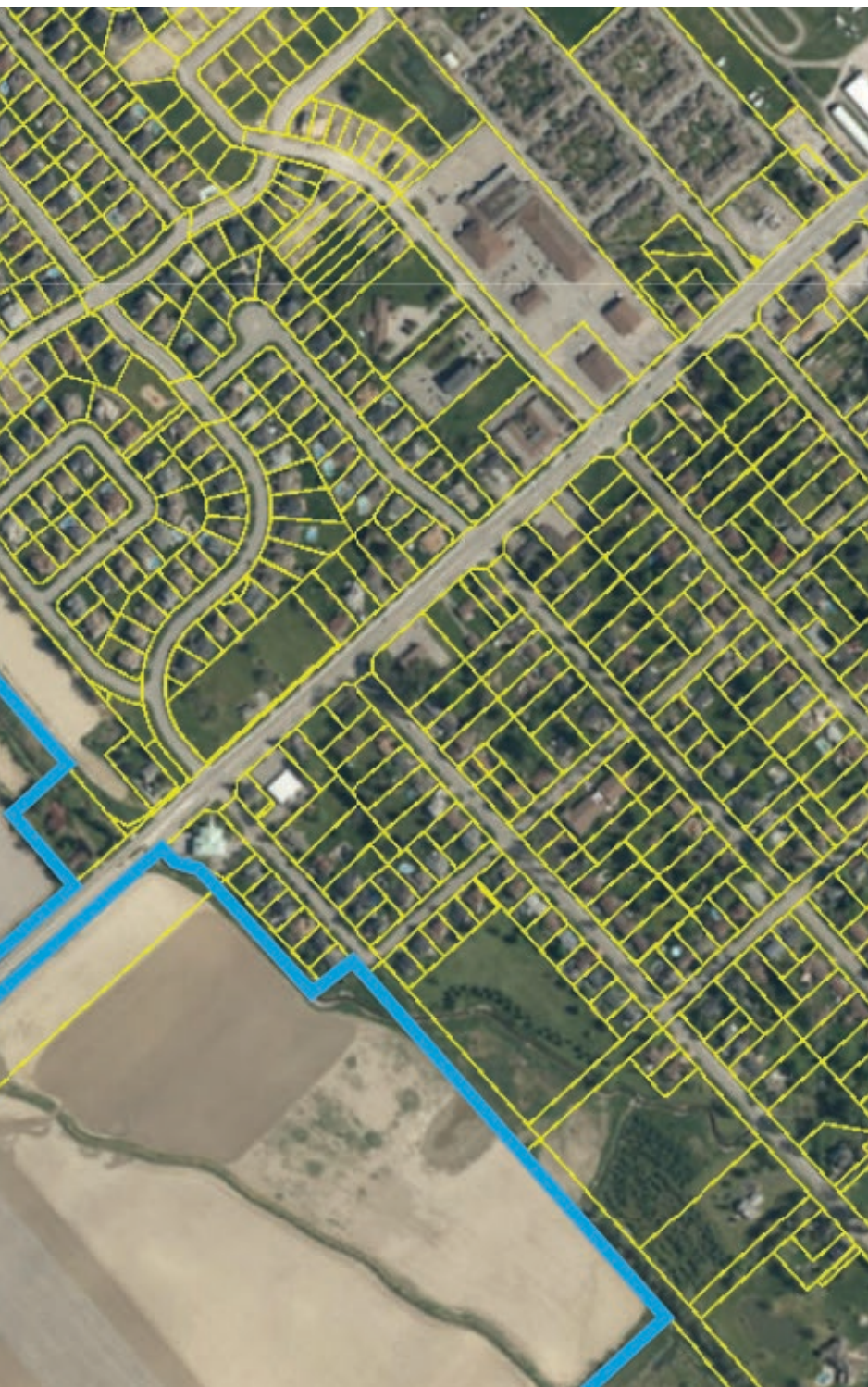


FOTENN

**6335 + 6350 PERTH
STREET**

**MINOR ZONING BY-LAW
AMENDMENT**





Prepared for:

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Fotenn Consultants Inc. (“Fotenn”) has been retained by Richmond Village Development Corporation (“RVDC”) to act as Agent on their behalf to prepare and submit a Minor Zoning By-law Amendment application for the properties municipally known as 6335 and 6350 Perth Street (the “subject lands”) in the Village of Richmond in the City of Ottawa. The overall development is known as the “Fox Run” community.

1.1 Application History

On July 27, 2011, Fotenn submitted Plan of Subdivision and Zoning By-law Amendment applications for the subject lands on behalf of RVDC. After being deemed incomplete, RVDC filed a Motion for Direction with the Ontario Municipal Board (OMB). The matter was resolved before the Board and an Agreement was reached between the City and RVDC in December, 2011. The applications were subsequently Deemed Complete on April 4, 2012.

