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Project Cardinal Creek Village Open Space

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Subject Greenspace Boundaries – Cardinal Creek Phase 7

Cardinal Creek is an evolving new community located in the east end of Ottawa. It is situated south of Highway 174 and the Ottawa River, east of Trim Road, and north of Old Montreal Road. Development of the community was advanced through an integrated master planning and environmental assessment process, which culminated in Council approval of a concept plan and Official Plan Amendment in July 2013. To date, approximately 1,000 homes have been built.

Phase 7 is the next phase of development to proceed and is currently undergoing an approvals process. Taggart is seeking to amend the boundaries of a portion of the adjacent lands (identified as 7A in Figure 1) that are designated Urban Greenspace in Ottawa's new Official Plan. At the same time, new development in other parts of Cardinal Creek will expand and enhance other areas of greenspace; extend the connected network of trails and multi-use pathways; and provide the required parkland dedication. An updated Environmental Impact Statement (EIS) was prepared by Kilgour & Associates on September 24, 2021 in support of this proposed amendment.

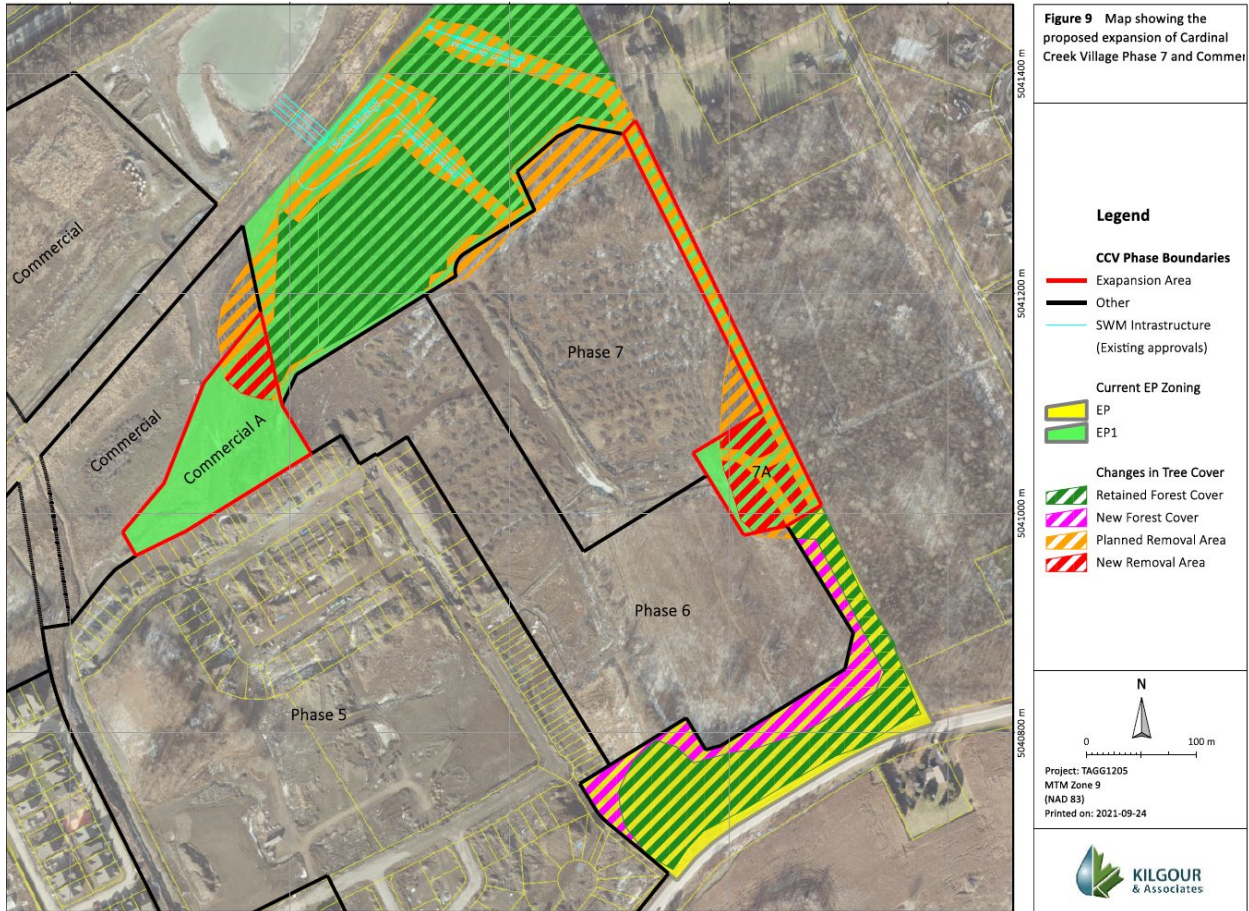


Figure 1: Map from Environmental Impact Assessment, Sept 2021

The proposed boundary amendment should be considered in light of the broader greenspace and parkland context emerging for the Cardinal Creek neighbourhood, and can be addressed through a Zoning By-Law amendment process, as per the new Official Plan.

Overview of Existing and Planned Parks and Greenspace Network

The Cardinal Creek neighbourhood consists of 7 phases of residential development, which are completed, under construction or approved, as well as the mixed-use Cardinal Creek Village to the north, which is forthcoming. Combined, the neighbourhood provides abundant greenspace, trails and parkland as illustrated in Figure 3 below.

