

**2. ZONING BY-LAW AMENDMENT – 6420 AND 6431 OTTAWA STREET
MODIFICATION DU RÈGLEMENT DE ZONAGE – 6420 ET 6431, RUE OTTAWA**

COMMITTEE RECOMMENDATIONS, AS AMENDED

That Council approve:

1. An amendment to Zoning By-law 2008-250 for 6420 and 6431 Ottawa Street to permit a residential subdivision by rezoning the lands from Development Reserve Subzone 1 (DR1) and Village Residential First Density Subzone C rural exception 614 with holding provisions (V1C[614r]-h) to Village Residential Second Density Subzone E rural exception XXXX with holding provisions (V2E[XXXXr]-h), Village Residential Third Density Subzone B rural exception XXXY with holding provisions (V3B[XXXYr]-h), Open Space rural exception XXXZ with holding provisions (O1[XXXZ]-h) and Rural Institutional rural exception XXXZ with holding provisions (RI[XXXZr]-h) as shown in Document 1 and detailed in Document 2.
2. That the map on page 11 of Report ACS2021-PIE-PS-0112 be replaced with the map attached hereto.

RECOMMANDATIONS DU COMITÉ, TELLES QUE MODIFIÉES

Que le Conseil approuve :

1. une modification au Règlement de zonage 2008-250 visant les 6420 et 6431, rue Ottawa, afin de permettre la création d'un lotissement résidentiel, en faisant passer la désignation des terrains de Zone d'aménagement futur, sous-zone 1 (DR1) et Zone résidentielle de village de densité 1, sous-zone C, exception rurale 614 et assortie de dispositions d'aménagement différé (V1C[614r]-h) à Zone résidentielle

de village de densité 2, sous-zone E, exception rurale XXXX et assortie de dispositions d'aménagement différé (V2E[XXXXr]-h), Zone résidentielle de village de densité 3, sous-zone B, exception rurale XXXY et assortie de dispositions d'aménagement différé (V3B[XXXYr]-h), Zone d'espaces verts, exception XXXZ et assortie de dispositions d'aménagement différé (O1[XXXZ]-h) et Zone d'institutions rurales, exception XXXZ et assortie de dispositions d'aménagement différé (RI[XXXZr]-h), comme l'illustre le document 1 et comme l'expose en détail le document 2.

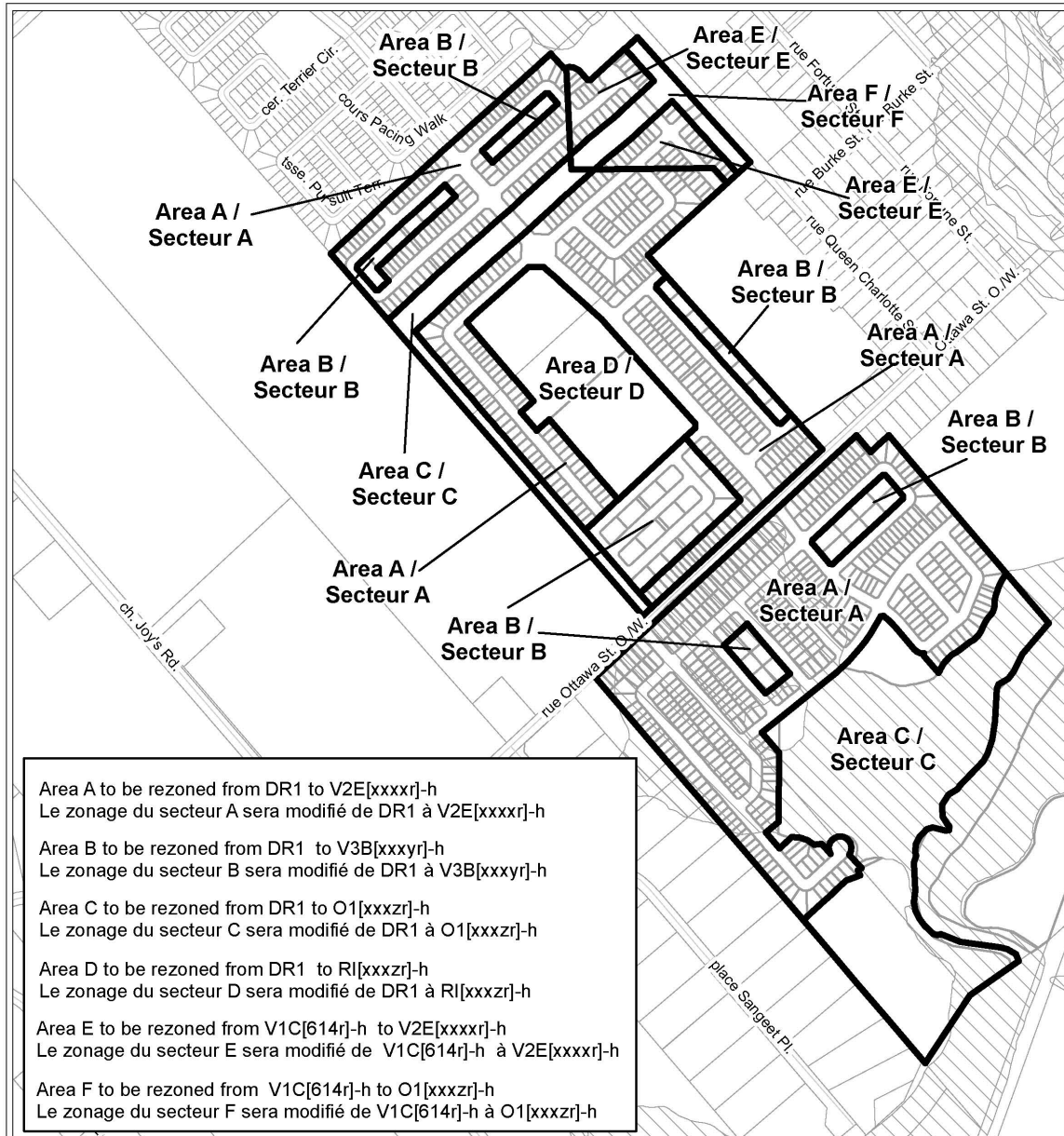
- 2. que la carte à la page 11 du rapport ACS2021-PIE-PS-0112 soit remplacée par la carte ci-jointe.**