The applications submitted to the City included approximately 1,000 units of mixed residential types and park space across 53 hectares, including the subject lands. Due to disagreement on outstanding matters required in order to proceed to Draft Plan Approval, RVDC appealed both the Plan of Subdivision and the Zoning By-law Amendment to the OMB on the basis of no decision in July 2013. The OMB approved the Zoning By-law Amendment application, including the addition of Holding Zones, with zoning boundaries determined on the basis of the submitted Plan of Subdivision.

Following the OMB approval, RVDC further refined the details of the Phase 1 portion of the Plan of Subdivision, accounting for minor revisions to road configurations and the shapes and sizes of development and park blocks. While the revisions substantially reflected the OMB-approved zoning boundaries, the various revisions resulted in minor discrepancies between the approved zoning boundaries and the refined subdivision layout. On March 28, 2018, City Council enacted a Zoning By-law Amendment that revised the zoning boundaries for the Phase 1 lands.

Building on the changes proposed in Phase 1, RVDC has recently refined elements of plans for subsequent phases to reflect minor modifications in dwelling types, densities, and road configurations. While the revised plans generally adhere to the broader vision for the overall subdivision, a Zoning By-law Amendment is required to adjust the OMB-approved zoning boundaries of the Fox Run development.

This Zoning By-law Amendment application is intended to implement the revised land use vision for the lands reflected in the Draft Plan Revision application submitted concurrently. The applications are submitted concurrently, and will be reviewed concurrently, as agreed to by Staff in a pre-application consultation meeting. However, the Zoning By-law Amendment application will only be considered by City Council after the Draft Plan Revision application is approved.

1.2 Requested Zoning By-law Amendment

A Minor Zoning By-law Amendment is required to bring the zoning boundaries into alignment with the refined subdivision layout for the development, reflected in the Draft Plan Revision application submitted to the City of Ottawa. The proposed changes revolve principally around the introduction of a new rear-lane townhouse product, as well as a reconfiguration of the street network. A limited portion of the lands south of Perth Street are also proposed to be rezoned to align with the revised Draft Plan already approved for those lands.

SUBJECT LANDS + SURROUNDING AREA

2.1 Subject Lands

The Village of Richmond (the “Village”) is located in the City of Ottawa, approximately 25 kilometres southwest of the downtown core and approximately 15 kilometres south of Kanata in the Rideau-Goulbourn Ward. The Village is one of the largest of the 26 designated villages in the City of Ottawa. The subject lands are located along the north side of Perth Street.

The principal lands subject to the Zoning By-law Amendment application have approximately 246 metres of frontage along Perth Street, with a depth of approximately 229 metres. As shown below, the lands subject to the application consist of a portion of the overall Fox Run lands, principally north of Perth Street, and a portion of the lands south of Perth Street.



Figure 1: Subject Lands in Surrounding Context (Areas Subject to the Zoning Amendment Shown in Black)

2.2 Surrounding Area

North

The lands north of the Fox Run development lands are currently undeveloped and predominantly used for agricultural purposes.

East

The lands east of the subject lands consist of a future corridor for the Van Gaal Drain, and low-density residential uses in the established part of the village. A range of community amenities are already present in the village. Further to the east is the Jock River, which runs through the centre of the village.

South

South of the Fox Run development are lands owned by Mattamy Homes and reserved for development of comparable land uses.

West

The area west of the subject lands are used primarily for rural and agricultural purposes, and are zoned appropriately for these uses.

POLICY AND REGULATORY CONTEXT

3.1 Provincial Policy Statement (2014)

In April 2014, the Provincial Policy Statement (PPS) was issued under Section 3 of the Planning Act. The PPS provides direction on matters of provincial interest related to land use planning and development. The Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

Section 1.1.4 of the PPS addresses rural areas in municipalities. Of relevance, Policy 1.1.4.1 states:

Healthy, integrated and viable rural areas should be supported by:
c) accommodating an appropriate range and mix of housing in rural settlement areas...

Further, Policy 1.1.4.2 states:

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

The proposed Zoning By-law Amendment application is consistent with the policies of the PPS.

3.2 City of Ottawa Official Plan (2003, as amended)

The subject lands are designated “Village” on Official Plan Schedule A (Rural Policy Plan), as shown on Figure 2 below. The intent of the Village designation is to permit a variety of land uses to provide for the daily needs of the rural community and to ensure they remain distinctly rural in character and scale. The intensity and distribution of land uses within villages is determined in the context of Secondary Plans and Community Design Plans (where applicable) and the ability to service proposed development on private water and wastewater services (or municipal services, where they exist).