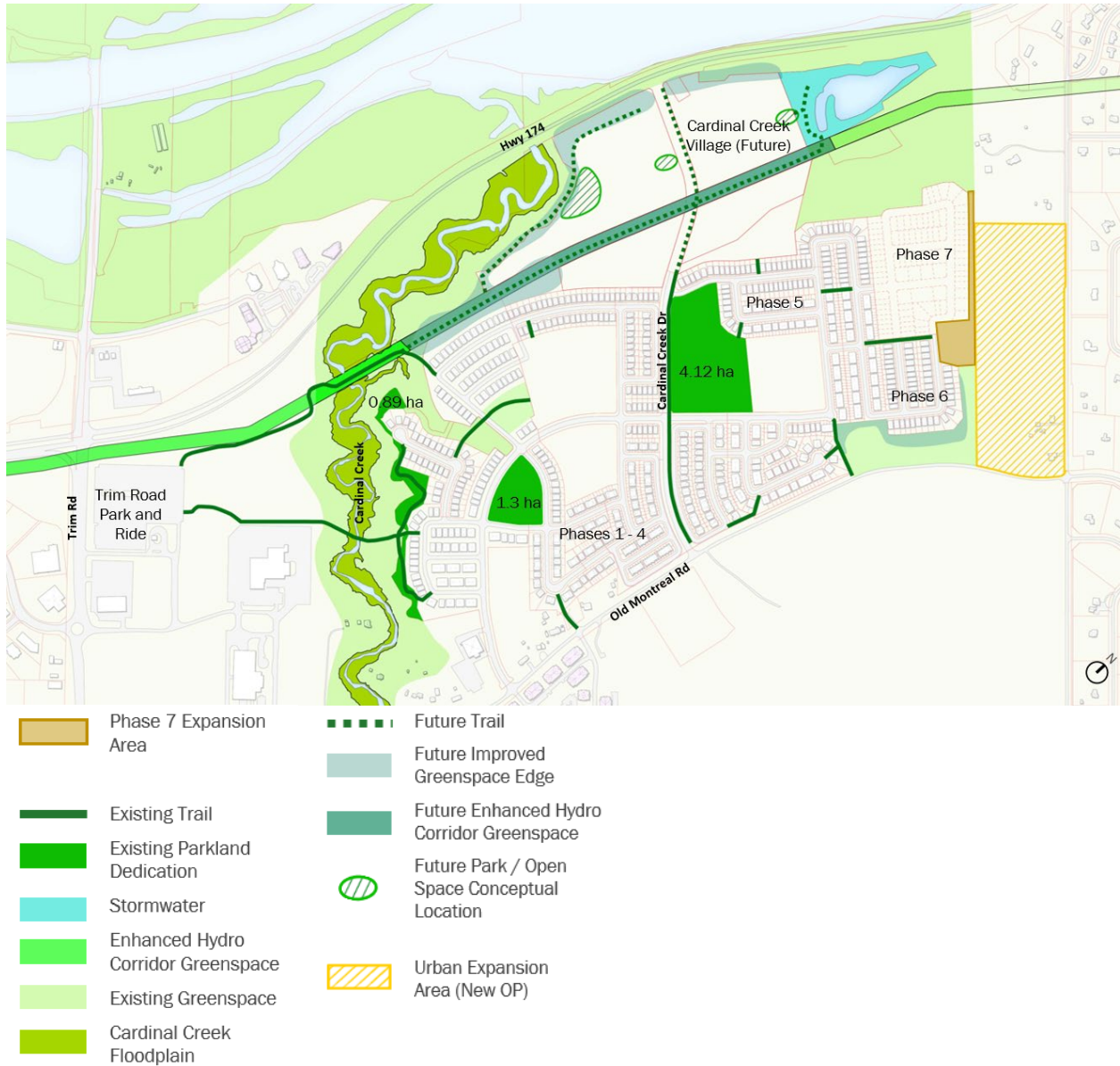


Figure 3: Cardinal Creek Parks and Greenspaces

Over the initial 7 phases of development, 1,132 units will be delivered. This requires a total parkland dedication of 3.77 hectares. To date, Taggart has provided 6.31 hectares of dedicated parkland, which amounts to a surplus of 2.54 hectares (see Table 1). The future Cardinal Creek Village is planned to include several additional parks and open spaces, and will ensure that, in total, the required overall parkland dedication is achieved.

Table 1: Parkland Dedication Summary			
Phase	Units	Required (ha)	Dedicated (ha)
1	189	0.63	1.3
2	96	0.32	0.89 (credited)
3	85	0.28	0
4	233	0.77	0
5	223	0.74	4.12
6	161	0.54	0
7	145	0.48	0
Total	1,132	3.77	6.31
Surplus after Phase 7 = +2.54 hectares			

In addition to parkland, the community integrates greenspaces and a trail network. Taggart has built a trail along the edge of Cardinal Creek on the western side of the site, which extends west over the creek to the Trim Road Park and Ride. Taggart has also upgraded the greenspace within the hydro corridor to provide a second multi-use trail connection to the Park and Ride. Through future development of Cardinal Creek Village to the north, Taggart plans additional enhancements to the greenspace edge of Cardinal Creek and Highway 174, as well as an extension of the hydro corridor multi-use trail through the lands and along the eastern stormwater pond. To the south of Phase 7, the greenspace buffer between Old Montreal Road and Phase 6 will also be enhanced. Finally, to enable connectivity, a multi-use trail is planned for the extent of Cardinal Creek Drive.

Portions of the area 7A have already been approved for tree removal, as they were intended to provide a servicing corridor (see Figure 4). Tree cut permits are also in place for servicing corridors through the Retained Forest Cover area to the north of Phase 7. A new servicing strategy is being explored that would avoid the need for these servicing corridors, thus preserving untouched the larger wooded area to the north of Phase 7.

