



Laffin Lands – Village of Richmond 6305 Ottawa Street West

Planning Rationale
Zoning By-law Amendment + Draft Plan of Subdivision
July 13, 2020



Prepared for Caivan Communities

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July 2020

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1.0 Introduction

Fotenn Consultants has been retained by Caivan (Richmond North) Limited, a division of Caivan Communities (“Caivan”) to prepare a Planning Rationale in support of Zoning By-law Amendment and Draft Plan of Subdivision applications for the lands known municipally as 6305 Ottawa Street West (the “subject lands”). The subject lands are commonly referred to as the “Laffin Lands,” referencing the surname of the previous owner. The applications are combined with Zoning By-law Amendment and Plan of Subdivision applications for lands north of Perth Street, known as the “Green Lands,” with a Fotenn Planning Rationale submitted under separate cover.

1.1 Application Summary

This applications for the subject lands comprise part of Caivan’s larger Richmond Village development centred on the Western Development Lands immediately west of the established village boundaries. All phases of the overall development are being planned and designed together, including the Green Lands to the north.

The proposed subdivision features residential land uses, including detached dwellings and townhouse dwellings. The proposed development is shown on Figure 1 below.



Figure 1. Proposed Laffin Lands Concept Plan.

The applications propose to develop the Laffin Lands with 169 townhouse dwellings and 42 detached dwellings. The subdivision will also include lands dedicated for local street rights-of-way, walkways, as well as buffers dedicated for the protection of sensitive natural areas.

In order to permit the proposed development, applications for Plan of Subdivision and Zoning By-law Amendment are required. The Plan of Subdivision application will establish the lot and street layout, while the Zoning By-law Amendment application is required to rezone the lands from Development Reserve Subzone 1 (DR1) to the following requested zones:

- / **Village Residential Second Density Subzone E, with Exceptions (V2E[XXXX])** to permit the proposed single-detached dwellings;
- / **Village Residential Third Density Subzone B, with Exceptions (V3B[XXXX])** to permit the proposed townhouses;

The following studies and plans have been prepared in support of the concurrent Plan of Subdivision and Zoning By-law Amendment applications:

- / Draft Plan of Subdivision, prepared by J.D. Barnes Ltd., dated June 19, 2020.
- / Concept Plan, prepared by Gerrard Design Associates Inc., dated May 20, 2020.
- / Phase 1 Environmental Site Assessment, prepared by Golder Associates Ltd., January, 2020.
- / Geotechnical Investigation, prepared by Golder Associates Ltd., July 9, 2020.
- / Environmental Impact Statement, prepared by Kilgour and Associates, July, 2020.
- / Functional Servicing Report and Plans, prepared by David Schaeffer Engineering Ltd., June, 2020.
- / Roadway Traffic Noise Feasibility Assessment, prepared by Gradient Wind Engineers & Scientists; May 29, 2020.
- / Transportation Impact Assessment, prepared by CGH Transportation, July, 2020.

2.0 Site Context and Surrounding Area

2.1 Site Context

The subject lands, known municipally as 6305 Ottawa Street West (Figure 2) within the Village of Richmond, are legally described as Part of Units 9 and 10 Index Plan 4D-25 (Geographic Township of Goulbourn). The parcel is bound on most of its southern and eastern edges by existing residential dwellings, with frontage on Ottawa Street West to the south, as well as a future northern extension of Queen Charlotte Street.

To the west and north, the property abuts lands owned by Mattamy Homes, municipally known as 6431 Ottawa Street West. These lands are currently the subject of separate Plan of Subdivision and Zoning By-law Amendment applications.



Figure 2. The Subject Lands

2.2 Surrounding Area

The subject lands are located within the Village of Richmond. The Village is located within the boundaries of the City of Ottawa, approximately 25 kilometres southwest of the downtown core and located outside the Urban Boundary. The subject lands are accessed via Ottawa Street West at the southern edge of the subject lands.

The area surrounding the Village is characterized by rural agricultural and undeveloped natural lands, with sparse residential and commercial development. The existing village to the east of the subject lands is comprised of predominantly low-density residential land uses, as well as supporting institutional, commercial, and recreational land uses.

The Laffin Lands are located in the Western Development Lands of Richmond Village, which have been identified as a growth area for development in the Village of Richmond Community Design Plan (CDP) and the Richmond Secondary Plan. The Western Development Lands are slated to accommodate between 1,800 to 2,300 dwelling units at full build-out.

