

Creekside in the VILLAGE of RICHMOND



February
2016

Planning Rationale



Prepared in support of a Plan of Subdivision and Zoning Amendment

Creekside in the VILLAGE of RICHMOND

PLANNING RATIONALE

Contents

List of Figures	2
List of Tables	2
INTRODUCTION.....	3
Site Context	3
Road Network.....	4
Public Transit and Pedestrian Infrastructure	5
Area Character and Community Amenities	6
Development Overview.....	8
Pre-application Consultation	9
POLICY FRAMEWORK	11
Provincial Policy Statement (2014)	11
City of Ottawa Official Plan.....	15
Section 2.2 – Managing Growth.....	16
Section 2.2 – Providing Infrastructure	16
Section 2.5 – Building Livable Communities	18
Section 3.7 – Rural Designations	19
Section 4.0 – Review of Development Applications	21
Richmond Secondary Plan	23
Section 2.0 – Managing Growth.....	23
Section 3.0 – Land Use.....	24
Richmond Community Design Plan.....	25
Section 3.1 – Master Servicing Study.....	25
Section 3.3 Natural Environment	26
Section 3.4 Transportation.....	27
Section 4.0 Land Use	29
Section 6.0 Parks, Open Space and Pathway Plans.....	29

Section 7.0 Village Design Guidelines and Demonstration Plans 30

Section 8.0 Implementation 33

CITY OF OTTAWA ZONING BY-LAW 2008-250 34

Existing Zoning 34

Proposed Zoning..... 35

CONCLUSION 36

List of Figures

Figure 1 – Site Area..... 3

Figure 2 – Surrounding Area 4

Figure 3 – Public Transit Routes..... 5

Figure 4 – Pedestrian Network 6

Figure 5 – Community Amenities..... 7

Figure 6 – Proposed Plan of Subdivision 9

Figure 7 – Official Plan Designation..... 19

Figure 8 – Secondary Plan Designation 24

Figure 9 – CDP Environmental Features 27

Figure 10 – CDP Transportation Projects 28

Figure 11 – CDP Park, Open Space and Pathways 29

Figure 12 – Creekside Home Designs..... 32

Figure 13 – Northeast Development Lands Demonstration Plan..... 33

Figure 14 – Existing Zoning..... 34

Figure 15 – Proposed Zoning 35

List of Tables

Table 1 – Land Use Breakdown..... 8

Table 2 – Application Requirements 10

Table 3 – Development on Private Services..... 17

Table 4 – Section 3.7.1 Policy 12 – Official Plan..... 20

Table 5 – Development Review Considerations..... 21

Table 6 – Subdivision Design for Residential Development 30

Table 7 – Proposed Exceptions to the V10 Zone 36

INTRODUCTION

This report has been prepared by Cardel Homes in support of a Plan of Subdivision and Zoning Amendment application for the subject lands, located along Shea Road in the Village of Richmond. This Rationale will provide an overview of the proposed development and highlight the applicable planning policy. The proposed development aligns with the planned vision for the Village of Richmond and is appropriate and compatible with the surrounding area.

Site Context

The Creekside development is located in the City of Ottawa within the Village of Richmond. It is, north of the Shea Road and Perth Street intersection on the east side of the roadway. Figure 1 shows the boundaries of the 10 hectare (25 acre) site. It is legally described as Part of Lot 26 Concession 4, Geographic Township of Goulbourn, City of Ottawa.

FIGURE 1 – SITE AREA



Based on a review of historic aerial photography, the site has never contained any buildings and appears to have been primarily used as an agricultural field since 1946. The site is relatively flat with a slight slope to the northeast. There are a few sparse patches of naturalized vegetation along the western edge of the site, adjacent to Shea Road.

Following Creek Municipal Drain bounds the eastern edge of this proposed community resulting in 6 hectares of the development area being subject to a flood plain overlay (hatched area of Figure 2). The remainder of the site was last used as farmland for the 2014 season, while the lands to the north and east are still in active agricultural use. The other surrounding uses, include low density residential which was built between 1970's -1990's and a newly constructed pad commercial plaza.

FIGURE 2 – SURROUNDING AREA



Road Network

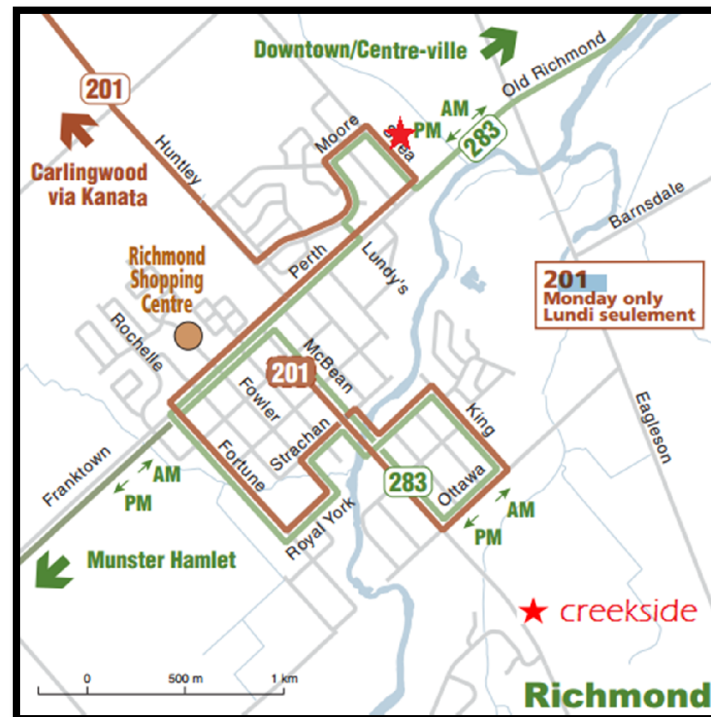
As shown on the area map in Figure 1, the development is currently accessed by Shea Road, which is identified as an “Existing Collector” in the Transportation Master Plan for the City of Ottawa. Defined in the Official Plan “collector roads serve neighbourhood travel to and from major collector

or arterial roads and usually provides direct access to adjacent lands. Perth Street is the “spine” of the Village of Richmond’s road network, this arterial road runs east to west through the entirety of the Village. Creekside’s is proposed close to this key transportation route.

Public Transit and Pedestrian Infrastructure

The Village of Richmond is serviced by public transit. Figure 3 shows the routes that are currently offered by OC Transpo. Route 283 is designed to service commuters, it operates during the morning and evening peaks, offering rides from Richmond to destinations in downtown Ottawa and vice versa. The other route provided is the 201, known as the “Rural Shopping Bus”, it is free and only runs on Mondays. It brings riders to the Carlingwood Shopping Centre and back. Both routes have stops directly in front of Creekside at the intersection of Moore Street and Shea Road.

FIGURE 3 – PUBLIC TRANSIT ROUTES



There are limited sidewalks within the Village, they are mainly concentrated along main streets and newly developed areas. Most local streets do not have sidewalks. The existing and proposed pedestrian network in the vicinity of Creekside is shown on Figure 4. While some of these connections are existing, future linkages are referenced from the approved Community Design Plan. Presently there is no multi-use, off-road pathway system in the

Village of Richmond, but the City’s Transportation Master Plan shows a future path along the Jock River that would create a link with Stittsville in the north and North Gower in the south.

FIGURE 4 – PEDESTRIAN NETWORK

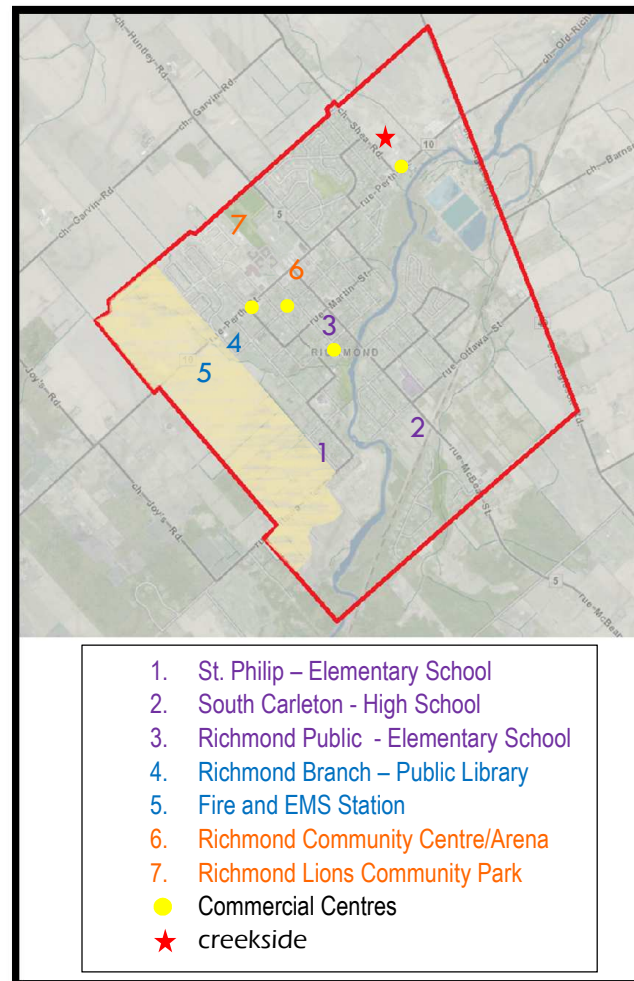


Area Character and Community Amenities

The Village of Richmond was founded in 1818 as a military settlement and amalgamated with the City of Ottawa in 2001. It is the second largest village in the Ottawa having approximately 4,500 residents (City of Ottawa, Official Plan). It is located in southwestern end of rural Ottawa in Ward 21, Rideau-Goulbourn. While it does serve as a bedroom community to the more urban Ottawa, it maintains the “village” feel and offers services that

support the residents. Figure 5 highlights the community amenities currently available in the Village of Richmond. Recently the westerly portion of the Village has been approved for development. That area is mainly slated for residential, however the plan is calling for additional commercial and recreational uses to support these new residents.