Documentation/Documentation

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated September 27, 2021 (ACS2021-PIE-PS-0112)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 27 septembre 2021 (ACS2021-PIE-PS-0112)
2. Extract of draft Minutes, Agriculture and Rural Affairs Committee, October 7, 2021

Extrait de l'ébauche du procès-verbal du Comité de l'agriculture et des affaires rurales, le 7 octobre 2021



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-13-0043	21-1180-X	 6420, 6431 rue Ottawa Street	
I:\CO\2021\Zoning\Ottawa_6420_6431		 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY</small>			
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REVISION / RÉVISION - 2021 / 10 / 04			

**AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
REPORT 25
OCTOBER 13, 2021**

29

**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 25
LE 13 OCTOBRE 2021**

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
7 October 2021 / 7 octobre 2021**

**and Council
et au Conseil
13 October 2021 / 13 octobre 2021**

**Submitted on 27 September 2021
Soumis le 27 septembre 2021**

**Submitted by
Soumis par:**

**Lee Ann Snedden,
Director / Directrice**

Planning Services / Services de la planification

**Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

Contact Person / Personne ressource:

**Cheryl McWilliams, Planner / Urbaniste, Development Review Rural / Examen des
demandes d'aménagement ruraux**

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Ward: RIDEAU-GOULBOURN (21)

File Number: ACS2021-PIE-PS-0112

SUBJECT: Zoning By-law Amendment – 6420 and 6431 Ottawa Street

OBJET: Modification du Règlement de zonage – 6420 et 6431, rue Ottawa

REPORT RECOMMENDATIONS

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 6420 and 6431 Ottawa Street to permit a residential subdivision by rezoning the lands from Development Reserve Subzone 1 (DR1) and Village Residential First Density Subzone C rural exception 614 with holding provisions (V1C[614r]-h) to Village Residential Second Density Subzone E rural exception XXXX with holding provisions (V2E[XXXXr]-h), Village Residential Third Density Subzone B rural exception XXXY with holding provisions (V3B[XXXYr]-h), Open Space rural exception XXXZ with holding provisions (O1[XXXZ]-h) and Rural Institutional rural exception XXXZ with holding provisions (RI[XXXZr]-h) as shown in Document 1 and detailed in Document 2.**
- 2. That Agriculture and Rural Affairs Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* 'Explanation Requirements' at the City Council Meeting of October 13, 2021, subject to submissions received between the publication of this report and the time of Council's decision.**

RECOMMANDATIONS DU RAPPORT

- 1. Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 visant les 6420 et 6431, rue Ottawa, afin de permettre la création d'un lotissement résidentiel, en faisant passer la désignation des terrains de Zone d'aménagement futur, sous-zone 1 (DR1) et Zone résidentielle de village de densité 1, sous-zone C, exception rurale 614 et assortie de dispositions d'aménagement différé (V1C[614r]-h) à Zone résidentielle de village de densité 2, sous-zone E, exception rurale XXXX et assortie de dispositions d'aménagement différé (V2E[XXXXr]-h), Zone résidentielle de village de densité 3, sous-zone B, exception rurale XXXY et assortie de**

dispositions d'aménagement différé (V3B[XXXYr]-h), Zone d'espaces verts, exception XXXZ et assortie de dispositions d'aménagement différé (O1[XXXZ]-h) et Zone d'institutions rurales, exception XXXZ et assortie de dispositions d'aménagement différé (RI[XXXZr]-h), comme l'illustre le document 1 et comme l'expose en détail le document 2.