North

The area north of the subject lands contains limited low-rise residential dwellings, as well as lands planned for future residential development, including the remainder of the Western Development Lands. Work has begun on planning and construction of roads and infrastructure.

East

The core area of the Village of Richmond is located north east of the subject lands. This includes the Richmond Lions Community Park, Richmond Medical Clinic, Richmond Shopping Centre and other commercial uses, in addition to low-rise residential dwellings mostly of a ground-oriented typology. The Jock River bisects the Village just east of the subject lands, with South Carleton High School east of the river.

South

South of the subject lands across Ottawa Street West are agricultural lands and natural areas surrounding the Jock River. Located further south are rural residential uses on large lots, as well as woodlands.

West

West of the subject lands is generally undeveloped, with rural, agricultural, and natural features. The Villages of Munster and Ashton are located further west of Richmond Village.

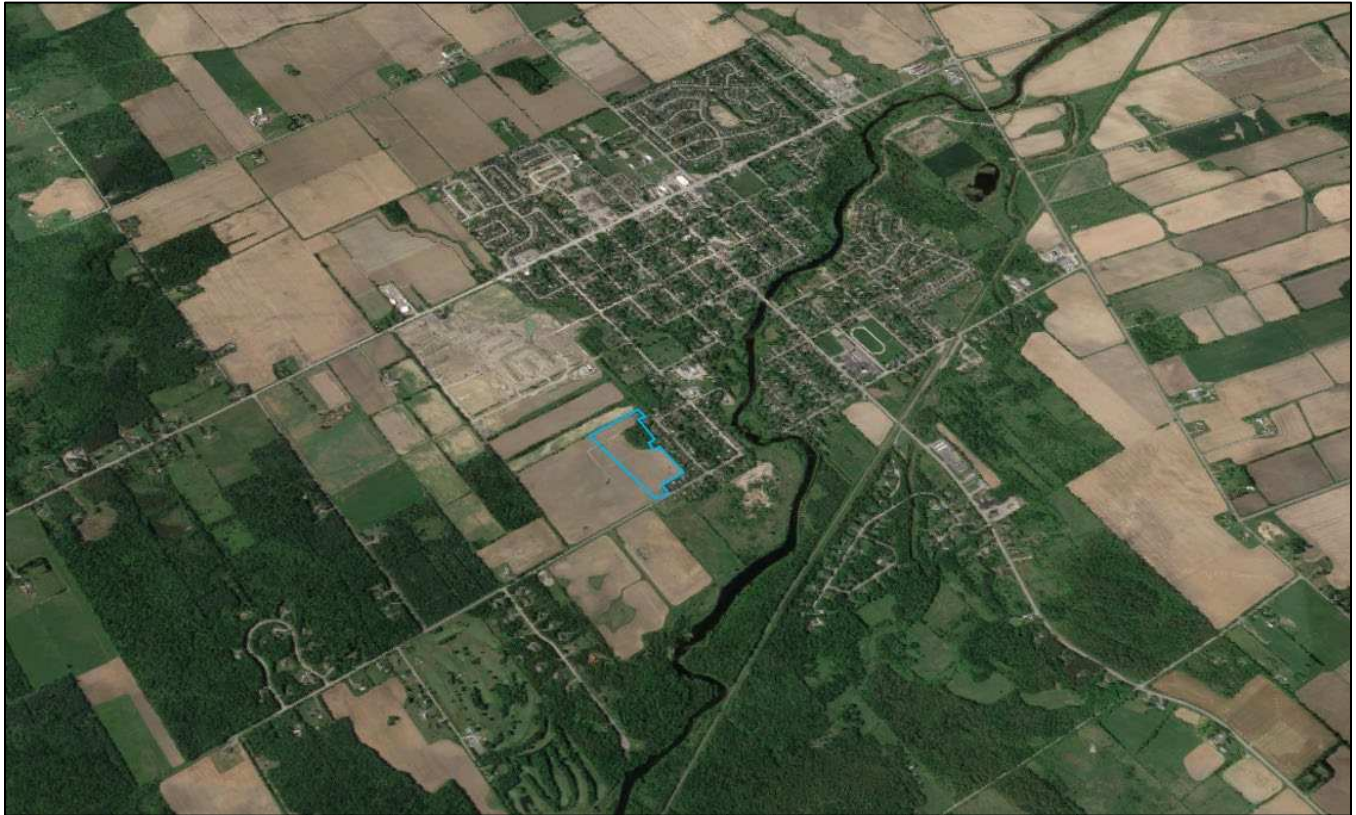


Figure 3. Subject lands in a Village context, with the subject lands highlighted in blue

2.3 Transit Network

The Village of Richmond is serviced by OC Transpo bus routes 238 and 301. Park and Ride facilities that connect to the broader City of Ottawa rapid transit network are available to the north and east.