FIGURE 5 – COMMUNITY AMENITIES



Development Overview

The proposed subdivision of Creekside (Figure 6) was designed respecting applicable planning framework. The development is proposing fifty-four (54) single detached homes along one new local street. In addition to the housing lots and street, there are blocks set aside to accommodate servicing and environmental elements. The development has an overall density of 21 units per net hectare. Table 1 provides the land use breakdown for Creekside as proposed.

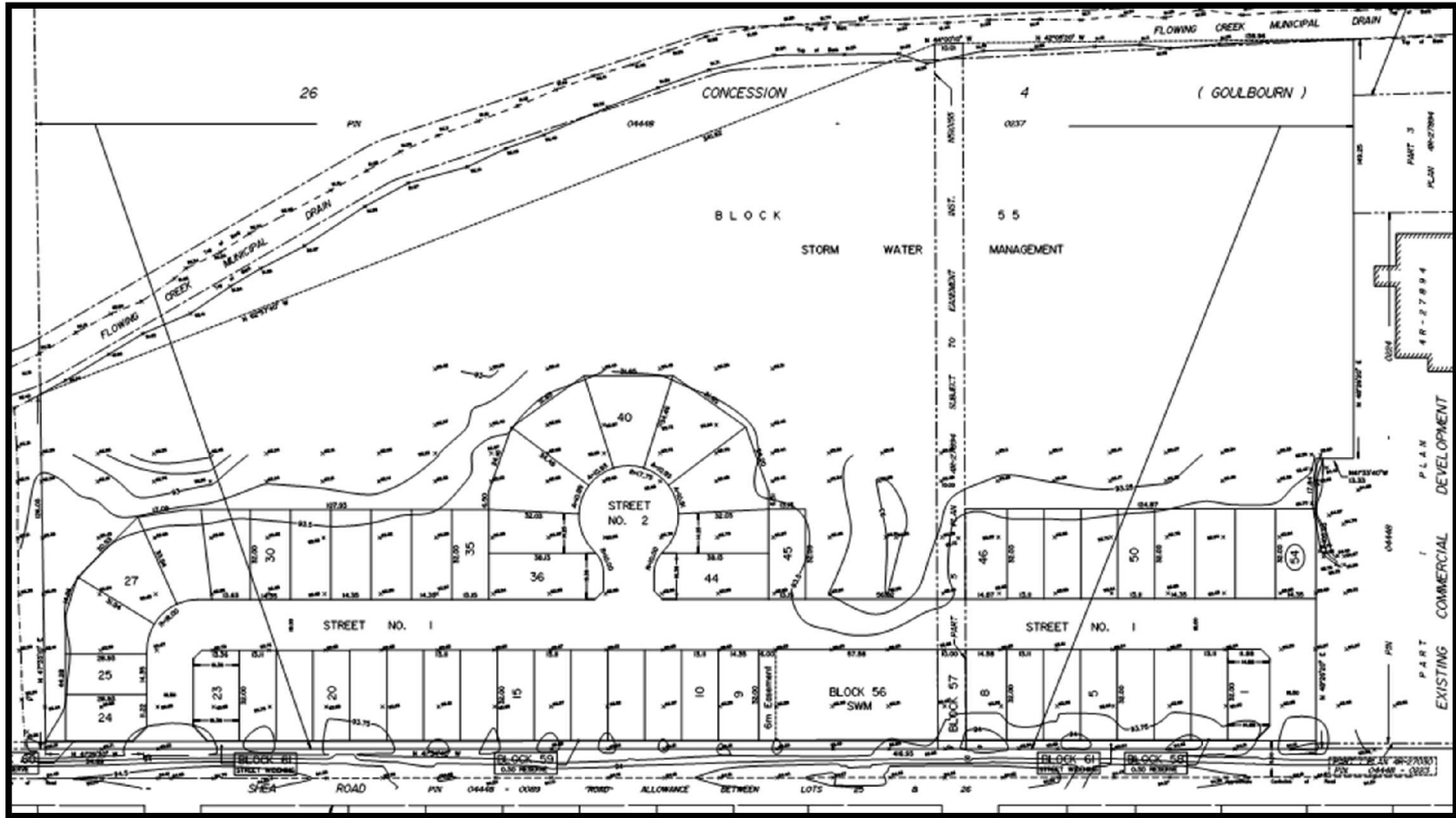
TABLE 1 – LAND USE BREAKDOWN

Land Use	Area (ha)	Units	%	Note
Detached	2.55	54	25.5%	Lots 1- 54
Walkway	0.03		0.3%	Block 57
SWM/Open Space	1.84		18.4%	Block 56
Flood Plain	4.47		44.7%	Block 55
Roads (reserve and road widening)	1.11		11.1%	Street 1, 2, Block 58-61
Total	10.00	54	100%	Density = 21 upa (units/residential area lots)

The new road “Street No. 1” will be public and line up with Hemphill Street on the west side of Shea Road, thus creating a new 4-way intersection. The southern connection of Street No. 1 has been located an acceptable distance from Moore Street and the driveway to the retail plaza south of Creekside. A road widening along Shea Road has been shown in accordance with the Official Plan.

In the fall of 2011, after receiving RVCA approval, a balancing cut and fill exercise was undertaken. This adjusted the flood plain area for the Flowing Creek Municipal Drain. The proposed Creekside plan respects this boundary and Block 55 has been created using the flood line provided by the RVCA. New infrastructure will be installed as part of this development. Creekside will be on partial public services. Homes will be connected to the public sanitary and storm system, however private wells will supply residents with water. In order to meet the required separation distances between wells and sanitary infrastructure, homes will have to back on to Shea Road. An area has been set aside for storm water storage. Additional details on the servicing of Creekside can be found in “Functional Servicing and Stormwater Management Report” authored by David Schaeffer Engineering Ltd. and accompanying these applications.

FIGURE 6 – PROPOSED PLAN OF SUBDIVISION



Pre-application Consultation

On November 13th, 2014 Cardel Homes along with their engineer from DSEL met with the City of Ottawa to discuss and receive feedback on this proposed subdivision and zoning by-law amendment. In addition to the City, comments were also received from the Rideau Valley Conservation Authority and the Ministry of the Environment. Following that meeting a list of application requirements was provided. It outlined the items that would

need to be submitted to deem the applications complete. Over the last year, Cardel has been working with their team of consultants and have prepared the requested documents as summarized in Table 2. There was a subsequent meeting with the City late in 2015, which provided an update on the progress of the applications and clarified the matters that needed to be addressed in the submission. There has also been a meeting with the Ward Councillor, Scott Moffatt to discuss this project. The Richmond Village Association is aware of this development proposal, as a representative from Cardel presented at their meeting on June 2nd, 2015.

TABLE 2 – APPLICATION REQUIREMENTS

Required Report	Provided Report			Copies
	Title	Author	Date	
Planning Rationale	Creekside in the Village of Richmond	Cardel Homes	February 2016	4*
Draft Plan	Draft Plan of Subdivision	Annis, O'Sullivan Vollebakk Ltd.	February 10, 2016	50*
Survey Plan	4R-27894	Annis, O'Sullivan Vollebakk Ltd.	May 6, 2014	2
Servicing Option/ SWM Report	Functional Servicing and Stormwater Management Report (includes Grading, Sediment and Erosion Control Plans)	david schaeffer engineering ltd.	February 22, 2016	8*
Hydrogeological Analysis	Hydrogeological Study Proposed Development Part of Lot 26, Concession 4 Geographical Township of Goulbourn City of Ottawa (Richmond Village), Ottawa	Golder Associates	November 2015	5*
Phase 1 ESA	Phase One Environmental Site Assessment, 5873 Perth Street Ottawa (Richmond Village)	Golder Associates	June 2015	5*
Geotechnical Study	Supplemental Geotechnical Investigation Proposed Residential Subdivision 5873 Perth Street	Golder Associates	November 2015	5*
	Preliminary Geotechnical Investigation Proposed at 5831 to 5837 Perth Street and 2770 Eagleson Road	SPL Consultants Limited	February 2014	5*
Tree Conservation Report	Tree Conservation Report in Support of Proposed Subdivision at 5873 Perth Street	Golder Associates	July 2015	5*

Additional application requirements;

- Completed Subdivision Application Form
- Completed Zoning Amendment Application Form
- 1 CD with soft copies of the items marked by a "*" in Table 2