Permitted uses in the Village designation include residential and retail and commercial service facilities of up to 10,000 square metres gross leaseable 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.

When reviewing development applications, the City will consider several matters such as: the policies of the Secondary Plan or Community Design Plan, compatibility and community design, capacity to accommodate anticipated traffic, and how the development supports a pedestrian and cycling environment.

The proposed Zoning By-law Amendment application is consistent with the policies of the Official Plan.

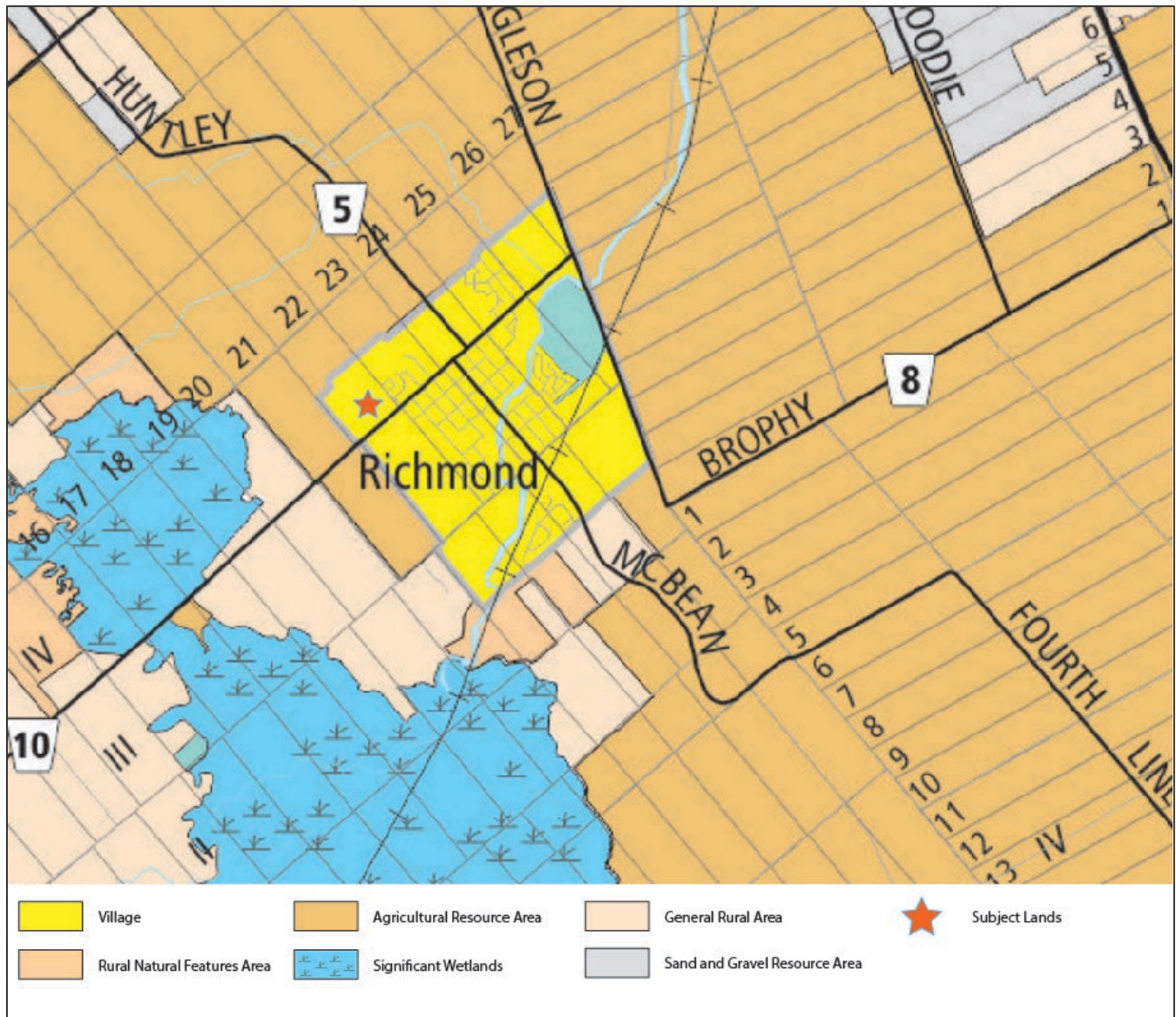


Figure 2: Extract from Official Plan Schedule A (Rural Policy Plan)

3.3 Village of Richmond Secondary Plan

The subject lands are located within the Western Development Lands designation in the Village of Richmond Secondary Plan, which are intended for future development. The Demonstration Plan illustrates the lands subject to the Zoning By-law Amendment as containing Residential – One and Two-Units and Residential – Ground Oriented Attached.