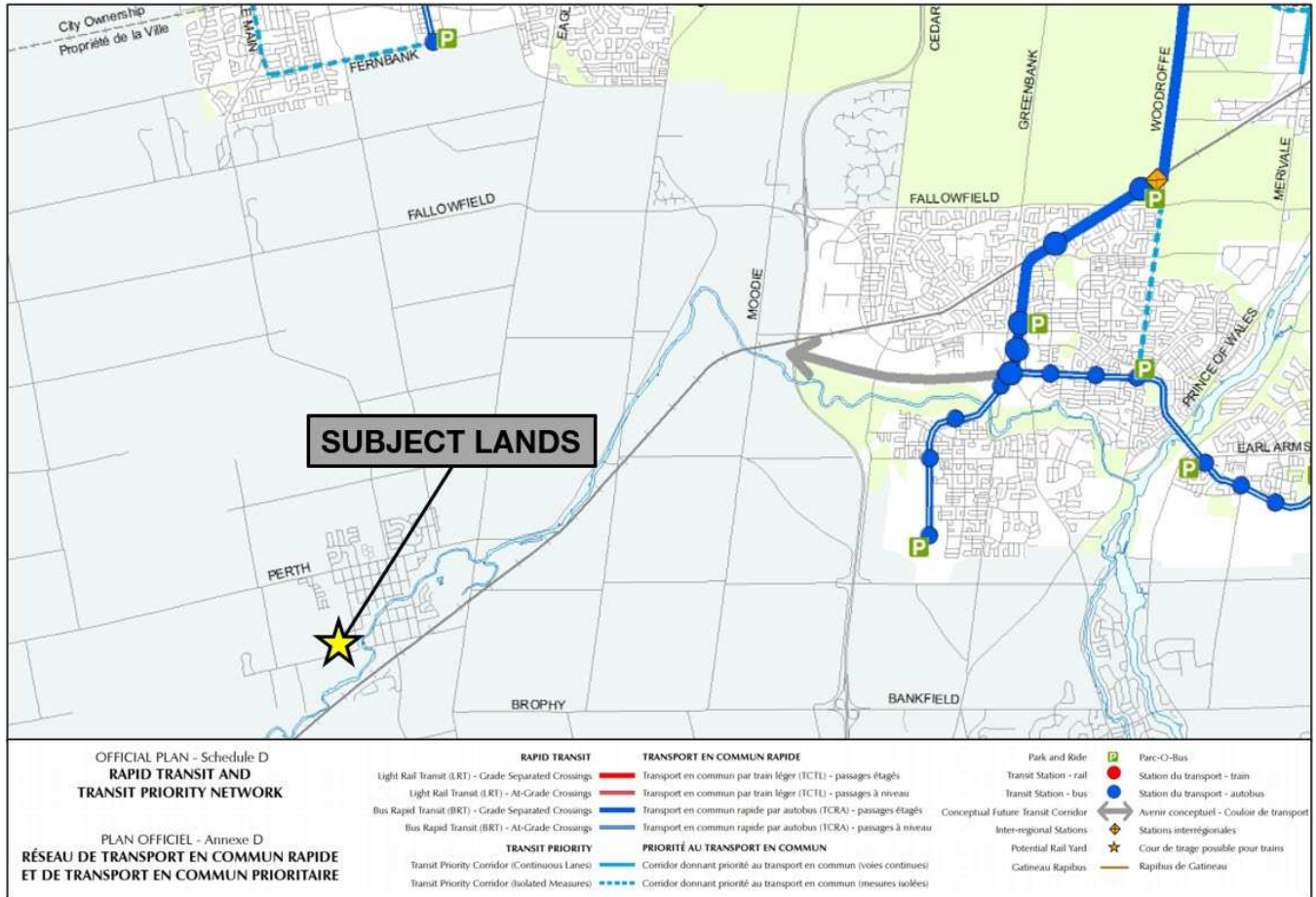


Figure 4. City of Ottawa Official Plan - Schedule D Rapid Transit Network.