POLICY FRAMEWORK

Provincial Policy Statement (2014)

The Provincial Policy Statement (PPS) is issued under Section 3 of the Planning Act. It came into effect on April 30th, 2014 and applies to planning decisions made on or after that date. It replaced the Provincial Policy Statement, 2005 and applies province-wide. The purpose of the PPS is to provide policy direction on Ontario's land use vision. It guides the province on how to settle the landscape, create the built environment, and manage the land and resources over the long term. The goal of the PPS is to achieve livable and resilient communities. Land use planning decisions in Ontario must be consistent with the PPS. The Creekside proposal is consistent with the policies in the Provincial Policy Statement, notably;

- **Section 1.1 – Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns**

Section 1.1.1 the PPS highlights that new development should take place in designated growth areas and should not occur in isolation. To achieve healthy and livable communities, planning authorities should approve developments which;

- Prohibit future growth in settlement areas
- Provide an appropriate range of residential densities
- Consider all the different ability and affordability levels of the population
- Ensure necessary infrastructure, utilities and public service facilities are planned or are available to meet current and projected needs
- Promote efficient use of land, infrastructure, utilities and financial resources
- Occur adjacent to existing built-up area in a logical phased manner
- Avoid land uses patterns which have environmental and safety concerns

Creekside is being proposed within the Village of Richmond's boundary, where the City of Ottawa has directed growth to occur. The Village, along with other rural areas in the City are expected to accommodate 10% of the forecasted growth (Official Plan, Section 2.2). At present the land use found surrounding this development is predominantly low density residential (100 ft, detached lots). While Creekside will also be detached lots, they will be smaller in size (43 ft-47 ft), which will broaden the density range available in this area of the Village. This variation of housing types will provide options to suit individual needs and abilities.

The Richmond Village Community Design Plan was prepared with input from other disciplines. These insights outlined logical, cost-effective infrastructure (servicing and roads) requirements that are required to support growth within the Village. Taking advantage of the infrastructure currently in place, Creekside only requires minor improvements to the existing, public sanitary and storm systems. It is proposed that water will be provided by private well, which is consistent with all surrounding developments. Being adjacent to the existing built-up area of Richmond it is logical that this be the next parcel to

develop. The impact of this development on the environment was considered and the proposed land use pattern does not negatively harm the environment. The development of Creekside has been designed to be a healthy and livable extension to the Village of Richmond.

Creekside is being proposed within a “settlement area¹” as defined by the PPS and **Section 1.1.3** specifically highlights the Province’s vision for such areas. “Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted” (Policy 1.1.3.1). The land use patterns in these areas shall be a mix of densities and land uses, which take advantage of infrastructure and public service facilities. Creekside should be designed with consideration for transit development and active modes of transportation. As a “designated growth area²” this development should occur adjacent to existing development in a compact-form that allows for the efficient use of land and logical extension of infrastructure and public service facilities.

The City of Ottawa, through their Official Plan has encouraged rural growth to be within village boundaries. The development of Creekside is proposed within the development area of the Village of Richmond. The newer, higher density of detached homes will be serviced from logical, expansions to existing public infrastructure and a continuation of the private well water system already in place in the Village. Residents of Creekside will be within 400 metres from an existing transit stop, making this a convenient alternative mode of transportation. The development of Creekside will ensure the continuation of the sidewalk along the east side of Shea Road, as it currently stops at the edge of the commercial development south of the site. This sidewalk is part of the planned pedestrian network for the Village. Once developed the sidewalk, trails and shared pathways will provide an alternative to the private automobile. The location of Creekside is adjacent to existing development and is in an area that is designated and available for residential growth.

Creekside is considered to be within a rural area³, therefore development is to be consistent with **Section 1.1.4** of the PPS. The section notes that these areas are important to the economic success of Ontario and the quality of life for the province and municipalities should support these areas. Rural character should be preserved by giving consideration to the scale of development and appropriate service levels. Existing infrastructure and public service facilities should be used efficiently.

The layout and house designs of Creekside are reflective of the rural character of the Village of Richmond. The grid-like street fabric and detached homes mirror existing areas within the Village. The scale and level of infrastructure are appropriate for this area of Richmond. The residents of the

¹ **Settlement areas:** means urban areas and rural settlement areas within a municipality (such as cities, towns, villages and hamlets) that are:

a) built up areas where development is concentrated and which have a mix of land uses; and

b) lands which have been designated in an official plan for development over the long-term planning horizon provide for in policy 1.1.2. In cases where land in *designated growth areas* is not available, the *settlement area* may be no larger than the area where development is concentrated. (PPS, 2014 pg. 48)

² **Designated growth area:** means lands within *settlement areas* designated in an official plan for growth over the long-term planning horizon provide for in policy 1.1.2, but which have not yet been fully developed. *Designated growth areas* include lands which are *designated and available* for residential growth in accordance with policy 1.4.4(a), as well as lands required for employment and other uses. (PPS, 2014 pg. 40)

³ **Rural areas:** means a system of lands within municipalities that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and resource areas. (PPS, 2014 pg. 48)

development will be added participants in local commerce and community activities. Creekside will contribute to the healthy, integrated and viable rural area of Richmond.

- **Section 1.4 – Housing**

This section of the PPS focuses on housing. Policies in this section require municipalities to provide an appropriate range and mix of housing types and densities. This will ensure that there is always room for residential growth that meets the needs of the area. **Policy 1.4.3** requires that planning authorities set targets for housing affordability and promote densities for new housing that consider efficient land and infrastructure consumption.

Approval of Creekside would expand the residential offerings within the Village of Richmond. Currently the availability of new, detached homes in this area of the City is limited to larger lots. The homes proposed in Creekside will provide an additional alternative that will help meet the established densities targets and will also provide differing price points. The proposed project will be well situated to take advantage of existing infrastructure due to an efficient subdivision design.

- **Section 1.5 – Public Spaces, Recreation, Parks, Trails and Open Spaces**

The Province wants to see communities that foster healthy and active lifestyles. This can be done with a combination of formal spaces for active recreation or more passive recreation opportunities. Protecting natural areas and providing accessibility to parks, trails and facilities to all community members is important.

One of the goals of Creekside is to create a place where people not only retreat home but also connect to their surrounding community. Pedestrian linkages are provided to encourage residents to explore the Village beyond their street. The open space block will invite others into Creekside. This development will meet the needs of pedestrians and foster social interaction in public spaces. Creekside will be a healthy active community.

- **Section 1.6 – Infrastructure and Public Service Facilities**

The PPS speaks to how municipalities should manage and develop their infrastructure, this includes sewage, water, stormwater, transportation, waste and energy systems. These important systems should be built efficiently in a cost-effective manner to accommodate projected needs. Sewer and water services should be provided in a sustainable manner that is fiscally responsible and values the health of humans and the environment. The PPS specifically deals with the issue of partial services⁴ in **Section 1.6.6.5** and states that this type of development is permitted when infilling/rounding out boundaries within a settlement area, however certain conditions need to be met. Waste and energy systems shall be provided for all development and they should

⁴ **Partial services:** in this case means municipal sewage services and individual on-site water services (PPS, 2014 pg. 46)

be planned in accordance with provincial legislation and standards. The Province encourages the efficient use of existing infrastructure systems and expansion of these systems when warranted.

The proposed development of Creekside will require a connection to the existing public sanitary sewer system. New stormwater infrastructure will have to be installed as currently the site is an open field which drains towards Flowing Creek Municipal Drain. The “Functional Servicing and Stormwater Management Report” prepared specifically for Creekside by DSEL details how this development can be serviced with an extension of the existing municipal sanitary sewer network and stormwater management infrastructure incorporated into the development. The report also speaks to providing water to the new residences via private wells, thus creating a development on partial services (see footnote 4). Creekside’s location between existing development and Flowing Creek Municipal Drain rounds out development in this area of Richmond and providing water via private wells is a long term viability with no negative impacts as discussed in Golder’s Hydrogeological Study prepared for this project. There are no concerns with either waste management or energy supply as both are available to Creekside. The existing road network supports this development. The infrastructure needs facilitated by this proposal are either in place or will be designed and implemented as required in accordance with applicable guidelines and standards.

- **Section 2.0 – Wise Use and Management of Resources**

The PPS states that the long-term prosperity, environmental health and social well-being of Ontario depends on conserving and protecting **natural heritage, water**, agricultural, mineral, cultural heritage and archaeological resources. Creekside is not affected by all resources, just the ones bolded in the previous sentence. **Section 2.1** deals with natural heritage and promotes connecting natural features and recognizing the importance of these linkages. Natural features such as the Flowing Creek Municipal Drain need to be maintained. Planning authorities also need to protect, improve or restore the quality and quantity of water resources both above and below ground (**Section 2.2**). One way of doing this is to ensure stormwater management measures minimize surface water volumes and contaminant loads which will enter the water system. The province feels these resources are important for the economic, environmental and social benefit of Ontarians.