2. Que le Comité de l'agriculture et des affaires rurales donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 13 octobre 2021 », à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

6420 and 6431 Ottawa Street

Owner

Mattamy Homes

Applicant

Jaime Posen, Fotenn Planning and Design

Description of site and surroundings

6420 and 6431 Ottawa Street is a draft approved residential subdivision within the Village of Richmond and is identified in the Village of Richmond's Community Design Plan as part of the Western Development Lands. A portion of the property lies north of Ottawa Street, south of the Fox Run development and the balance is south of Ottawa Street and crosses the Jock River. Only the lands north of the Jock River are subject to the zoning application. The lands are open fields with some trees. Fox Run subdivision is immediately north, and the existing built part of the Village of Richmond is to the east. To the west, north of Ottawa Street are agricultural lands and to the south of Ottawa Street is an existing country lot development.

Summary of requested Zoning By-law amendment proposal

The proposed singles and any semi-detached units are proposed to be zoned a V2E exception zone permitting reduced lot widths, lot areas, landscaping, setbacks and permitting increased projections and coverage from the parent zone.

Street townhouses and back-to-back townhouses are to be zoned a V3B exception to permit increase in the height, lot coverage, permitted projections as well as reducing the lot size, setbacks and landscaping requirements from that parent zone.

Home-based businesses are permitted as of right in the Zoning By-law for most residential units and are contemplated through this amendment. The applicant has requested modification to the parking provisions for home-based businesses for the townhouse units. The additional parking space required for home-based businesses in any townhouse will not be required unless the business has an employee who is not a resident.

The smaller park and open space are to be zoned an Open Space zone with the community park and the school a Rural Institutional zone.

The holding zone was requested to recognize servicing limitations as well as lands that currently still lie within the flood plain of the Jock River. The flood plain overlay will not change at this time.

Brief history of proposal

The applications for subdivision and zoning for these lands was originally filed in 2013. There were a few revision applications to the subdivision occurring, with the most recent in 2018, which was subsequently draft approved this year for 777 single family homes on a range of lot widths as well as approximately 26 blocks of street townhouses and eight blocks of back-to-back townhouses. There will be a community park, and one neighbourhood park as well as an English public elementary school block. The Jock River flood plain will remain unchanged until it is revised and accepted through permitting from the Rideau Valley Conservation Authority. The open space blocks associated with the Moore Drain will be naturalized and conveyed to the City. The applicants are currently working on the approvals for registering the first phase of the subdivision, which will primarily be lots and blocks on the north and west sides of the lands.

This draft approved subdivision is to be serviced from the Richmond Municipal Well and the central sanitary system. The applicant is responsible for front-ending 5.9 kilometres of the twinning of the sanitary forced main towards the Kanata Pump Station to facilitate sanitary sewer capacity for their development. Upgrades to the Richmond sanitary pump station are also required to facilitate development and are expected to be completed within the next two years. Storm water management is to occur pursuant to the approved Master Drainage Plan with the northern portions draining to the existing storm pond and the balance to drain into a future pond on an adjacent property. There is a Landowners Agreement, pursuant to the Official Plan, to cost share the provision of services and parks amongst the developers in the Western Development Lands.

DISCUSSION

Public consultation

The formal public meeting for the related subdivision was held in 2014. Notice was sent to abutting property owners and there was a community information session held on the

revised application in May 2019. The Councillor and members of the public and community association were present at each meeting.

For this proposal's consultation details, see Document 3 of this report.

Official Plan designations

The Official Plan designation is Village on Schedule A. Schedule K shows some of the lands affected as designated Flood Plain and the lands are within the Vulnerability Score 6 and 10 of the Wellhead Protection Area, of the Richmond Well. Schedule L shows a portion of the lands abutting the Jock River as part of the Natural Heritage System Features Overlay.

The Village designation supports a range of residential uses as well as a range of commercial, industrial and institutional uses. Residential development in the rural area is to be focused in the villages, primarily the larger ones, of which Richmond is one.