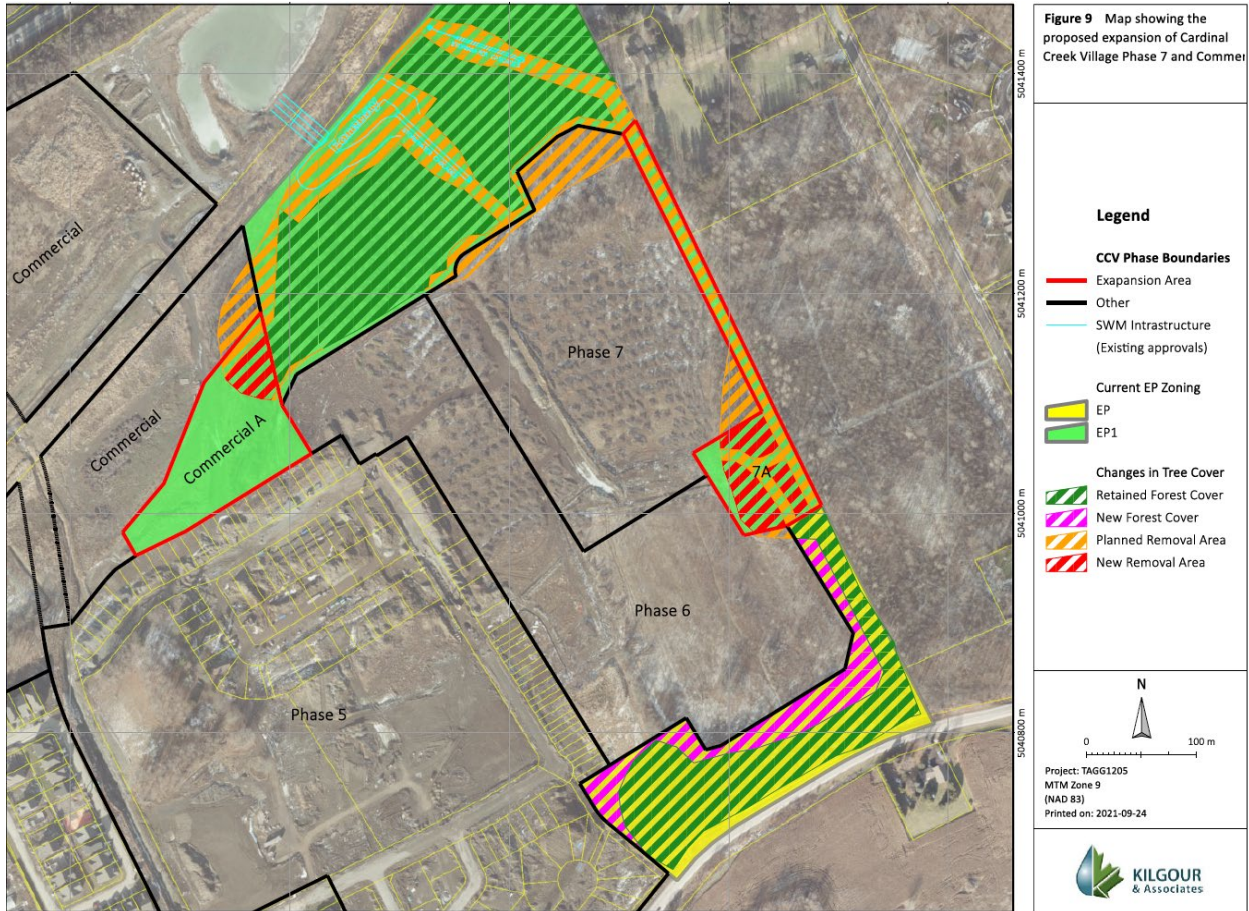


Figure 4: Map from Environmental Impact Assessment, Sept 2021

Finally, the lands immediately to the east of the Phase 7 lands have been brought into the Urban Boundary with the new OP, which changes the anticipated development context to the east of Phase 7 (see Figure 4). The buffer function between urban and rural areas that the area 7A was originally intended to serve is, therefore, no longer required.