The design of Creekside considered the importance of Ontario’s resources. The large setback to Flowing Creek Municipal Drain not only provides a vital natural heritage link to other environmental areas, but also protects the ecological function of this corridor. The City of Ottawa is aware of the importance of maintaining the quality and quantity of water, they encourage new developments to maximize their vegetative and pervious surfaces. The stormwater management system for Creekside was designed following best practices. As reported by Golder, The quantity and health of the water supply will not be negatively affected by the introduction of 54 new wells. The proposed community ensures that any provincial interest with regards to resources have been address.

- **Section 3.0 – Protecting Public Health and Safety**

The future of the province depends on reducing risk and protecting residents from natural or human made hazards. Planning authorities have the responsibility of ensuring that development does not happen in hazardous areas, such as along shorelines, unstable soils, and areas with high potential for wildland fires. There are also man-made and climate related hazards that should be considered in land use planning decisions. Developments should be directed away from such areas to minimize risk.

The proposed site is not affected by any natural or human-made hazards which present an unacceptable risk to public health and safety. Creekside is outside the well-defined floodplain for Flowing Creek Municipal Drain. An Environmental Site Assessment and a Geotechnical Investigation were completed, which verified that developing Creekside as proposed will not increase the public's cost or risk from natural or human-made hazards.*

- **Section 4.0 – Implementation and Interpretation**

The PPS applies to all planning related matters in the Province of Ontario. It requires that all decisions “be consistent with” the policies within the statement (**Section 4.2**). Official Plans shall identify provincial interests and set out appropriate land use designations to ensure that the PPS’s objectives are achieved. Zoning By-laws can provide further provisions to implement the PPS. Planning authorities must keep their planning framework up-to-date with the PPS. The Provincial Policy Statement ensures that lands in Ontario are well managed.

As you will read in the following sections of this Planning Rationale, Creekside conforms to both the City of Ottawa’s Official Plan and Village of Richmond Community Design Plan. The zoning proposed for the development is within the provision of the City’s Zoning By-law. These documents are considered to be “consistent with” the PPS, so this proposed development is also in-line with provincial interests regarding land use planning. Creekside is an appropriate, efficient development that accommodates future and current needs, in a land use pattern that is sensitive to matters outlined in the Provincial Policy Statement.

City of Ottawa Official Plan

An Official Plan (OP) is a land use planning and policy document. It establishes land use designations and policies for development. The City of Ottawa’s OP was adopted by Council in 2003 and contains the framework for how the City will grow. Every 5 years the Planning Act requires a comprehensive review of the OP, so in April 2014 the City approved Official Plan Amendment 150 (OPA 150), which implemented the results of the required review. It is understood that OPA 150 is under appeal, however it is that amendment⁵ that is used as a reference for this Rationale.

* report available upon request

⁵ Accessed on-line, January 7, 2016. <http://ottawa.ca/en/city-hall/planning-and-development/official-plan-and-master-plans/official-plan>

Section 2.2 – Managing Growth

The City of Ottawa’s population is expected to increase by 30% by 2031 and while it is expected that the majority of this City’s growth will be accommodated within its urban area, the OP acknowledges that some of this growth will be absorbed by the rural areas. Growth in the rural areas will be directed to those villages where community facilities and services already exist, or where they can be provided efficiently. The OP contains policies to support villages evolving into complete communities.

Section 2.2.1, Policy 7

The City will accommodate at least 50% of rural growth in Villages designated on Schedule A, where community facilities, commercial facilities, schools and public infrastructure already exist or can be efficiently provided or upgraded. Most of this development will occur in the large and medium villages identified below⁶.

Creekside is being proposed in Richmond, which is considered one of the “largest and fastest” growing Villages.

Section 2.2 – Providing Infrastructure

For the City to grow in accordance with the OP policies it is essential that land use patterns and infrastructure work together. Provisions for infrastructure (drinking water, wastewater disposal and storm water) are contained in the OP to ensure that these important services are adequately supplied for the health of the community and environment. Ideally development in a “Public Serviced Area” will have these services provided in a publicly-owned and managed system, however the City understands that private systems for water or wastewater may be favorable so policies have been included to guide development under those situations.

Section 2.3.2, Policy 11

Partial Services shall only be considered in the following circumstances:

- a. *Where they are necessary to address failed individual on-site sewage services and individual onsite water services in existing development; or*
- b. *Within the urban area and in villages where development on partial services already exists and the proposal constitutes minor infill.*

Similar to the majority of residential development in the Village of Richmond, Creekside is being proposed with partial services; the sanitary will be connected to the public system, however each lot will have their own private well. The location of this development, sandwiched between a floodplain and existing development fits the definition of infill as it can proceed with minor servicing implications to the surrounding area.

Section 2.3.2, Policy 12

Notwithstanding policy 11 above, where no provision for public services exists, the City may permit development on private services in defined Public Service Areas provided that it can be demonstrated to the satisfaction of the City that such development:

- a. *Is proposed in a circumstance where public services are not currently technically or financially feasible*

⁶ The largest and fastest growing villages, being: Manotick, Greely, and Richmond (as listed in Section 2.2.1, Policy 10)

- b. Can adequately be serviced by private individual services in accordance with Section 4.4;
- c. Is of a minor nature that consists of a single building comprising a commercial, institutional or public use; residential infilling within residential clusters; a farm severance as provided for in Section 3.7.3 of this Plan or other uses of similar nature and scale;
- d. Will not compromise the longer-term development of the area on public services

The private well service for potable water being proposed for Creekside is in accordance with Policy 12 of Section 2.3.2 of the OP (Table 3).

TABLE 3 – DEVELOPMENT ON PRIVATE SERVICES

Policy Requirement	Response
Public service is not currently technically or financially feasible.	<p>Public water is currently not available to this site with the nearest watermain infrastructure approximately 1km away. While technically it is possible to provide a communal well for Creekside, it would not be economical for 54 lots. One could argue that the communal system should be designed to accommodate potential development lands in the vicinity, however with no timeline or guarantee for the future development, the new well would be financially risky for both the Developer and the City (who would be required to maintain the new infrastructure).</p> <p>The risk is also associated with the added burden of providing sanitary service to the future development lands given the existing gravity sanitary sewer network is not readily accessible for lands north of Flowing Creek. The siting of the facility would also further decrease financial viability given that it would reduce the unit count of the Creekside development due to the required land commitment (extent of land is dependent on the determination of facility expansion requirements).</p> <p>DSEL has estimated the costs for an individual communal well for Creekside at \$4,800,000. Any facility constructed would have to be established with future expansion in mind (and minimum fire flow requirements) therefore the initial cost to accommodate Creekside would be a significant portion of the ultimate cost.</p> <p>PLEASE NOTE: the estimated cost includes contingencies and is ultimately dependent upon the preferred expansion potential of the facility. It does not include maintenance and any require piping to connect to other future development lands in the area.</p>
Private service can be adequately provided in accordance with Section 4.4	Golder concluded in their Hydrogeological Report that there is a reliable quantity of good quality water which can be provided following the applicable standards and regulations.

Private services are minor nature; residential infilling within residential clusters; or other uses of similar nature and scale	Creekside is not proposing anything different from other areas of the Village. The existing residential development across Shea Road and the newer commercial development south of the community are both on private wells. Creekside is infilling the I area west of Flowing Creek Municipal Drain, completing this residential cluster.
Private services will not compromise the longer-term development of the area on public services	Public services other than water are available and are being proposed for Creekside. If public water does become available to this area of Richmond, the option to bring it to these residents would be possible, with costs.

Section 2.5 – Building Livable Communities

A livable community is based on good community design, which comes from understanding where one is building, the people affected by the build and the desires of the surrounding community. The OP wants rural areas to have the same livability features found in the urban neighbourhoods;

- Appropriate, affordable housing
- Greenspaces
- Places to shop, socialize and play
- Social services (community facilities and schools)
- Alternative modes of transportation (walking, cycling, transit infrastructure)
- Landmarks, including heritage elements

Livable villages are achieved through focusing on urban design (how buildings, landscapes and adjacent uses look and function together). The OP contains Design Objectives (**Section 2.5.1**), which are broadly applicable, to plans and developments in all land use designations. Proponents are encouraged to review all the Design Objectives when proposing new development and apply them where applicable.

Design Objective 1

To enhance the sense of community by creating and maintaining places with their own distinct identity.

Creekside will complete the residential development west of Flowing Creek Municipal Drain. The smaller lot sizes will create a community that is unique for this area while mimicking the grid street pattern evident throughout Richmond.

Design Objective 3

To create places that are safe, accessible and are easy to get to, and move through.

Creekside will see the continuation of the sidewalk along the east side of Shea Road. This sidewalk will not be interrupted with driveways, making it ideal for pedestrians accessing the current transit stop at Moore Street. There is also a pathway connection into the development which will eventually link up with the pathway network along the Flowing Creek Municipal Drain corridor. Creekside's location, close to Perth Street makes it easy to access.

Design Objective 4

To ensure that new development respects the character of existing areas.

Creekside was designed considering the current residential character of the Village, which is predominately detached homes on larger lots. There is a mixture of one-storey and two-storey homes, which Creekside will also offer.