Other applicable policies and guidelines

The Village of Richmond Secondary Plan identifies the lands as within the Western Development Lands for which there is a further direction with respect to the density and unit mix for the residential uses, watercourse setbacks and direction to weigh development proposals against the Village of Richmond Community Design Plan's Demonstration Plan. The designation of the lands is Residential – One and Two Unit, Residential – Ground Oriented Attached, School, Open Space, Park and Flood Plain. Residential - Ground Oriented Attached for the Western Development Lands include street-oriented Townhouses and Back-to-Back townhouses. The unit mix for the ground oriented attached dwellings is a minimum of 20-30 per cent of the Western Development Lands and 27 per cent is proposed for this subdivision.

The subdivision landscape plan will still need to demonstrate compliance with the City's policy for trees in sensitive soils as well as providing for the appropriate number of street trees for the subdivision (one per lot frontage plus two per corner side yards), despite the reductions in minimum lot sizes and front yard setbacks and increases to the permitted projections.

Planning rationale

The layout of the subdivision and proposed uses and densities in the recommended zones meet the intent of the Secondary Plan for the Village of Richmond with respect to a community and local park, schools, as well as the mix of unit types. Although the layout of the units and location of the park and school do not specifically match the demonstration plan in the CDP, it does still meet the intent of what is contemplated in that plan. Both the Secondary Plan and the CDP are flexible in terms of the specific locations of the types of uses.

The density of the development, although more of a suburban density, optimizes the infrastructure designed for the Village. The proposal would see 73 per cent of the units as single-family homes, and street townhouses and back-to-back townhouses accounting for 27 per cent of the unit count.

The proposal for using the parent zones of the V2E and V3B is appropriate for the singles and the various forms of townhouses proposed here. The exceptions zones would see the lot areas reduced as well as the yard setbacks reduced that are not dissimilar to the Fox Run development already being built out immediately to the north of this development.

The yards are proposed to be reduced with three metre front yard setbacks and the 2.5-metre corner side yard setbacks, with permitted projections to allow those as close as 0.5 metres in the front and exterior side yards and 0.2 metres in the interior side yards. This may be problematic for access, maintenance, and construction of fences between units, but will be further reviewed as part of the detailed design of the subdivision. The projections (primarily in the form of the front steps) towards to streets could impact the ability to place trees or dictate the size, shape or species of the trees possible.

Although the required parking (one per unit) would be in the attached garages, the reduced front yard setback would only allow for driveway parking spaces depths of three metres in front of the garages (excluding the boulevards) except on the streets that have sidewalks where that would increase to 5.5 metres. This three metres from the boulevard to the garage may cause issue with increased on-street parking, where

there are the townhouses. Most of the blocks of townhouses are distributed through the development which assists in alleviating that concern, by providing more opportunities for on street parking without conflicting with driveways. The proposal to reduce the parking required for home-based businesses, except in the instance of an external employee in the townhouses can be similarly alleviated. Meynell Road is a transit route through the community and within easy walking distance of most of the community, which should also assist in reducing the need for additional parking spaces.

The other requests for permitted projections are for: air conditioners into the side and rear yards, and chimneys into the front yards of all unit types. It is not anticipated that the projections will have a significant impact of the use, access or streetscape of the development and units.

The zoning requested for the school block was a split zone between the V3B exception zone and a VM zone. A Rural Institutional Zone is the most appropriate zoning as the draft approval and CDP did not contemplated any residential or other form of development on that parcel. The Community Park would be similarly zoned to allow for the potential of future buildings, although they are not currently contemplated in the Area Parks Plan for the Western Development Lands.

The open space areas for the smaller park south of Ottawa Street and the lands abutting the Jock River (including those designated on Schedule L) and Moore Drain branches will be zoned Open Space with exceptions for lifting the holding provisions as it relates to flood plains and servicing.

The holding provision will remain on all of phases of the subdivision until such time as it has been demonstrated that there is adequate servicing capacity to accommodate the units in each phase. The servicing capacity includes municipal well water system, municipal sanitary system, and the storm water system. There are approved solutions and timeframes to address servicing capacity.

There is an active permit from the Rideau Valley Conservation Authority to alter the Jock River flood plain and once the works are completed and accepted by that authority, staff will be in a position to recommend changes to the flood plain overlay.

The recommended Zoning By-law amendment is in keeping with the intent of the Village of Richmond Secondary Plan for the proposed residential uses and remains consistent with the intent of the draft approved subdivision. The Village's Secondary Plan is not proposed to be changed through the Official Plan update.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

RURAL IMPLICATIONS

The proposed Zoning By-law amendment permits the development of a draft approved village residential subdivision.

