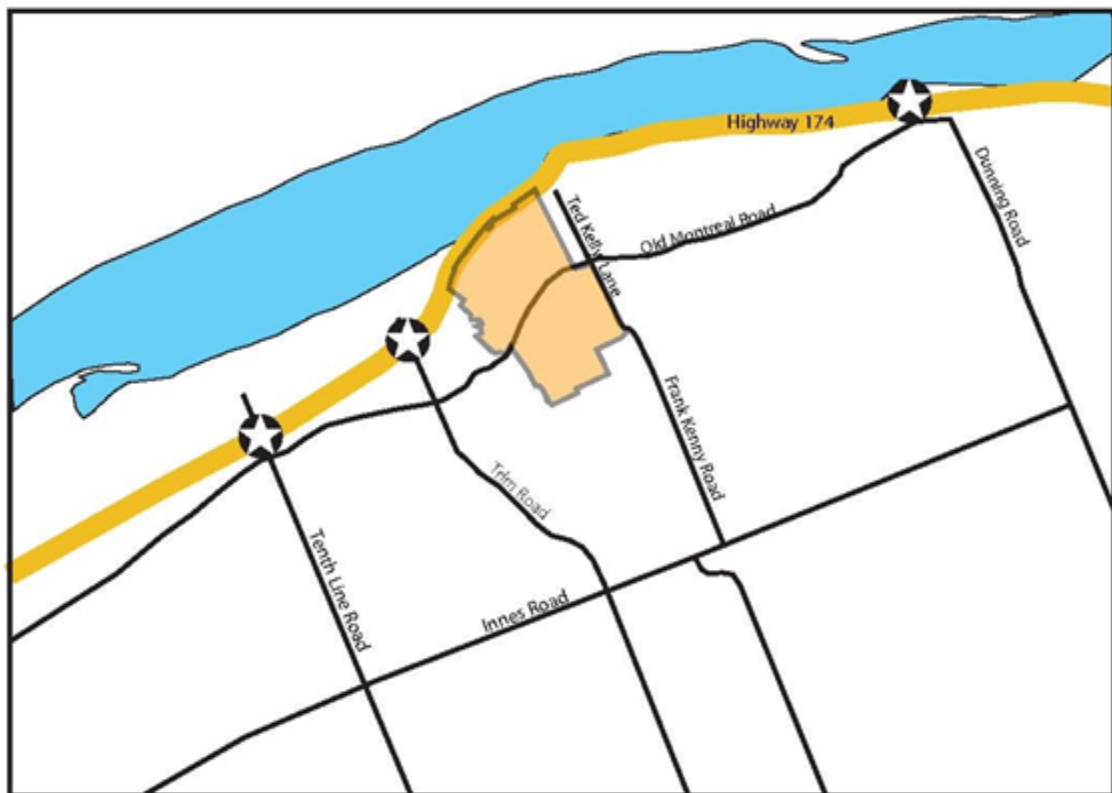


**UPDATE MEMORANDUM  
PLANNING RATIONALE  
Minor Zoning Changes**

**Cardinal Creek Village Area 11 Expansion Area**

Applicant:  
Tamarack (Queen Street Corp.)