Design Objective 6

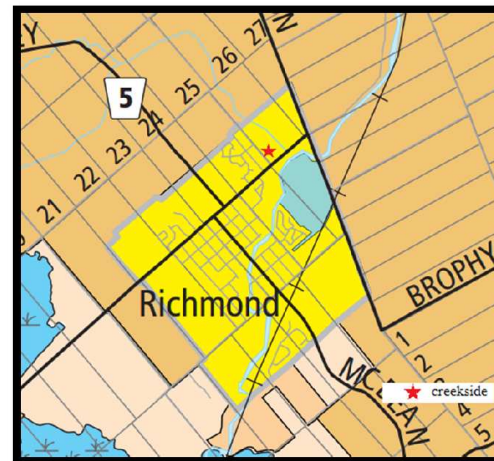
To understand and respect natural processes and features in development design

Creekside protects the City's natural heritage system by transitioning from backyard to the natural floodplain area in an appropriate manner. The storm water system has been designed to drain naturally and recharge the area in accordance with regulations.

Section 3.7 – Rural Designations

The land use designation for a property can be found on either Schedule A (urban area) or Schedule B (rural area) of the OP. The designation of Creekside is "Village", see Figure 7.

FIGURE 7 – OFFICIAL PLAN DESIGNATION



Development in villages typically occurs on a smaller scale than the urban area and traditionally is serviced by private wells and septic systems. Today a number of the villages, including Richmond support developments on full or partial municipal services. The OP directs the majority of new, rural housing to the large and medium sized villages. The policies for the use of lands within the “Village” designation can be found in **Section 3.7.1**.

The development plan being considered for Creekside is in accordance with Policy 12 of Section 3.7.1 of the OP (Table 4).

TABLE 4 – SECTION 3.7.1 POLICY 12 – OFFICIAL PLAN

<i>When reviewing development applications, the City will consider:</i>	Response
<i>The relevant provisions of the village secondary plan or community design plan;</i>	Creekside conforms as required to both the Richmond Secondary Plan and the Richmond Community Design Plan (see following sections of this Planning Rationale for further analysis)
<i>Those matters addressed in Section 2.5.1 and Section 4.11 related to compatibility and community design</i>	Creekside was designed considering compatibility and community design. Conformity to Section 2.5.1 was discussed previously in this report (pg. 18) and Section 4.11 will be reviewed later (pg. 21)
<i>For development in the core area or mainstreet, how the development or use impacts the viability of these areas and enhances the typical mixture of residential, community and commercial uses;</i>	Creekside is not in a core area or mainstreet as defined in the OP, so this consideration does not apply.
<i>Whether the proposed development is located on a road with sufficient capacity to accommodate the anticipated traffic generated;</i>	Creekside is easily accessed by Shea Road which has the capacity to support the additional traffic generated by this development.
<i>How the development supports a pedestrian and cycling environment and links the site to the surrounding neighbourhood;</i>	Creekside will improve the pedestrian and cycling infrastructure by continuing the sidewalk along the east side of Shea Road. There will also be a pathway link from Shea Road in to the community which context to the trail network planned for the Flowing Creek corridor.
<i>How the application of good design is used to ameliorate the effects of a higher intensity use of land on the surrounding uses;</i>	Creekside is not considered a higher intensity use, however by backing houses on to and fencing the Shea Road frontage the smaller lots of Creekside will be visually screened from the larger homes across the street.
<i>The extent to which greenspace targets in Section 2.5.4 are met;</i>	Creekside does have a 0.6 acre greenspace block that will be deeded over to the City. While this block is part of the stormwater management system it will rarely be wet and can be used as a passive park. It has street frontage on three sides making it easily assessable and visible, which are the goals of greenspaces under Section 2.5.4.
<i>In the case of retail, commercial proposals: The extent to which community-serving uses will be provided as part of the development, The orientation of multiple building entrances and storefront windows to the street, The use of minimal or no building setbacks from the street and location of parking to the side or rear of the building, The feasibility of achieving development of more than one storey. Where the predominant form of development is two storeys or more, single-storey development will be discouraged;</i>	Creekside is not a commercial proposal, so this consideration does not apply.

<p><i>In the case of uses requiring large land areas for outdoor storage, sale or service of goods, other than uses that do not operate year-round and can be considered a common component of a permitted use, such as a garden centre in association with a retail use: Such uses are only located on an arterial road but not located in identified core area or mainstreet locations, Most of the site's street frontage is occupied by buildings, The visual impact of outdoor storage or parking on adjacent uses and from the street is minimized through appropriate means;</i></p>	<p>Creekside is a residential subdivision, so this consideration does not apply.</p>
<p><i>The demand that the use will raise to extend Public Service Areas or expand capacity in public water and wastewater services; and</i></p>	<p>Creekside only requires minor connections to the existing public services (sewer and storm water). There is capacity to accommodate this development. Water will be individual private wells.</p>
<p><i>Any other applicable policies found within the Official Plan related to development review.</i></p>	<p>Creekside has addressed the other applicable policies related to development review throughout this report.</p>

Section 4.0 – Review of Development Applications

This section of the OP outlines the policies the City uses to review development applications. It is broken down into subsections. The extent to which these apply varies depending on the location, land-use designation and nature of the application. The appropriate policies and studies are determined through the pre-application consultation which is done at the beginning of the review process. The provided information will help the City, commenting agencies and interested members of the public review the proposal for conformity to the OP.

The documents submitted to support the Draft Plan of Subdivision and Zoning Amendment applications for Creekside will demonstrate that the proposed development follows the policies of the OP. Summarized in Table 5 are the specific Section 4 policies applicable to Creekside. The type of development and location of property are determining factors for guiding the review of the proposal.

TABLE 5 – DEVELOPMENT REVIEW CONSIDERATIONS

Section	Policy # and Synopsis		Response
4.1	1	Secondary Plans found in Volume 2 of the OP may be more restrictive so applicants should ensure proposals also conform to applicable Secondary Plans	Creekside is subject to the Richmond Secondary Plan which is found in Volume 2 of the OP.
4.2	Summarizes the required studies based on surrounding land uses		Creekside does not fall within any of the listed setbacks to warrant additional studies/reports
4.3	1	New subdivisions should be within walking distance of transit stop	All proposed lots in Creekside are within 400 m from an existing transit stop
	9, 11, 12	New subdivisions should make provisions for sidewalks and logical connections to existing/planned pedestrian network	Creekside will include the extension of the sidewalk along the east side of Shea Road and also provide a pathway link into the community.

4.4.1 and 4.4.2	1	Both of these sections require that adequate information is provided to prove that public (Section 4.4.1) and private (Section 4.4.2) servicing is available and accessible for new development	The servicing options proposed for Creekside have been validated and analyzed by the required engineers. Details can be reviewed in the reports prepared by DSEL and Golder.
4.5	This subsection deals with maintaining existing housing stock in the city.		There are no existing residential units in Creekside, so this subsection does not apply.
4.6.5	5	Identified multi-use pathways should be protected and built to foster efficient transportation and recreation.	Shea Road is identified as an On-Road Cycling Route on Schedule J of the OP. Creekside respects this designation by limiting the number of driveways along this frontage and providing the required road widening to accommodate this use.
4.7	This section highlights the importance of landscaping (existing and proposed), erosion and water (surface and ground) protection and regard for endangered/threatened species habitat.		The applicable environmental concerns which influence development were reviewed and the proposed plan for Creekside addresses them (see accompanying reports)
4.8.1	5	The City prohibits site alterations within the floodplain, unless the works are considered minor and receive approval from the conservation authority.	The stormwater management plan proposed for Creekside requires a ditch to be built in the neighbouring floodplain. This is minor in nature and it is understood that approval from the conservation authority will be required.
4.9	This section highlights the need to consider energy conservation in development plans		Where able Creekside implemented the policies in this section, for example native, low water demand plantings will be specified for installation in this development.
4.10	3	The City can request up to 5% of a new development area (not commercial or institutions) as parkland.	Creekside will be transferring a 1.8 ha block as open space and the 4.5 ha floodplain area over to the City.
4.11	The aim of this section is to have new developments “work” within the context they are built. While the section has more bearing for infill development, it is still important to review these compatibility polices.		Creekside benefits from being isolated on the east side of Shea Road, it essentially will create its own community. Street facing façades will have the architectural details that will create visual interest for all that view Creekside. The built-form being proposed is consistent with other areas of Richmond and will “fit well” within the residential character of the Village.

Richmond Secondary Plan

Prior to amalgamating into the City of Ottawa, the Village of Richmond was part of the Township of Goulbourn, which had an Official Plan. The Goulbourn OP contained a specific Village Plan for Richmond, it is this plan that has been incorporated into the current City of Ottawa OP under Volume 2c *Secondary Plans Villages*. The Richmond Secondary Plan (RSP) provides guidance for the development/redevelopment of the 210 hectares of lands set aside for future growth of the Village. It contains policies that will guide the timing and character of growth that consistent with the community vision.

Section 2.0 – Managing Growth

The RSP is based on a twenty- year planning horizon (2010 to 2030), which sees the residential capacity of the Village increasing from approximately 1,550 dwelling units to between 4,400 to 5,500 units (this including existing units). The main hindrance of this growth as outlined in the Richmond Master Servicing Study is infrastructure capacity. The RSP contains policies to ensure that new development does not occur before the required services (water, wastewater and transportation) are available.