COMMENTS BY THE WARD COUNCILLOR

Councillor Moffatt is aware of this report.

LEGAL IMPLICATIONS

In the event the recommendations are adopted and the resulting zoning by-law is appealed to the Ontario Land Tribunal, it is expected that a three day hearing would be required. It is anticipated that the hearing could be conducted within staff resources. Should the application be refused, reasons must be provided. An external planner would need to be retained by the City and possibly one or more other external witnesses in other fields, depending on the reasons for refusal.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications associated with the report recommendations. In the event the application is refused and appealed, it would be necessary to retain external witnesses. This expense would be funded from within Planning Services' operating budget.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

ENVIRONMENTAL IMPLICATIONS

An Environmental Impact Statement was filed at the time of the subdivision and zoning amendment applications. The open space blocks and zones will assist in the protection of the water courses and their adjacent lands.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- Thriving Communities – the proposed zoning will implement the draft approved subdivision.

APPLICATION PROCESS TIMELINE STATUS

This application D02-02-13-0043 was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to addressing subdivision draft approval issues.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

Planning, Infrastructure and Economic Development department do not have concerns with this application to amend the zoning and related provisions relating to the housing types, park and open space blocks as well as the school block. The holding zones will ensure that the development does not proceed in advance of when servicing is available and when the flood plain had been changed. It is consistent with the Official Plan and the Provincial Policy Statement and generally is in keeping with the Village of Richmond Secondary Plan and Community Design Plan as well as the draft approval for the subdivision.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.

Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

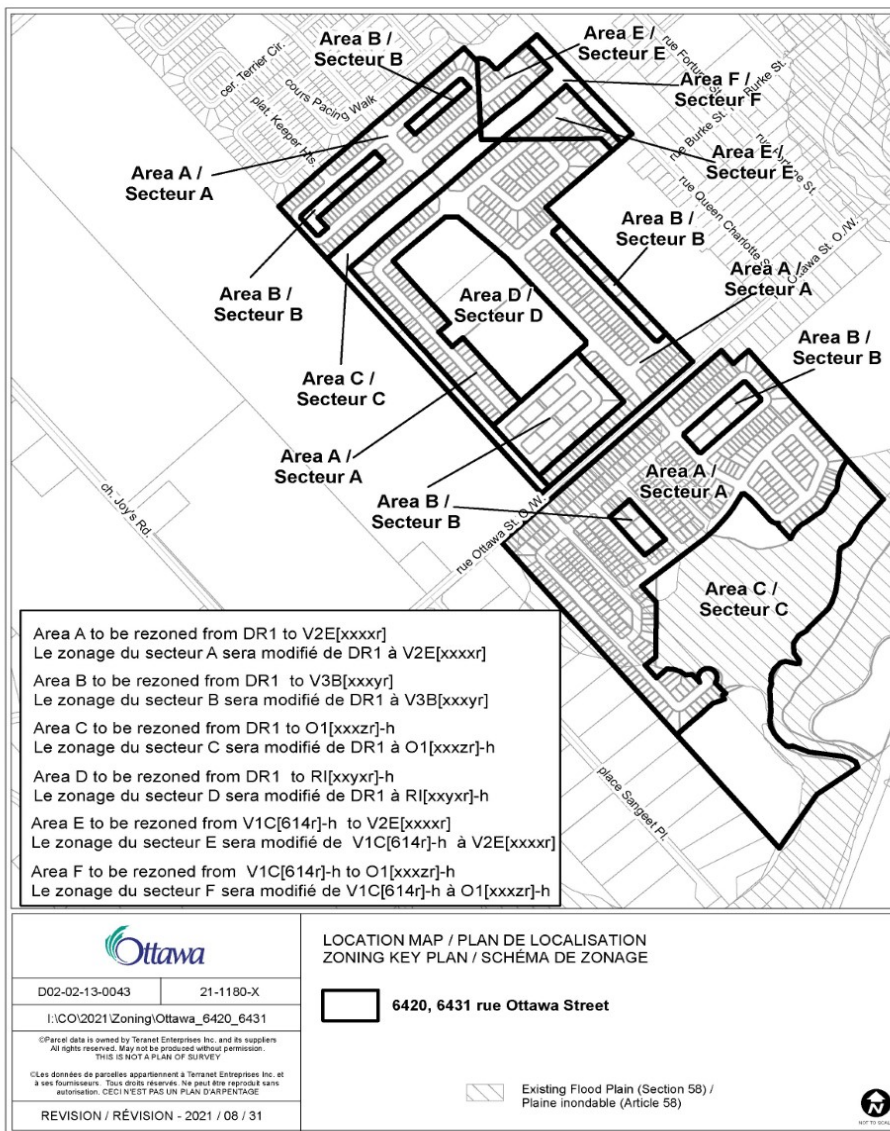
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa.

