry Fox Drive then the temporary pond would be abandoned, the land reinstated, and the block used for higher density residential uses based on further site plan approvals. In the second scenario, if the permanent pond west of Terry Fox Drive could not be approved or was uneconomic, then additional works would be done to convert the temporary pond to a permanent stormwater management pond and any surplus lands would be developed compatible with surrounding uses. Subsequently, regulatory standards and policies have changed which makes the permanent pond west of Terry Fox Drive both very difficult to be approved and uneconomic. As a result, the second scenario is therefore being followed whereby the temporary pond in Block 248 is being converted to a permanent pond and the residual lands fronting onto the existing Escarpment Crescent not required for the pond is being proposed for development.

When applications had been filed for the lifting of the holding zone it was understood the proposed single detached and townhouse units were permitted. An application was also made for the lifting of part lot control to permit the further subdivision of the land. A plan of subdivision was not deemed to be necessary since Escarpment Crescent, on which the proposed uses front, was constructed together with the necessary municipal services. Single detached units and townhouse units are built adjacent to the subject lands and on the opposite side of the road.

Although this is defined as a major planning zoning application, the planning rationale has been shortened since the rationale and required studies have been provided with the original plan of subdivision. Detailed engineering was provided originally for the subdivision and again recently for a part lot control application.

The attached letter from IBI Group confirms that sanitary, water and storm services are installed or available of sufficient capacity to accommodate the proposed development.

Site Location and Context

Block 248 is a block of land in the approved Richardson Ridge subdivision located on the west side of the Kanata Community. The block is bounded by Terry Fox Drive to the west, the Provincially Significant Wetland and natural environment lands to the north, Huntsville Drive to the south and Escarpment Crescent to the east. Existing uses on Escarpment Crescent include single detached and street townhouse dwelling units.

Provincial Policy Statement

The 2014 Provincial Policy Statement (PPS) provides policy direction on land use planning and development matters of provincial interest. All decisions affecting planning matters are required to be consistent with policies of the PPS. The proposed unit mix including single detached and townhouse dwelling units contribute to the continued development of a complete community being part of a subdivision which provides a range and mix of housing options to meet long term needs. The conversion of the existing stormwater management pond will similarly meet the environmental policies of the PPS.

Since the subject lands are a block of land in an approved subdivision it also meets by extension relevant policies of the PPS.

Official Plan

The subject lands are designated General Urban Area. The designation permits a wide range of uses, including housing with a variety of densities, employment, retail, service, cultural, leisure entertainment and institutional uses. The proposed residential uses are permitted in the General Urban Area.

Terry Fox Drive is the limit of the Urban Area in this location and the lands to the west are in the Rural Area. Terry Fox Drive is designated as a spine route of the cycling network on Schedule C.

Although the lands are not within the “Developing Community” designation, the policies of that land use designation were used as guidance for the subject subdivision. Although fewer units will result from the current proposal for 3 single detached units and 13 new medium density units on the remaining lands, offsetting densities have occurred on the lands in the southern portion of the Richardson Ridge subdivision being developed by Uniform Urban Developments. These lands are being developed for primarily townhouse and apartments.

The proposed uses being single detached dwellings, townhouses units and a stormwater management facility are in conformity to the Official Plan.

The recreational path system for the Richardson Ridge Community will be continued by the extension of the path in Block 241 and the connection provided by Block 200 of 4M-1556 to Escarpment Crescent. The path will extend along the north side of Block 248, cross the outlet structure of the stormwater pond where it will connect to the existing 3 metre recreational path which runs parallel to Terry Fox. The new path will run along the west edge of the pond where it will again connect to the existing 3 metre recreational path at Huntsville Drive. Richardson Ridge will be continuing to seek approval of the crossing of the PSW along the existing farm cart path to the park in Phase 4. This will complete the recreational path system as originally envisaged.

Zoning

Zoning By-law 2010-334 zones the subject lands as Residential Fifth Density, Subzone C, subject to exception 1786 (R5C[1786]-h). The “h” signifies a holding zone put in place to ensure that the block could not be developed without an approved permanent storm water facility. The “h” is required to be removed before development can proceed. As per exception 1786, after the Holding provision is lifted, stacked townhouses and low- to mid-rise apartments are the only permitted residential uses on the subject block. Per Exception 1786, “detached dwelling, duplex dwelling, linked-detached dwelling, townhouse dwelling, semi-detached dwelling and three-unit dwelling” are listed as “Prohibited Uses”. The interpretation of this exception only permits the intended uses of stacked townhouses and apartments if the temporary pond is abandoned as per scenario one and does not permit singles and towns on the surplus lands as per scenario two discussed above. This was clearly not the intent. Single detached and townhouse dwelling units are reflective of the uses directly across the street and are in accordance with capacity of the installed services

The concept plan attached in support of the application proposes three single detached dwellings and four blocks of street townhouses, with three blocks having three units on each block and one block having four units for a total of 13 townhouse units. In total, 16 new housing units are proposed.

The proposed zoning is rezone the subject lands (Block 248, 4M-1489) from R5C[1789]- h to R3V to permit the intended single detached units, townhouse units and the stormwater management pond. Consistent to provisions in the rest of the subdivision, an increase of the maximum building height from 11 metres to 14 metres, and a reduction of the minimum lot size of 165 square metres to 140 square metres is requested to accommodate grade differentials and shallower lots due to the varied terrain.

Subdivision and Study Review

As part of the subdivision approval, geotechnical, archeological and environmental studies including Tree Conservation Studies and Species at Risk have already been completed and approved. Detailed engineering is being provided as a requirement of Lifting of Part Lot Control.

The single detached and townhouse dwellings front onto Escarpment Crescent approved as part of the Phase 3 development of Richardson Ridge and registered as 4M Plan 1556. The road and services are constructed in accordance with the requirements of the registered subdivision agreement and the proposed housing units will simply connect to these services. The proposed services and grades will be an amendment or an addition to the existing servicing plans. A synopsis of the engineering necessary to obtain approval of the proposal has been included with this submission.

The following have been attached to this submission for approval:

1. Location Plan
2. Concept Plan
3. Extract Schedule A City of Ottawa Official Plan
4. Synopsis of Engineering Submission for Part Lot Control.

Yours truly,

Stephen Cunliffe
Manager, Land Development
Regional Group