Secondary Plan Schedule A (Land Use) shows Residential – Ground Oriented Attached is the predominant designated on the lands proposed to be rezoned. The designation provides for a higher density of housing forms that include triplexes and ground-oriented attached dwellings that contain six (6) units or less. The remaining lands are designated Residential – One and Two Units, which permits a range of ground-oriented, low-density residential and associated uses. An extract from Schedule A is shown as Figure 3 below.

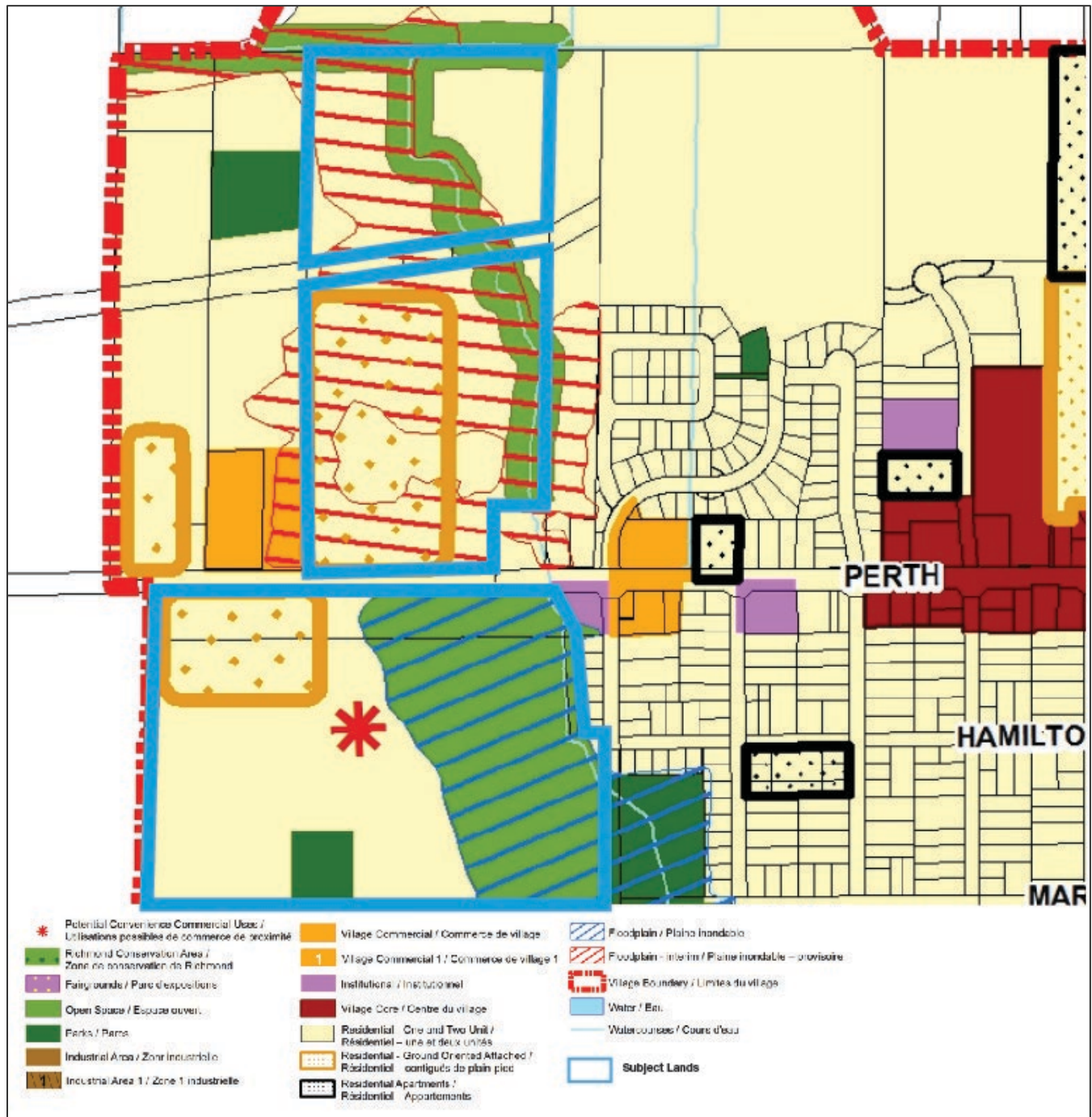


Figure 3: Extract from Richmond Village Secondary Plan Land Use Schedule

Section 3.3.4 of the Secondary Plan specifies the density and mix provisions for the Western Development Lands. An evaluation of the proposed unit mix against the parameters established in the CDP is outlined below:

Dwelling Type	Unit Mix	Proposed	Compliance
One & Two Units Large Lots	2-7% minimum	23%	✓
One & Two Units Small Lots	58-78% maximum	55%	✓
Townhouses	20-35% minimum	22%	✓
Townhouses with Rear Lanes			
Back-to-Back Townhouses			

The proposed development continues to meet the unit mix provisions for the Western Development Lands.