The zoning map for the Richmond residential subdivision in the Western Development Lands shows the location of the Village Residential zones, the Open Space and Rural Institutional Zone.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 6240 and 6341 Ottawa Street:

1. To rezone the lands shown in Document 1 as Area A from DR1 and to V2E[XXXXr]-h.
2. To rezone that lands shown in Document 1 as Area B from DR1 to V3B[XXXYr]-h.
3. To rezone the lands shown in Document 1 as Area C from DR1 and to O1[XXXZr]-h.
4. To rezone the lands shown in Document 1 as Area D from DR1 and to RI[XXXZr]-h.
5. To rezone the lands shown in Document 1 as Area E from V1C[614R]-h and to V2E[XXXXr]-h.
6. To rezone the lands shown in Document 1 as Area F from V1C[614R]-h to O1[XXXZr]-h.
7. Create a rural exception XXXX as follows:
 - All uses are prohibited until the holding zone is lifted.
 - Despite Section 57, the size of required corner sight triangles will be as per the approved Plan of Subdivision.
 - Despite the provisions of Section 65, the following provisions shall apply to permitted projections:
 - 1) A chimney, chimney box, fireplace box, eaves, eave-troughs, gutters and ornamental elements such as sills, belts, cornices, parapets and pilasters may project 1 metre into a required front, corner side or interior side yard, but no closer than 0.2 metres to a lot line.
 - 2) An air conditioning condenser unit may project 1 metre into a corner and interior side yard, and 2 metres into a rear yard, but no

closer than 0.2 metres to a lot line, and may not be located in a front yard, except in the case of a back-to-back townhouse dwelling.

- 3) Steps attached to a porch may project 2.5 metres into a front and corner side yard but may project no closer than 0.5 metres from the property line and no closer than 0 metres from a property line abutting a sight triangle.
- Where access to a lot is provided by a street with sidewalks provided under the requirements of the plan of subdivision, the front yard setback for an attached garage will be measured from the garage to the nearest edge of the sidewalk, for a minimum setback of 5.5 metres from the back edge of the sidewalk.
- More than one detached dwelling is permitted on an existing lot of record for the purpose of serving as a model home, provided a draft plan of subdivision has been approved for the lot of record.
- In the case of a home-based business operating within a
- semi-detached dwelling, the required parking space is only required if the business involves an outside employee.
- Minimum lot area: 220 m²
- Minimum lot width: 9 m
- Minimum front yard setback: 3 m
- Minimum interior side yard setback: a total of 1.8 m, with a minimum 0.6 m on one side
- Minimum corner side yard setback: 2.5 m
- Minimum rear yard setback: 6 m
- Maximum lot coverage: 65%

- The Holding Zone may only be lifted upon satisfactory completion of the following conditions:
 - Demonstration of adequate sanitary, water, and stormwater servicing;
 - Confirmation from the Rideau Valley Conservation Authority that the floodplain mapping has been updated south of Ottawa Street;
 - There is an established limit of development relating to the setback to watercourses;
 - Demonstration that the underside of all footings will be located at or above the elevation of the spring line of the storm sewer.

8. Create a rural exception XXXY as follows

- All uses are prohibited until the holding zone is lifted.
- Despite Section 57, the size of required corner sight triangles will be as per the approved Plan of Subdivision.
- Despite the provisions of Section 65, the following provisions shall apply to permitted projections:
 - 1) A chimney, chimney box, fireplace box, eaves, eave-troughs, gutters and ornamental elements such as sills, belts, cornices, parapets and pilasters may project 1 metre into a required front, corner side or interior side yard, but no closer than 0.2 metres to a lot line.
 - 2) An air conditioning condenser unit may project 1 metre into a corner and interior side yard, and 2 metres into a rear yard, but no closer than 0.2 metres to a lot line, and may not be located in a front yard, except in the case of a back-to-back townhouse dwelling.