Section 2.0, Policy 2

All development in Richmond shall be connected to the central wastewater collection system. No development shall be permitted until the wastewater system can provide the capacity in accordance with the Master Servicing Study. Notwithstanding the above, until piped services are extended south of the railroad tracks, private services may be permitted in the Industrial Lands to the satisfaction of the City.

Section 2.0, Policy 3

Existing wastewater infrastructure services shall be upgraded over time to provide the required capacity for the full development of the Village of Richmond. Upon submission of a development proposal, the proponent shall be required to demonstrate that capacity exists to service the development.

Creekside will be connected to the central wastewater collection system. DSEL has reviewed the current system and confirmed that capacity can be freed up to permit flows from this development into the existing infrastructure in a fashion similar to the adjacent commercial development. In addition, design is underway for the future expansion of the Richmond Sanitary Pump Station in association with the advancement of the Western Development Lands.

Section 2.0, Policy 5

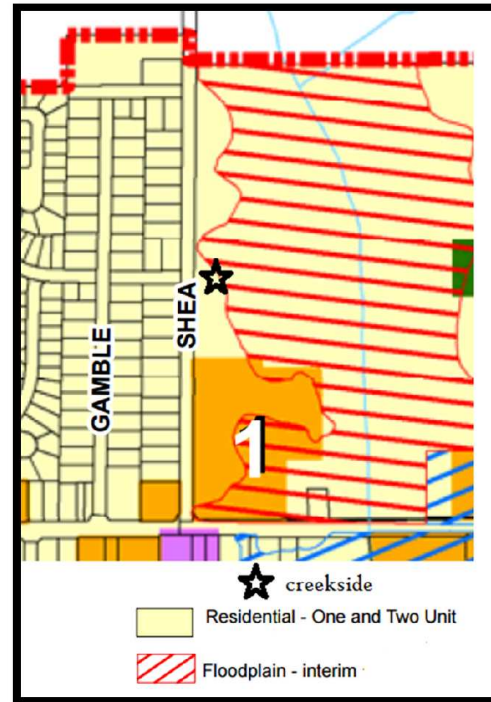
While no additional road capacity is required to serve growth over the planning period, specific road improvement projects and the addition of new collector roads and pathways are required in the Village as identified on Schedule C to the Community Design Plan.

The specific road improvement project which affects Creekside is the requirement of a sidewalk along Shea Road. This new transportation infrastructure is accommodated in the proposed plan.

Section 3.0 – Land Use

The land use policies in the RSP guide future development in the Village of Richmond, they should be read in conjunction with the Community Design Plan. The designation of Creekside is *Residential with a Floodplain (Interim) overlay* (Figure 8).

FIGURE 8 – SECONDARY PLAN DESIGNATION



The vision for the residential area is one of village-style neighbourhoods, which complements older parts of the community. These areas will provide housing options for people of all ages and incomes so that residents can age in place. The residential areas are further broken down, specifying building type. Development in Creekside falls into the *Residential – One and Two Unit* category.

Section 3.3.1, Policy 1

Uses permitted on lands designated Residential – One and Two-Units include: detached and semi-detached dwellings, duplexes, bed and breakfast, home-based businesses, and retirement homes - converted.

Creekside is proposed to be all detached units.

Section 3.3.1, Policy 3

The maximum building height shall be approximately three and a half storeys.

The maximum building height in Creekside is two storeys.

Section 3.3.1, Policy 6

New plans of subdivision will use the historical grid pattern for streets and will ensure equitable access to parks and other open spaces as required by the Official Plan.

The layout of Creekside mimics the grid pattern of Richmond. Sidewalks and pathways are planned to provide access to open spaces.

Creekside's proximity to Flowing Creek Municipal Drain results in a floodplain overlay for portions of the property. This limits the development that is permitted in the affected area.

Section 3.3.6, Policy 3

Four floodplain areas are designated as Interim Floodplain on Schedule A. This indicates that the Rideau Valley Conservation Authority has either a) approved a change in principle or b) received an application to modify the floodplain in these areas. The reference to interim on Schedule A means that if and when the RVCA changes their floodplain mapping for these lands, then development can proceed based on the underlying land use designations and in accordance with the Demonstration Plans without amending the floodplain as shown on Schedule A to the Community Design Plan or the Secondary Plan.

The floodplain overlay affecting Creekside has been modified since the adoption of the RSP. The changes to the Flowing Creek Municipal Drain floodplain was done under the approval and supervision of RVCA. The new floodplain boundaries are reflected in the current zoning by-law mapping. Creekside is respecting the new limit and no units are proposed within the floodplain.

Richmond Community Design Plan

The Village of Richmond Community Design Plan (CDP) was prepared to guide the long-term growth and land use planning decisions for the Village. It was born partially in response to the growing interest among residents and landowners about how the Village should develop. It along with a servicing study was adopted in July 2010. There is some overlap with the RSP and the CDP, word-for-word policies can be found in both documents. The CDP does however go into further details and contains additional sections that should be reviewed prior to approving new development in Richmond.

Section 3.1 – Master Servicing Study

To properly plan for growth a Master Servicing Study for the Village of Richmond was done which was incorporated into the CDP process. The purpose of the study was to provide recommendations for the long term servicing of existing and future development within the Village boundary, specifically as it related to water and wastewater systems. Some of the policies in this section were discussed previously in this Rationale (See Richmond Secondary

Plan, Section 2.0 Managing Growth), however additional discussion regarding excessive inflows to the Village wastewater collection can be found in the CDP.

Section 3.1, Wastewater, Policy 3

In consultation with the community, the City shall make a long-term effort to eliminate the sources of extraneous flow that directly connect to the sanitary system from the Richmond wastewater collection system.

The excessive inflows into the wastewater collection system are mainly caused by home foundation drains and sump pumps which are directly connected to the system. The current success of any City initiatives to remove the extraneous flows is unknown. As detailed in DSEL's Report, Creekside requires that capacity be opened up in the wastewater system similar to the requirements for the commercial development adjacent to Creekside. This will be done by promoting the removal of some home foundation drains and sump pump connections in existing homes in the neighbourhood.

Section 3.3 Natural Environment

The City prepared an Environmental Management Plan (EMP) for the Village of Richmond to support the Community Design Plan. The EMP identified and evaluated natural features and provided recommendations on how new developments should be evaluated based on the impacts to these significant features. An environmental features map was produced and is incorporated as Schedule D of the CDP (Figure 9).

The elements of the natural environment affecting development of Creekside are limited to floodplain, tree retention and stormwater management.

Section 3.3, Natural Environment, Policy 1

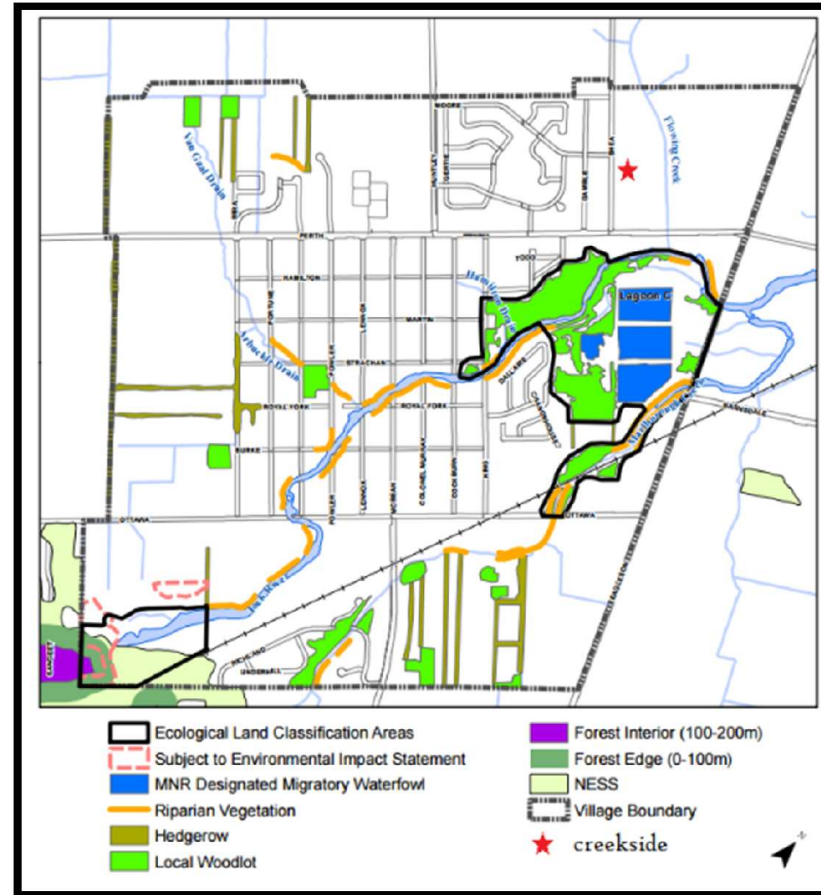
When considering a development application, Council will be guided by the following Official Plan policies and considerations:

- d) Development shall be guided by the floodplain policies as contained in section 4.8.1 of the Official Plan.*
- f) Woodlots, hedgerows and trees shall be protected where feasible, through Tree Conservation Reports and Landscape Plans as outlined in section 4.7.2 of the Official Plan.*
- g) New development shall be guided by stormwater management guidelines contained in the Environmental Management Plan.*

The design of Creekside has taken the applicable natural environment polices from the CDP into consideration.