The Land Use Schedule also applies a Floodplain – Interim Overlay to the subject lands. Principle 3 of Section 3.3.6 of the Secondary Plan specifies that areas subject to this Overlay may develop based on the underlying land use designation, provided that the Rideau Valley Conservation Authority changes the floodplain mapping. The requested Zoning By-law Amendment will continue to apply the Holding Zone provisions in recognition of the floodplain, prohibiting development until the Rideau Valley Conservation Authority removes the floodplain overlay. More information about the forthcoming Van Gaal Drain Alteration is described in the Planning Rationale for the Draft Plan Revision application.

The proposed Zoning By-law Amendment application is consistent with the relevant policies of the Village of Richmond Secondary Plan.

3.4 Village of Richmond Community Design Plan

The Village of Richmond Community Design Plan (CDP) guides the long-term growth and day-to-day land use planning for Richmond Village. The Plan is also intended to prepare for growth in the Future Development Lands.

Section 4.3.4 of the Village of Richmond CDP contains policies for the Western Development Lands, in which the subject lands are located. The Zoning By-law Amendment application continues to meet the applicable policies of the CDP.

The requested amendments are consistent with the CDP Demonstration Plan, as shown in Figure 4 below.

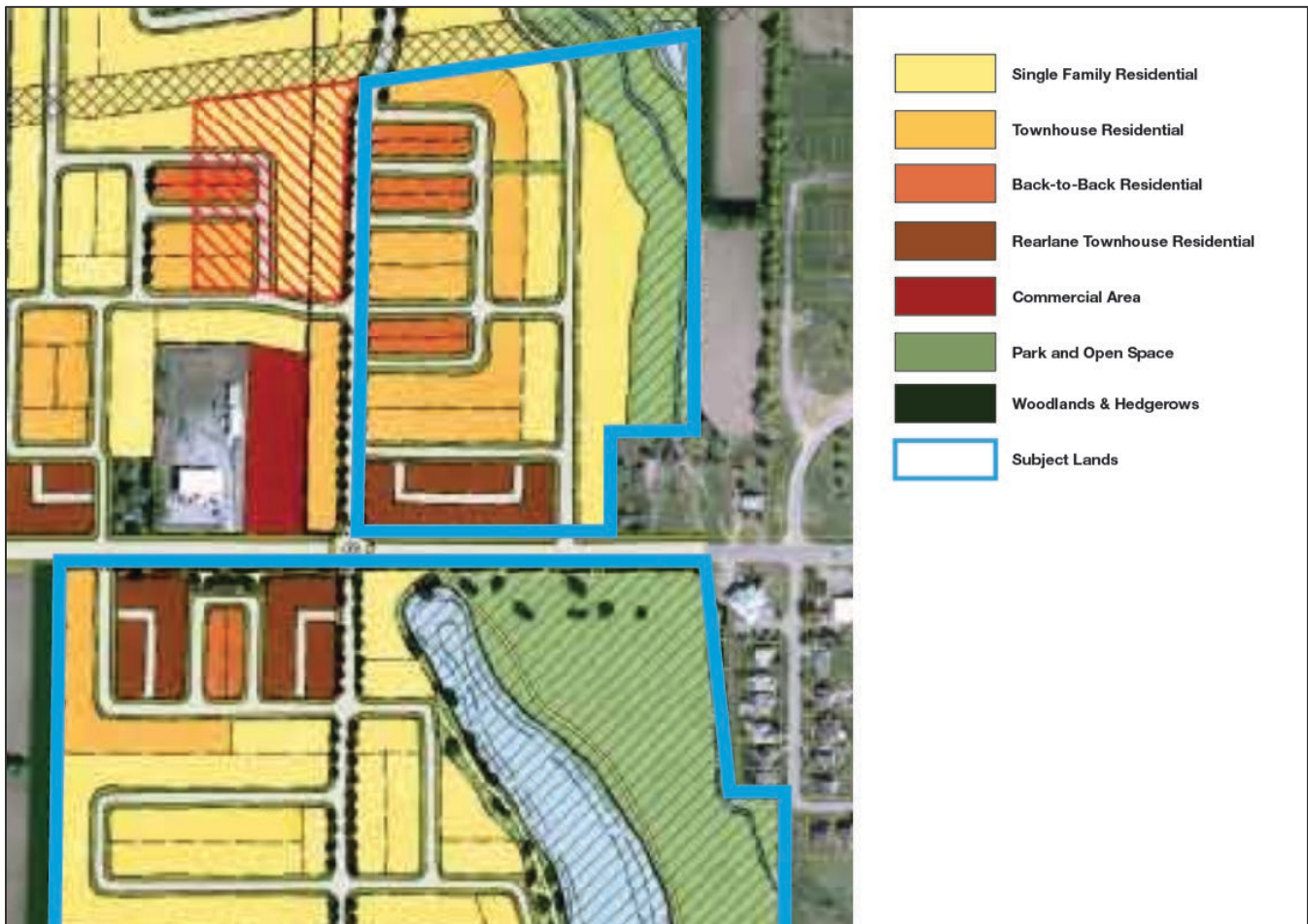


Figure 4: Extract from Village of Richmond CDP

The proposed Zoning By-law Amendment conforms with the policies of the Village of Richmond CDP.

3.5 City of Ottawa Comprehensive Zoning By-law 2008-250

The subject lands are split-zoned, based on the proposed land use mix and configuration approved through the OMB. The precise zoning boundaries were assigned based on the Plan of Subdivision application previously submitted and approved at the OMB.

The majority of the lands immediately north of Perth Street is zoned Village Third Density Subzone B, Rural Exception 780r, Holding Zone (V3B [780r]-h). The permitted uses for the V3B Subzone includes low- and medium-density residential uses. Rural Exception Zone 780r provides site-specific provisions for buildings, as well as criteria for removing the Holding Zone.

The purpose of this zone is to:

- / Permit a range of low and medium density housing types in areas designated as Village in the Official Plan;
- / Restrict the building form to low rise, medium density, based on existing development patterns;
- / Allow a limited range of compatible uses; and

-