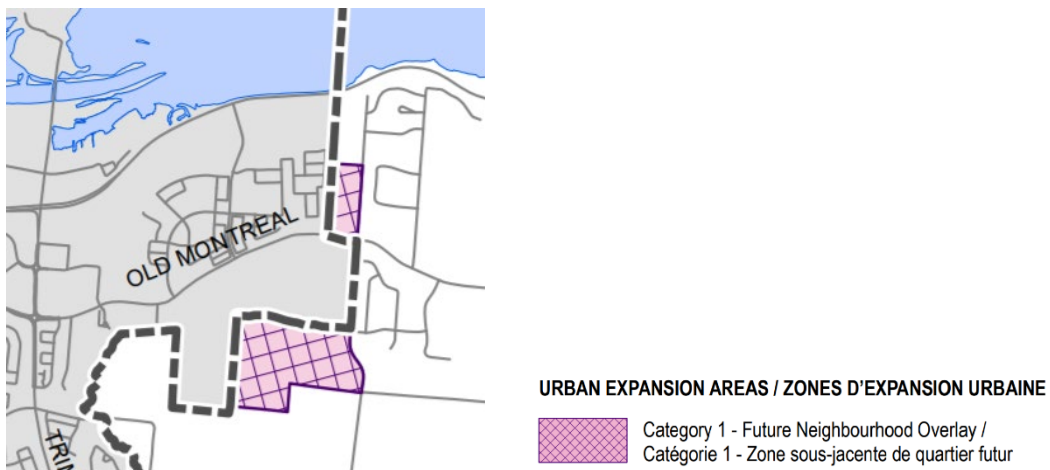


Figure 4: New Official Plan Schedule C17 – Urban Expansion Areas

New Official Plan Policies

The City of Ottawa’s new Official Plan (OP) was approved by Council on October 26, 2021. Section 1.4 in the new OP states that “Unless otherwise stated in the policies, when the general intent of this Plan is maintained, minor adjustments to boundaries will not require amendment to this Plan.”

As per the new OP, the Phase 7 expansion area (7A) is identified as Open Space within the Urban Greenspace designation (Schedule C12; see Figure 5), and it also falls within the Natural Heritage Features Overlay (Schedule C11-C; see Figure 6). The City’s Official Plan team confirmed in a written response to a question of clarification from our team that Section 1.4 applies to these designations, confirming that minor amendments to these boundaries do not require an Official Plan Amendment (OPA).