August 28, 2019



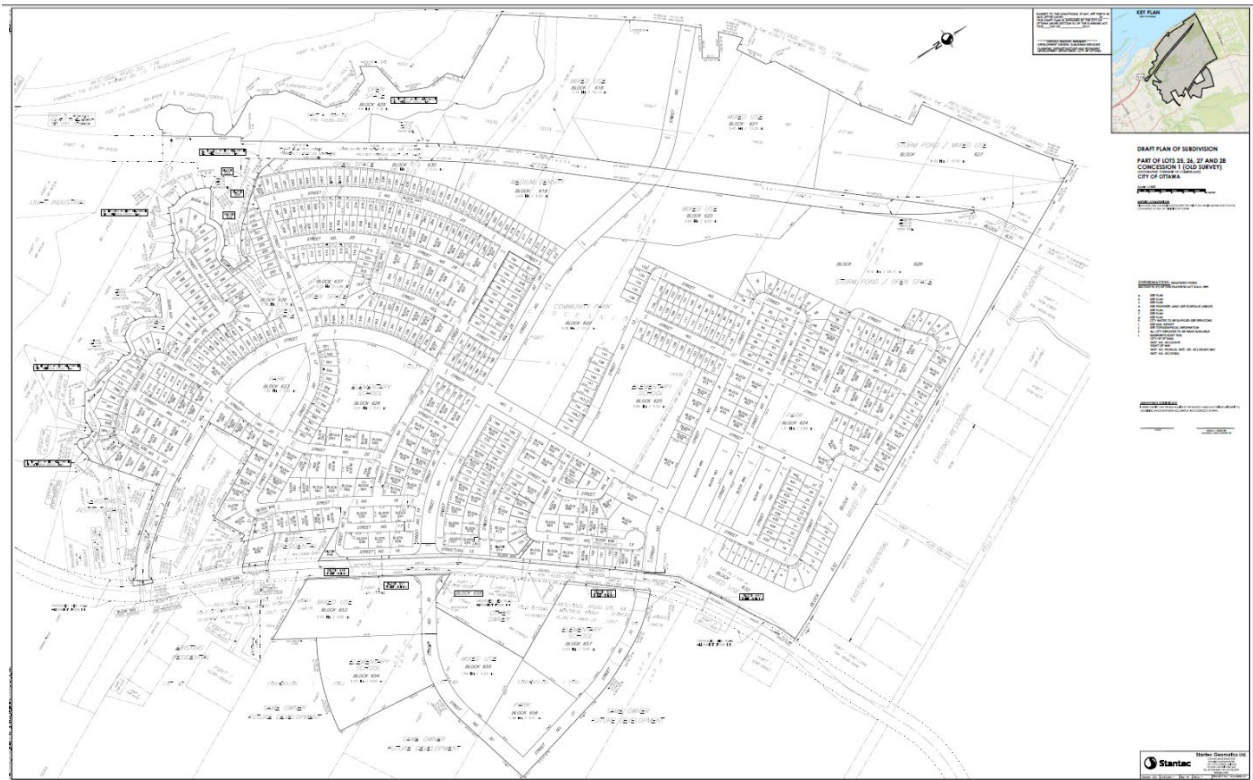
**INTRODUCTION**

Minor Zoning Adjustment – Cardinal Creek Village | Tamarack (Queen Street) Corporation

This memorandum updates the Planning Rationale prepared by Richard W. Harrison & Associates in August 2012 which was submitted to support the development of Cardinal Creek Village an area consists of approximately 225 ha (556 acres). The update provides the rationale for minor zoning changes to support a revised draft plan of subdivision

## 1. UPDATED PLAN OF SUBDIVISION

Tamarack (Queen Street Corp.) have submitted a of draft plan of subdivision and the zoning schedule requires minor amendments to confirm to the plan outlined below.



## **2. SITE DESCRIPTION | LOCATION | TRANSPORTATION**

The site description, surrounding uses and transportation context remain as described in the original rationale. However, the update refers to the draft plan of Subdivision following:

### **Description**

The property is described as Part of Lots 25, 26, 27 and 28. Concession 1 (old Survey) Geographic Township of Cumberland.

### **Location**

The subject lands, known as Cardinal Creek Village, are located in the east end of Ottawa and east of Cardinal Creek, west of the estate residential development along Ted Kelly Lane, south of Ottawa Road 174.

### **Transportation**

As indicated in the original rationale the IBI Group prepared a community transportation study that determined that, subject to certain road improvements (some of which are currently contained within the City's Master Transportation Plan) there will be an appropriate external and internal road network available to support the ultimate development of the Cardinal Village community.

## **3. PROPOSED PUBLIC CONSULTATION STRATEGY**

Although this is a minor zoning amendment good public consultation will make the application review process much more robust and transparent. Tamarack (Queen Street Corp.) supports and adheres to the City's public notification and consultation process.

Tamarack (Queen Street Corp.) believes that to build a solid foundation for community consultation you must begin by consulting with the Ward Councillor. Councillors often have unique insight into community affairs and can provide valuable ideas and directions when consulting the community.

Therefore, Tamarack (Queen Street Corp.) will begin consultation on this application with an engagement with the local Councillor. This will not just be an advisory consultation Tamarack will seek guidance on how and by what method to engage with the local community.

Broader community engage can be undertaken with a variety of techniques and strategies. Most communities prefer, in addition to all the other methodologies, to attend a public open house where they can connect directly with those involved in the application. Subject to

guidance Tamarack receives from the Ward Councillor it is Taggart's intent to host a weekday evening open house to allow the community to view the proposal, ask questions and provide direct feedback on the minor zoning application. Comment sheets will be provided so that the community feedback can be captured and become part of the application review process and reports to City of Ottawa Planning Committee and City Council.

At a minimum Tamarack intends to meet with the Ward Councillor and host a weekday evening open house to engage the community and seek feedback on the minor rezoning proposal.

More consultation and community engagement maybe undertaken based on advice and guidance from the Ward Councillor.

#### **4. MINOR REZONING PROPOSAL**

The areas, numbered 1 to 13, make minor adjustments to the approved zoning to accommodate the revised plan of subdivision.

Changes to area 12 reflect revised school board needs and recognize the dual zoned nature of the property with an R3Z designation.

With respect Area 7 discussions with Park Planning Staff on the amount and location of parkland in the subdivision have determined that this parkland is more appropriately located in future phases of the subdivision and therefore it is proposed to zone this area consistent with the surrounding community R3Z.

Changes to the EP zone are supported by a revised Environmental Impact Statement and Tree Conservation Report Update dated August 20, 2019 from Muncaster Environmental.

## Map of Minor Rezoning