- / Regulate development in a manner that adopts existing land use patterns so that development is compatible with the scale and density of a neighbourhood.

The balance of the lands north of Perth Street are zoned Village Second Density Subzone E, Rural Exception 779r, Holding Zone (V2E [779r]-h). The permitted uses in the V2 zone include one- and two-unit residential dwellings. Rural Exception Zone 779r provides site-specific provisions for buildings, as well as criteria for removing the Holding Zone.

The purpose of this zone is to:

- / Permit detached and two-unit dwellings in areas designated as Village in the Official Plan, and historically zoned for such low density use;
- / Allow a limited range of compatible uses; and
- / Regulate development in a manner that adopts existing land use patterns so that the low density, low profile form of a neighbourhood is maintained.

A limited area on the east side of the lands is zoned Village First Density Residential Subzone O, Rural Exception 779r, Holding Zone (V1O [7778r]-h). The V1O Zone permits retirement home, detached dwellings, park, secondary dwelling unit, and urban agriculture uses. Rural Exception Zone 778r provides site-specific provisions for buildings, as well as criteria for removing the Holding Zone.

The purpose of this zone is to:

- / Permit detached dwellings in areas designated as Village in the Official Plan, and historically zoned for such low density use;
- / Allow a limited range of compatible uses; and
- / Regulate development in a manner that adopts existing land use patterns so that the low density, low profile form of a neighbourhood is maintained and enhanced.

The proposed Minor Zoning By-law Amendment proposes to retain the same zones currently in effect, with some minor alterations to boundaries. Figure 5 below shows the existing zoning on the subject lands.

3.6 Requested Amendments

The proposed Zoning By-law Amendment consists of limited alterations to the existing zoning boundaries on the subject lands. The requested changes result from refinements to the proposed Plan of Subdivision on the subject lands, including the extent and boundaries of areas proposed for townhouse blocks, as well as the precise locations of the detached dwellings.

The principal changes include:

- / The removal of the V10[778r]-h zone abutting the hydro corridor (Area A) and south of Perth Street (Area D);
- / An expansion of the V3B[780r]-h zone to encompass the area envisioned for townhouse units (Areas B & C); and
- / An amendment to the provisions of Exception Zone 780r to permit rear lane townhouses.

Figure 6 below illustrates the extent of the proposed changes to the zoning boundaries.