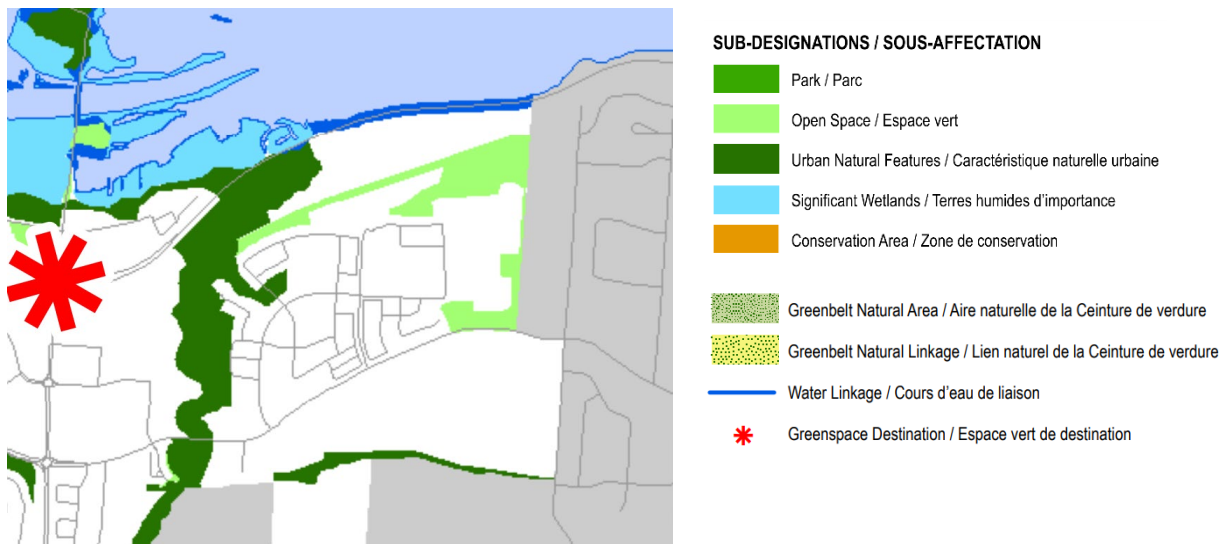


Figure 5: Excerpt from Schedule C12 Urban Greenspace

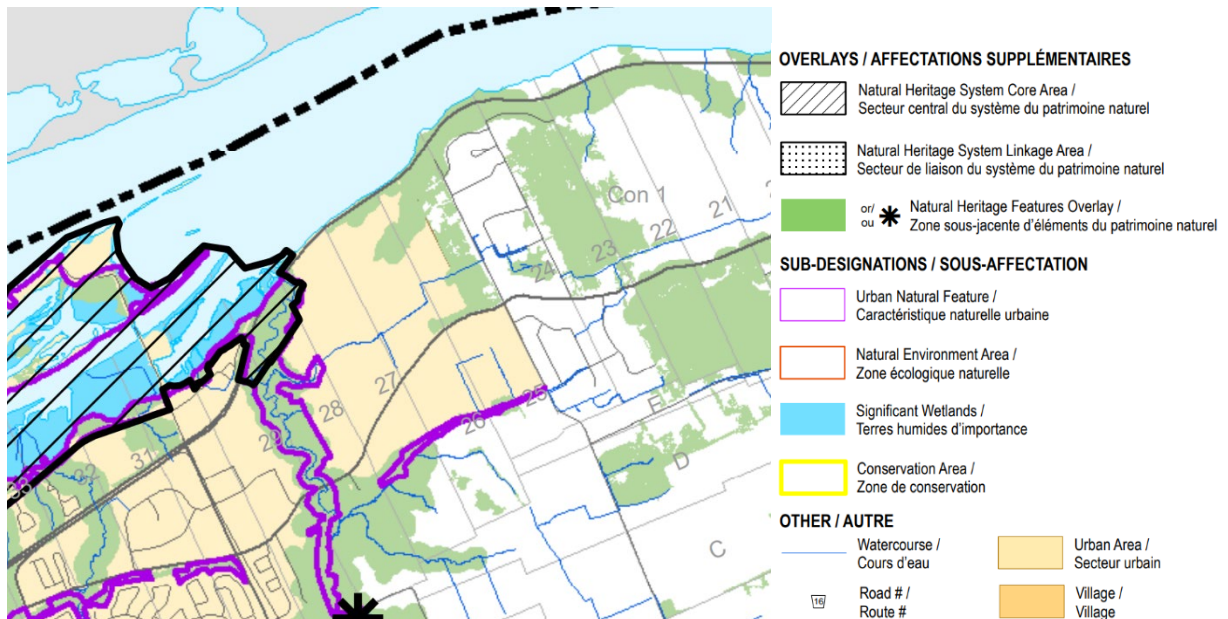


Figure 6: Excerpt from Schedule C11-C Natural Heritage System (East)

As per OP Policy 7.1.7, “Open Spaces provide many of the benefits associated with other Greenspaces but are not intended primarily for recreation or natural heritage protection purposes and are not suitable for dedication as Parks.” Furthermore, the City shall:

- a) Seek to secure public access to, and enjoyment of, Open Space lands in a manner that supports this Plan’s goals for 15-minute neighbourhoods, through partnerships with other public landowners or through development; and
- b) Identify the intended primary function(s) of Open Spaces as green transportation and utility corridors, stormwater management facilities, capital greenspaces, or passive open spaces, through the Urban Forest and Greenspace Master Plan, secondary plans or community design plans and the Zoning By-law as appropriate.

Policy 4.6.4.1 (5) states that “Development and site alteration shall have no negative impact on the Natural Heritage System and Natural Heritage Features. Development and site alteration shall be consistent with the conclusions and recommendations of an approved environmental impact study.”

The overall plan for the Cardinal Creek neighbourhood achieves the intent of these policies by ensuring that there are significant open space lands surrounding and within the community, which can be enjoyed by residents within 15 minutes from their homes. The EIS completed for these lands has confirmed that the amendment of the boundary will not have negative impacts on broader natural heritage features, and future development will be consistent with the findings of the EIS.

Summary

The plan for the Cardinal Creek neighbourhood as a whole provides a comprehensive and connected network of greenspaces, trails and parks. The proposed Phase 7 boundary amendment is minor, meets the general intent of the Official Plan and is supported by an Environmental Impact Statement. As per Section 1.4, an OPA is not required, and this change can be addressed through a Zoning By-Law Amendment.

Next Steps

We would like to schedule a follow-up call to discuss the site visit we undertook with you on November 4th, 2021, as well as your feedback on this additional context related to the proposed boundary amendment.