- No development is proposed in the floodplain of Flowing Creek Municipal Drain.*
- In the Tree Conservation Report was prepared by Golder, the feasibility of retaining the few trees currently on site was discussed. Guidelines for any new plantings was also outlined.*
- The stormwater management designed for the site is in accordance with the Environmental Management Plan for Richmond. Residents' though their homeowner's manual will be informed of ways to improve water absorption on their properties (rain barrels, direction of downspouts, landscaping etc.).*

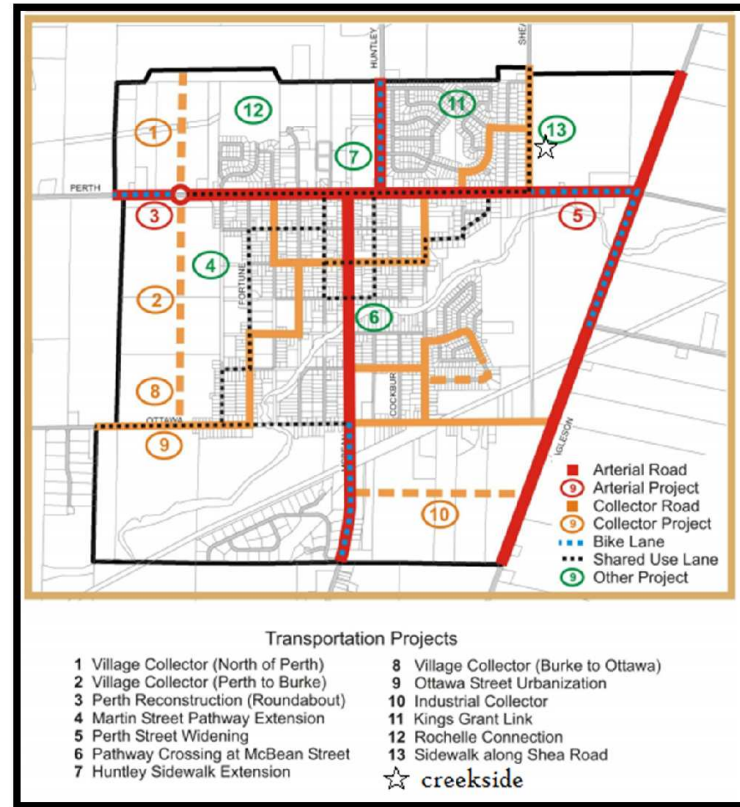
FIGURE 9 – CDP ENVIRONMENTAL FEATURES



Section 3.4 Transportation

A Transportation Master Plan (TMP) for the Village was undertaken in conjunction with the CDP to determine the transportation impacts growth would have on Richmond. This process documented existing transportation conditions and inventoried existing infrastructure. The TMP concluded that no additional road capacity is required to accommodate the growth planned into and out of the Village, however upgrades are required to meet future travel demands within Richmond. A plan highlighting the needed transportation projects was prepared and included as Schedule C of the CDP (Figure 10).

FIGURE 10 – CDP TRANSPORTATION PROJECTS



The polices in this section deal with ensuring that new development will be supported by the existing network or by planned improvements to the transportation infrastructure of the Village. New projects should be implemented in a compatible and consistent manner.

Section 3.4, Transportation, Policy 6

Street patterns in plans of subdivision will be designed with logical connections in the form of a modified grid pattern connected to the existing road network rather than looping or dead-end roads.

The new street being proposed for Creekside will run parallel with Shea Road. This street will have two connections to Shea Road and the northern intersection will line up with Hemphill Street.

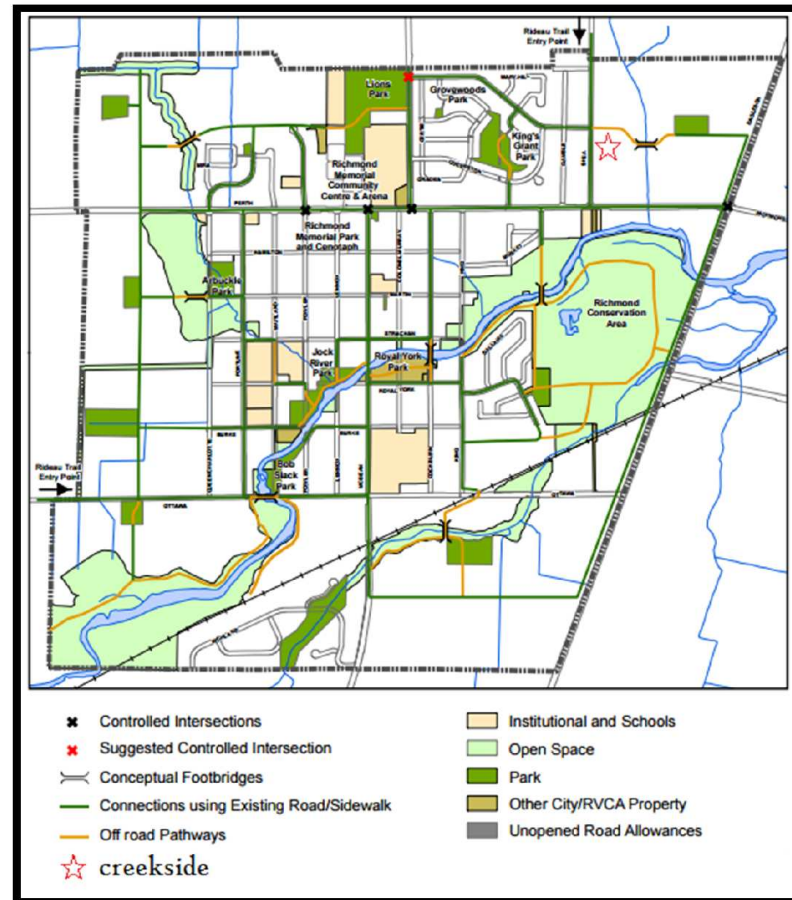
Section 4.0 Land Use

The Land Use section of the CDP mirrors Section 3 of the RSP, which was discussed previously in this Rationale (see page 24).

Section 6.0 Parks, Open Space and Pathway Plans

This section emphasized that the individual green features on the *Park, Open Space and Pathway Plan* (Figure 11) in the CDP, should be reviewed as part of a broader system not only as standalone items.

FIGURE 11 – CDP PARK, OPEN SPACE AND PATHWAYS



The “green feature” discussed in this section of the CDP which affects Creekside is the pathway system. The vision is to have a network running throughout the Village, linking the natural areas, open spaces, parks, village core, schools, churches and other attractions. This system should be used for both recreational and commuting purposes. Parts of the pathway system are in place today, while other components will be added as the Village grows.

Section 7, Parks, Open Space and Pathways Plan, Policy 7

The Parks, Open Space and Pathways Plan will be consulted during development review so that proposed parks and pathways are incorporated into the application. The City will seek opportunities to complete the pathway system in consultation with the landowner. In certain situations, sidewalks or quiet local streets might be required to complete the pathway links.

A pathway connection though Creekside is proposed, this will ensure that once the trail system is completed in the floodplain lands this development can be the link to that larger network.

Section 7.0 Village Design Guidelines and Demonstration Plans

This section of the CDP contains statements about how new development will fit into the existing built environment of the Village. The goal is to have growth complement the surroundings, without being an exact copy. Development applications must demonstrate how individual proposals reflect the guidelines.

Section 7.4 provides guidelines for *Subdivision Design for Residential Development*. Table 6 summarizes these guidelines and how they are addressed in Creekside.

TABLE 6 – SUBDIVISION DESIGN FOR RESIDENTIAL DEVELOPMENT

Guideline	Creekside's Response
A modified grid pattern similar to the established military grid in the older part of the Village should be used modified to today's operating requirements. Suburban-style road patterns, such as curvilinear streets, P-loops, and dead ends should be avoided.	The single new street proposed is parallel to Shea Road and mimics the block lengths on the opposite side of the street and throughout the Village.
Existing constraint lands and natural and built features that provide a sense of place and link to the village's past should be retained. Hedgerows, rock cuts, flood-prone areas, old fences and mature stands of trees are examples.	There were no natural/built features existing on this parcel (identified trees were not considered mature). The flood-prone area is to remain as is, which will ensure the sense of openness remains.
Where development abuts waterways, parks, forests or farmland, the pattern of roads and lots shall be configured so that the public (not just the abutting property owners) can see and access these features. To this end, road patterns should be configured to take advantage of these features by using single-loaded roads with buildings that overlook the feature. Roads should also be configured to terminate onto the feature, thus creating a vista down the street. As a target for the overall subdivision, an average of 50% of the linear portion that abuts the feature should be treated in this manner.	The floodplain lands will be visible to the public, not just the residents of Creekside. The block set aside for storm water management will allow for a vista for those travelling on Shea Road.
Development should provide pathway connections and, where possible, these pathways should link with the village's pathway network.	Creekside does contain a pathway connection into the community that eventually could be connected to the planned trail system with in the Flowing Creek Municipal Drain corridor.