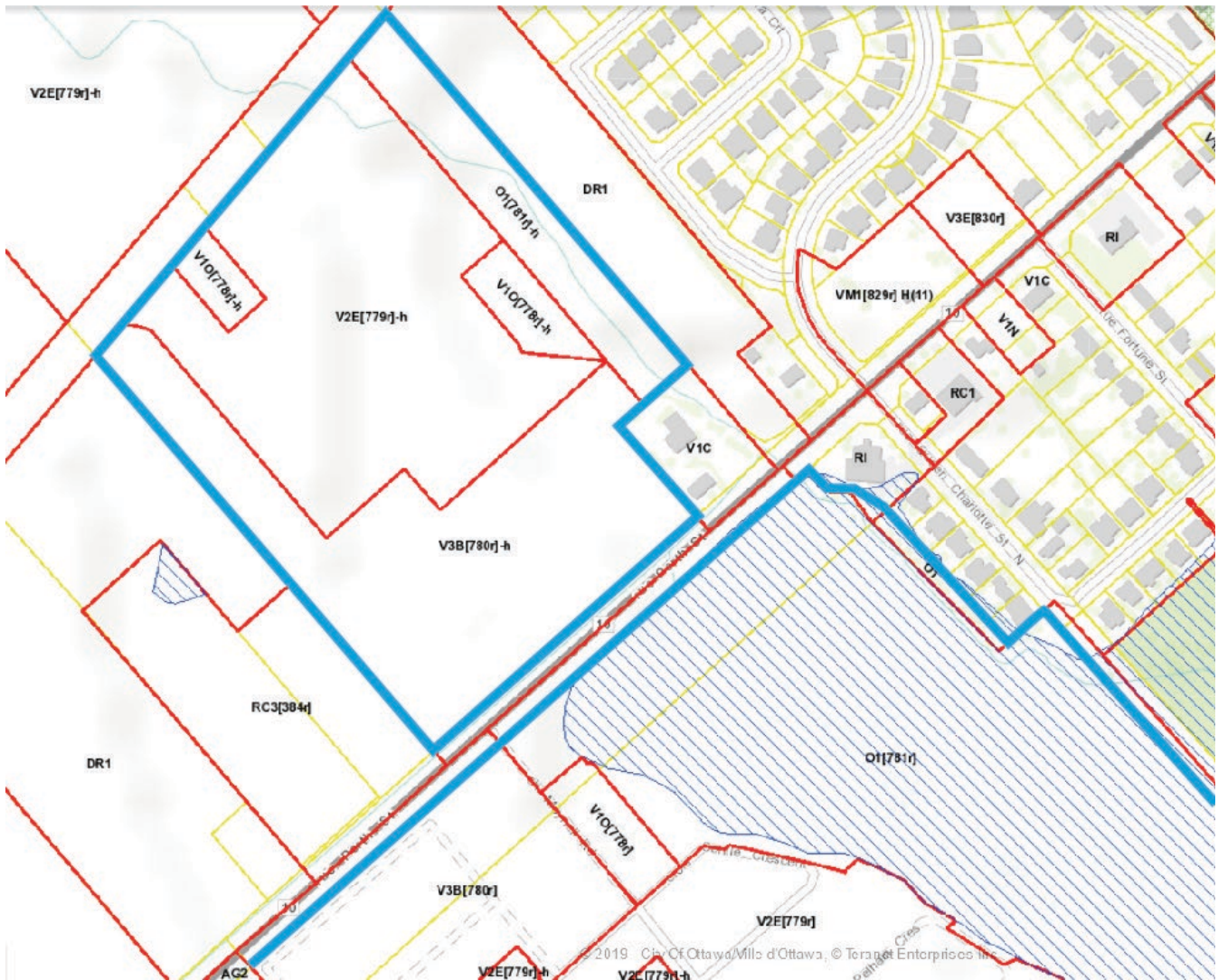


Figure 5: Zoning Map

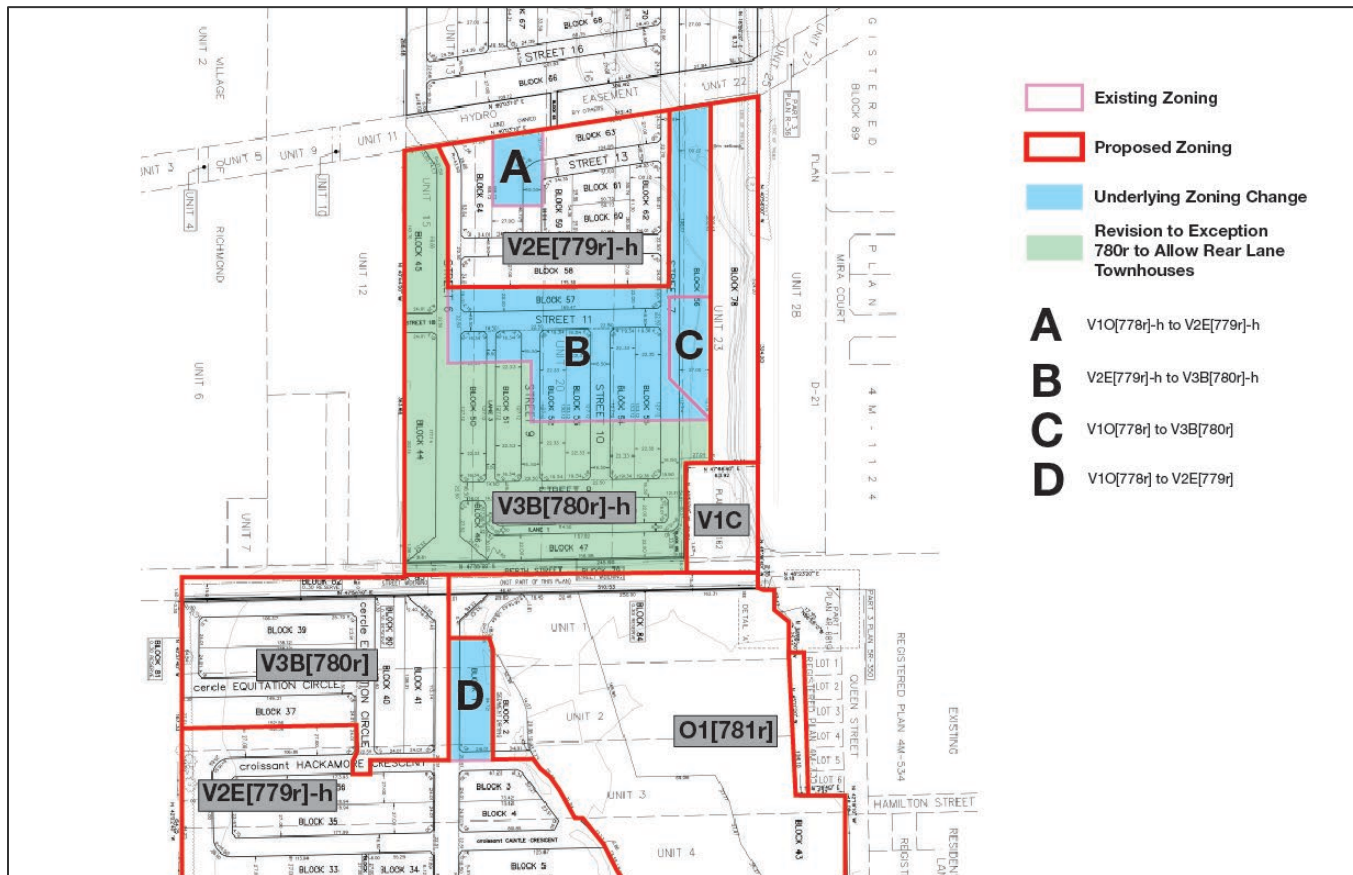


Figure 6: Areas of Proposed Zoning Amendments

The overall character of the subdivision and the general plans for land use composition will remain consistent with the plans approved at the OMB. The zoning boundary alterations will not result in undue negative impacts within the subdivision or on adjacent lands.

4.1 Hydro Pole

The proposed rear-lane townhouses include units fronting directly onto Perth Street to the south. While there is a hydro pole in the Perth Street right-of-way at this location, the pole is used as a stub pole for storm guying, with no current-carrying conductors. The ongoing TIS will review the roadway requirements along Perth Street, which will guide the preferred future cross-section for Perth Street and any associated road modifications. The ultimate right-of-way configuration will determine the extent of land available for street trees along the Perth Street frontage.

4.2 Parking

While the townhouse uses are generally clustered in the area immediately north of Perth Street, parking for residents and visitors is not anticipated to generate issues in the neighbourhood. The traditional townhouses are equipped with a garage and a driveway with adequate length (minimum 5.2 metres) to accommodate a parked vehicle. As such, the traditional townhouses meet and exceed the minimum zoning requirements for parking.

Similarly, the rear-lane townhouses include two-car garages, providing ample parking for residents of these units. As the garages for these units are accessed via the rear lane, no curb cuts are required in front of the dwellings, creating opportunity for street parking along the street frontages.

5.0 CONCLUSION

13

The proposed Minor Zoning By-law Amendment conforms to the intent, objectives, and policies of the Provincial Policy Statement, City of Ottawa Official Plan, Village of Richmond Secondary Plan, Village of Richmond Community Design Plan, and City of Ottawa Comprehensive Zoning By-law 2008-250.

Given the above, it is our professional opinion that the Zoning By-law Amendment application represents good planning and is in the public interest.

Sincerely,

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

Jaime Posen, MCIP RPP
Senior Planner