- 3) Steps attached to a porch may project 2.5 metres into a front and corner side yard but may project no closer than 0.5 metres from the property line and no closer than 0 metres from a property line abutting a sight triangle.
- Where access to a lot is provided by a street with sidewalks provided under the requirements of the plan of subdivision, the front yard setback for an attached garage will be measured from the garage to the nearest edge of the sidewalk, for a minimum setback of 5.5 metres from the back edge of the sidewalk.
- More than one detached dwelling is permitted on an existing lot of record for the purpose of serving as a model home, provided a draft plan of subdivision has been approved for the lot of record.
- In the case of a home-based business operating within a townhouse or semi-detached dwelling, the required parking space is only required if the business involves an outside employee.
- Minimum landscaped area: no minimum
- Exception provisions for detached dwellings:
 - Minimum lot area: 220 m²
 - Minimum lot width: 9 m
 - Minimum front yard setback: 3 m
 - Minimum interior side yard setback: a total of 1.8 m, with one side a minimum of 0.6 m
 - Minimum corner side yard setback: 2.5 m
 - Minimum rear yard setback: 6 m
 - Maximum lot coverage: 65%
- Exception provisions for townhouse dwellings:

- Minimum lot area: 160 m²
- Minimum front yard setback: 3 m
- Minimum interior side yard setback: 1.5 m
- Minimum corner side yard setback: 2.5 m
- Minimum rear yard setback: 6 m
- Maximum lot coverage: 70%
- Maximum building height: 12 m
- Provisions for back-to-back townhouse dwellings:
 - Minimum lot area: 81 m²
 - Minimum front yard setback: 3 m
 - Minimum interior side yard setback: 1.5 m
 - Minimum corner side yard setback: 2.5 m
 - Minimum rear yard setback: 0 m
 - Maximum lot coverage: 85%
 - Maximum building height: 14 m.

The Holding Zone may only be lifted upon satisfactory completion of the following conditions:

- Demonstration of adequate sanitary, water, and stormwater servicing;
- Confirmation from the Rideau Valley Conservation Authority that the floodplain mapping has been updated south of Ottawa Street;
- There is an established limit of development relating to the setback to watercourses;

- Demonstration that the underside of all footings will be located at or above the elevation of the spring line of the storm sewer.

9. Create a rural exception XXXZ as follows

- For lands zoned O1[XXXZr]-h and RI[XXXZr]-h
 - All uses are prohibited until the holding zone is lifted.
 - The Holding Zone may only be lifted upon satisfactory completion of the following conditions:
 - Demonstration of adequate sanitary, water, and stormwater servicing;
 - Confirmation from the Rideau Valley Conservation Authority that the floodplain mapping has been updated south of Ottawa Street;
 - There is an established limit of development relating to the setback to watercourses;
 - Demonstration that the underside of all footings will be located at or above the elevation of the spring line of the storm sewer.

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. Two public meetings were also held in the community; one the statutory public meeting held on September 12, 2013 at the Richmond Community Memorial Centre for the related Subdivision and one held May 8, 2019 in Richmond with approximately 100 people in attendance as an update to multiple applications within the Western Development lands.

Public Comments and Responses

Summary and response to any comments

1. The proposed density is too great and the lots too small that would abut the existing larger lots in the Rural Area.

Buffering likely by means of a privacy fence will be part of the landscape plan for the development.

2. How will drainage onto my property be mitigated?

Drainage from the development lands is typically not permitted to flow onto adjacent lands, except where there is an existing ditch or water course that provides a legal outlet. Any drainage from off-site through this property needs to be taken into account in the drainage design for the development.

2. How will the easement with culvert into Moore Drain change?

Those details will be part of the final review and *Drainage Act* review.

4. Flooding and the floodplain hasn't been adequately addressed.

Permits from the Rideau Valley Conservation Authority are required and prior to zoning and early servicing the interim flood plain must be resolved. In principle the RVCA has

agreed that the interim floodplain is an area that will be filled and removed from floodplain mapping. A permit has been issued for that work by the RVCA but the approved revisions to the overlay need to be finalized and accepted.

5. Drainage issues

Stormwater must be contained to the development lands (through storm ponds) and directed to Jock River. The specific grading and drainage plans required and reviewed after draft approval and will look at the details relating to abutting properties and accommodating that drainage as needed.

6. How will water get to Jock River without affecting my sump pump?

Pursuant to the approved Master Drainage Plan for the area, the south storm pond has a proposed outlet along Ottawa Street to the Jock River. Detailed design for the pond and lands abutting will need to address any impacts on the drainage of your property. The phase 1 lands proposed for registration are to drain and can be accommodated into the existing storm pond in the Fox Run development.

6. Are improvements planned for Ottawa Street?

No specific work is to be done on Ottawa Street yet. When the development phasing reaches Ottawa Street, draft conditions require urbanization of Ottawa Street in front of the development, including sidewalks.