Sustainability measures, such as solar orientation, energy conservation and the greening of the Village, should be encouraged and supported in the design of subdivisions.	The homes to be built in Creekside will be built with energy conservation in mind they will meet the EnergyStar ® standards.
There should be an appropriate transition in built form between areas where heights and/or use are different.	The majority of the homes in Creekside will be two-storey, however bungalow products will also be available. Care is taken in the design of rooflines for an appropriate transition between lots.
A limited number of attached dwellings that employ rear-lanes should front onto arterial and collector roads. These dwellings would not require noise or privacy fences. Outdoor privacy areas would be provided above the double-car garages at the rear.	No attached dwellings are proposed.
Large-lot, village-style detached dwellings should be mixed with other types of dwellings along targeted and highly visible streets. These village-style streetscapes may contain some or all of the following features: <ul style="list-style-type: none"> - Larger lots - Wooden and rock fences and hedgerows - Garages as separate buildings either beside or behind the principal building - Natural driveways where only the tire treads are hard-surfaced, or where the driveway is made of permeable material - Small ornamental flower gardens similar in style to those in the older part of the Village 	While Shea Road is a highly visible street, the required servicing setbacks will not allow homes to front on to it. There are no large-lot, village-style, detached dwellings proposed in Creekside.
Setbacks from the curb or sidewalk to the abutting building elevation should: Be close enough to create a sense of intimacy along the streetscape Be setback further than suburban buildings Provide enough space to park a vehicle Provide enough space to plant a tree in the front yard	The requested front yard setback for Creekside is 6 meters. This setback is more than what is required in the suburban area of Ottawa and will allow for parking of vehicles and tree planting.
To avoid repetition, a variety of attached and detached building types that include a range of design features should be provided along each street or block.	Purchasers in the Creekside development will have a choice of home models to choose from. Additionally there will be a variety of elevations for these models.
For attached dwellings block lengths should be 5 units or less, with the maximum block length of 6 units used sparingly.	No attached dwellings are proposed.
For detached dwellings, Use wide, short lots rather than narrow, deep lots because they feel more spacious and less dense Do not replicate the same design next door, across the street or on either side across the street Use wrap-around porches on corner lots	The lots proposed in Creekside are not considered wide, by village standard, but are wider than most suburban offerings. Neighbouring lots will not have the same design and purchasers will be encouraged to vary their elevation colours from that of their surrounding buildings. There is an option for wrap around porches on corner lots.
A mix of non-attached and attached garages is encouraged, with the non-attached buildings being located in the rear yard.	All homes in Creekside will have attached garages.
Attached garages should be predominantly inline or recessed from the main front or exterior side elevation of the house.	Garages in Creekside will not be the dominate feature of the homes façade. They will be in line with living spaces of the home, if not set back further than the main wall.
Where a rear lane is provided, garages should accommodate two cars in order to minimize the demand for on-street parking nearby.	No rear lanes are proposed.

Street trees, landscaping and pedestrian lights should be incorporated into development.	A landscape plan will be prepared for Creekside. It will incorporate appropriate planting and lighting.
Sufficient screening, landscaping and wide side yards should be provided to minimize the impact of abutting non-residential uses.	The southern site limit of Creekside abuts commercial development. This lot line will be fenced to provide sufficient screening.
Signage and street names should reflect Richmond's village character.	A street name has not yet been chosen for this development, this will be done in consultation with the City and Ward Councillor.

The CDP put the emphasis on the overall street, not individual buildings. New communities should fit within the feel of the village and not propose housing form and streetscapes that differ too much from existing.

Creekside was planned to incorporate a more modern housing design, while playing homage to historic feel of the Village. The homes planned will have interesting architecture, a variety of materials and colours, porches, setback garages and homes which overlook open spaces. Figure 12 shows examples of the Creekside home designs.

FIGURE 12 – CREEKSIDE HOME DESIGNS



Section 7.7 focuses on the two main growth areas of the Village; the *West Development Lands* and the *Northeast Development Lands*. The community of Creekside is not considered within either of these parcels, however as shown in Figure 13, a pathway connection is planned, linking it to the *Northeast Development Lands*.

FIGURE 13 – NORTHEAST DEVELOPMENT LANDS DEMONSTRATION PLAN



Falling outside of the defined Northeast Development Lands, the Creekside project should be considered an extension of the existing residential area. Linking existing development with the new “development lands” is a goal of the CDP. The proposed pathway connection in the demonstration plan has been designed into the layout of Creekside, ensuring connectivity between these two areas.

Section 8.0 Implementation

This section of the CDP outlines the “how” and “when” the elements of the plan need to be implemented. The majority of the policies relate to the timing and responsibility of required infrastructure works (sanitary, wastewater, water, roads and pathways). In order to achieve the vision set out in this approved CDP, the City must ensure that growth within the Village follows a logical process.

The development of Creekside does not trigger any major infrastructure works outlined in this section of the CDP. The proposed works are minor and tie into existing systems with little effect on capacities. The layout of the community aligns with the vision for the Village and no amendments are required to any City approved reports/plans.

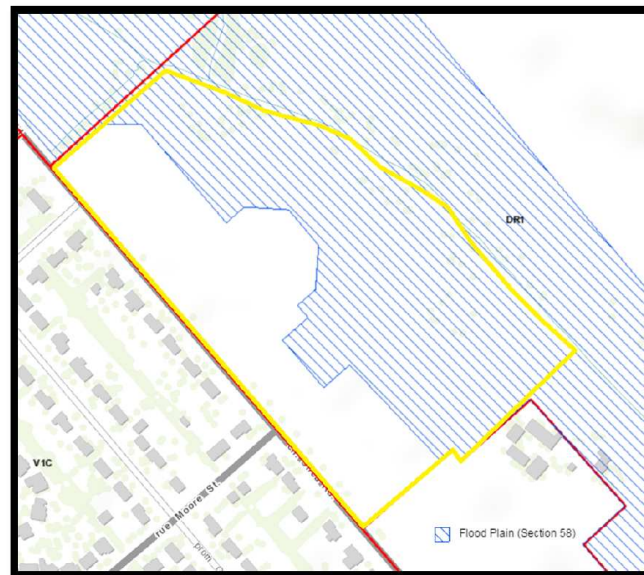
CITY OF OTTAWA ZONING BY-LAW 2008-250

All development that takes place in the City of Ottawa must meet the requirements of the City's Comprehensive Zoning By-law. The applicable by-law is 2008-250, which was passed June 25, 2008 by City Council. Zoning by-laws are enabled by the *Planning Act*, R.S.O.1990 (Section 34) to regulate how one can built on a lot. Amongst other things they contain provisions for required lot sizes and dimensions, parking requirements, building heights and setbacks. It designates the City into different areas with specific requirements for each.

Existing Zoning

Creekside is currently zoned Development Reserve 1 "DR1" with a floodplain overlay (see Figure 14). The main purpose of this designation is to recognize lands which are intended for future growth and recognize the hazard created by Flowing Creek Municipal Drain. The "1" subzone allows for one detached dwelling per lot, so it is understood that lands designated in this zone will require a zoning by-law amendment to proceed to development.

FIGURE 14 – EXISTING ZONING



Proposed Zoning

A zoning by-law amendment is required to align Creekside's designation with the vision outlined in the approved plans affecting this site (OP, RSP and CDP). The zoning requested are *Village Residential First Density – Subzone O, with exceptions Zone (V10 XXXX)* and *Parks and Open Space Zone (O1)* (Figure 15).

FIGURE 15 – PROPOSED ZONING



The **V10 Zone** permits detached dwellings in areas designated as Village in the Official Plan, it is intended for low density uses. It regulates 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 exceptions requested to this existing designation are summarized in Table 7.

TABLE 7 – PROPOSED EXCEPTIONS TO THE V10 ZONE

Provisions	Requirement	Requested Change
Front yard setback (min)	7.5 m	6 m
Corner side yard setback (min)	6 m	4.5 m
Interior side yard setback (min)	1.5 m	1.2 m
Rear yard setback (min)	7.5 m	6 m
Coverage (max)	20%	45%

These changes are required in order to provide a housing project that is desirable and affordable in today's market. The proposed zoning, while denser than what is currently found in the Village, is appropriate for the area. The design and orientation of homes will ensure that the new community of Creekside will meet the need for smaller lot singles, while maintaining the characteristics of Richmond.

The **O1 Zone** prohibits the construction of buildings, it is used to protect parks and open spaces and ensures that lands in this designation remain unencumbered. There is no plan to build within the floodplain, stormwater management and pathway blocks within Creekside so the O1 zone is appropriate.

CONCLUSION

The development of Creekside is an opportunity to introduce 54 homes to the Village of Richmond. This is an area where the City of Ottawa wishes to direct rural, residential growth. The proposed development has been designed to meet the planning framework. It is consistent with the Provincial Policy Statement and conforms to the Official Plan, Richmond Secondary Plan and the Richmond Community Design Plan. The requested zoning ensures that this project can be built in accordance with the City's vision. Creekside, as proposed represents good land use planning.

Report by:

Lisa Dalla Rosa MCIP, RPP