7. What is the expected impact on traffic on Ottawa Street.?

A traffic study would be done to assess impact at each phase of development prior to registration of a phase. Any road works required to accommodate increases in traffic will be required at that time. It is not anticipated from the overall traffic study for the Western Development Lands that there will be significant impacts on Ottawa Street. And no widening of the existing local streets will be taken.

8. What will be done to spine road (called Meynell) to encourage use? Provide assurances that the NS link will be built or otherwise there will be traffic impacts on Ottawa and Fortune Streets.

Meynell is designed as a transit route through this development with a 26-metre wide right of way to accommodate traffic, pedestrians and bikes. Meynell will have an improved intersection at Perth Street and sidewalks on both sides.

9. Is there intent to connect the two parts of Queen Charlotte Street?

No they are not intended to connect.

10. How many houses will be built south of Ottawa?

There will be about 420 units.

11. Why is there a connection between old and new Royal York?

The Royal York Street connection will occur as part of this subdivision in an attempt to continue the Village grid pattern and connectivity. The grid is most efficient pattern. The Royal York connection will link to Meynell to allow for access by all modes of traffic to the School site and the main park site to and from the existing village.

12. Concern was expressed over the Community Design Plan (CDP) being incomplete and the limited consultation with residents on it.

CDP has been approved by City Council with specific requirements to complete the storm water management and the financial plan. That work was completed.

13. There was concern expressed about the Sanitary system being at capacity and who will pay for the upgrade?

Upgrades will be paid for by partially by the developer through Development Charges with some benefit to existing homes (lifecycle replacement related) being paid for by the

City. Mattamy is proposing to front-end 5.9 km of the sanitary force main to increase capacity in the system.

14. Why should taxpayers pay for development outside of the urban boundary and residents should not pay for future extension of services to Mattamy development?

The Provincial Policy Statement (PPS) defines settlement areas, which include urban areas and villages. This part of Richmond has always been within the village limits and the PPS and Official Plan direct growth to settlement areas. The Official Plan targets 3 villages for growth, including Richmond. The policy for growth in the City is that the developer pays for development related infrastructure.

15. Development will double size of Richmond and it will change village character.

It has always been slated for development and while densities may be higher it will also help support existing and future businesses within the village.

16. Bobolinks live on the south side of Ottawa Street. How will the *Ontario Species at Risk Act* and housing development be balanced?

The southern part of development will be park/open space, which can provide permanent habitat for bobolinks once construction is complete.

17. How soon will the houses be built?

The first phase of the development will still need to have detailed design completed as well as being rezoned.

18. Can the high school accommodate the new community, or will children end up being driven outside of Richmond to attend high school?

OCDSB is interested in the school site for an elementary school.

At the time of the subdivision public meeting South Carleton High School had a student body of 1300 with capacity for 1600. School boards plan their facilities independently but are involved in our planning processes.

19. How does proposal meet PPS's intention of containing urban sprawl?

The development will be located in a settlement area with services to accommodate the residences. The new housing will target anyone, not just rural residents and allow for diversity in choice of unit.

20. Will proposed densities (i.e. smaller lot sizes) appeal to rural residents?

That will be determined, but it does provide a potentially more affordable and broader range of choice in proximity.

21. Average lot size to be 3500ft² (35 x 100) is not in character with existing village (larger lots)

There will be some diversity in lot sizes – 50ft and 36ft lot widths but as the development is on full municipal services increases in density (smaller lots) makes for more efficient use of those services. The two types of townhouses will be on the smallest lots.

22. No community and social services and amenities are included in the plan. Social responsibility component missing in the development.

Requiring a developer to create meeting places is not enforceable through City's subdivision process. With the new park development process the developer will be responsible for park construction to City standards at the time the abutting lands are being constructed upon. There is a proposed school block within the development.

23. Recreation facilities are lacking in the village.

An Area Parks Plan has been approved by Parks Planning at the City. A community park and related amenities are required and a smaller park is also planned that are in keeping with that plan.

24. When will Ottawa St. urbanization happen? It won't survive construction traffic.

As a condition of subdivision, there will be the requirement for a construction management plan at each phase to identify routes. Heavy trucks will not be able to use local streets for truck routes.

Detailed design will come after draft approval and Ottawa St. urbanization will be looked at when the phase abutting Ottawa Street is proposed for registration.

25. Retain the existing vegetation keep those lands for park.

Existing trees will be kept within proximity of the Jock River and most of the drainage courses (Moore Branch). Those will be retained as open space by the City. Where trees are removed for the relocation of parts of the drain there will be a naturalization planting plan for that.

Community Organization Comments and Responses

No formal comments were received on the zoning.