2.4 Cycling Network

The subject lands are located approximately 850 metres from McBean Street, a designated Spine Route, which connects to other routes in the rural area and the urban core of the City of Ottawa. Figure 5 below shows the subject lands on an extract from Schedule J of the Official Plan.

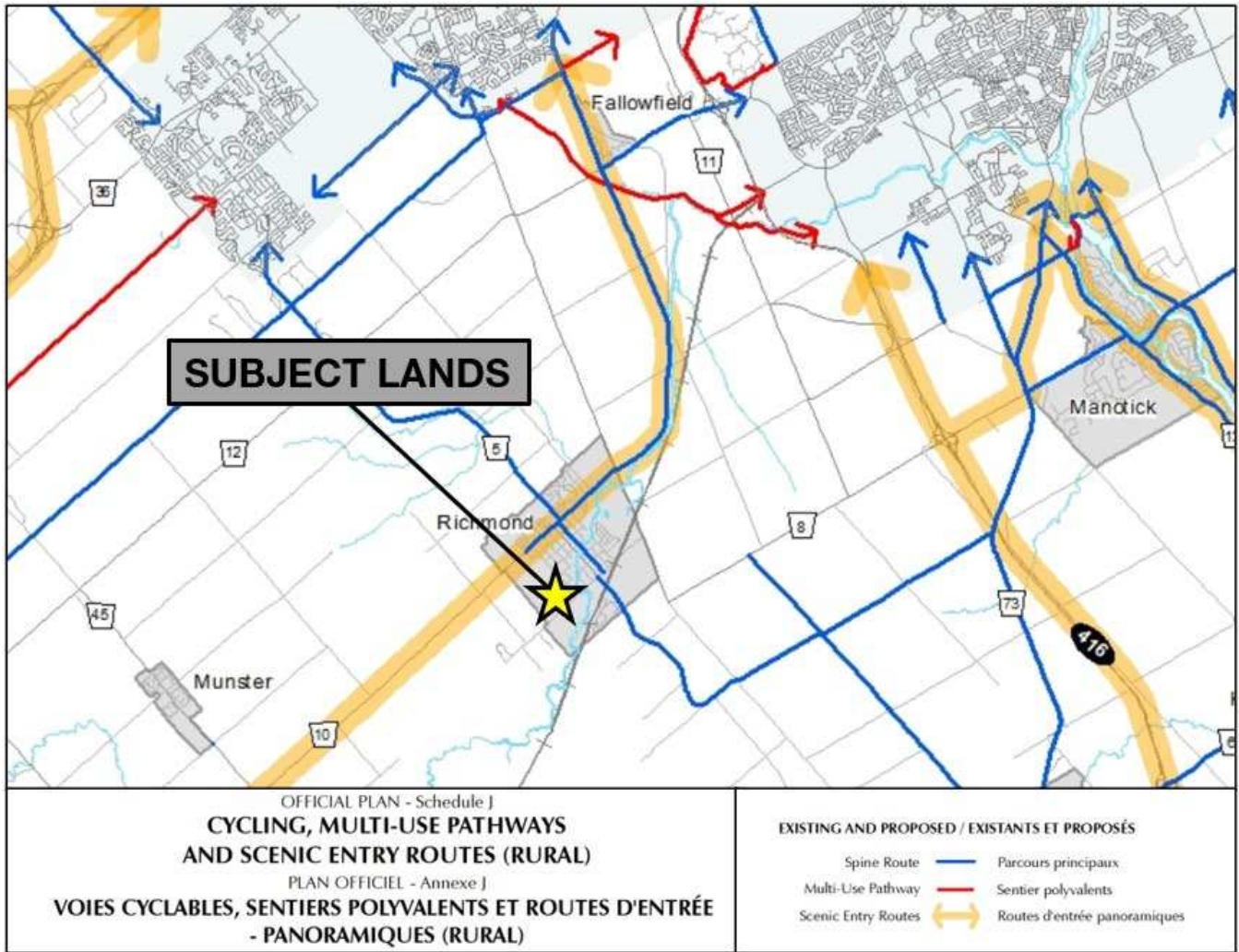


Figure 5. Extract from Official Plan Schedule J (Cycling, Multi-Use Pathways and Scenic Entry Routes (Rural)).

2.5 Road Network

The subject lands front onto Ottawa Street West, which is identified as a collector road on Schedule H of the Official Plan (Figure 6). Collector roads connect communities and distribute traffic between the arterial system and the local road system.

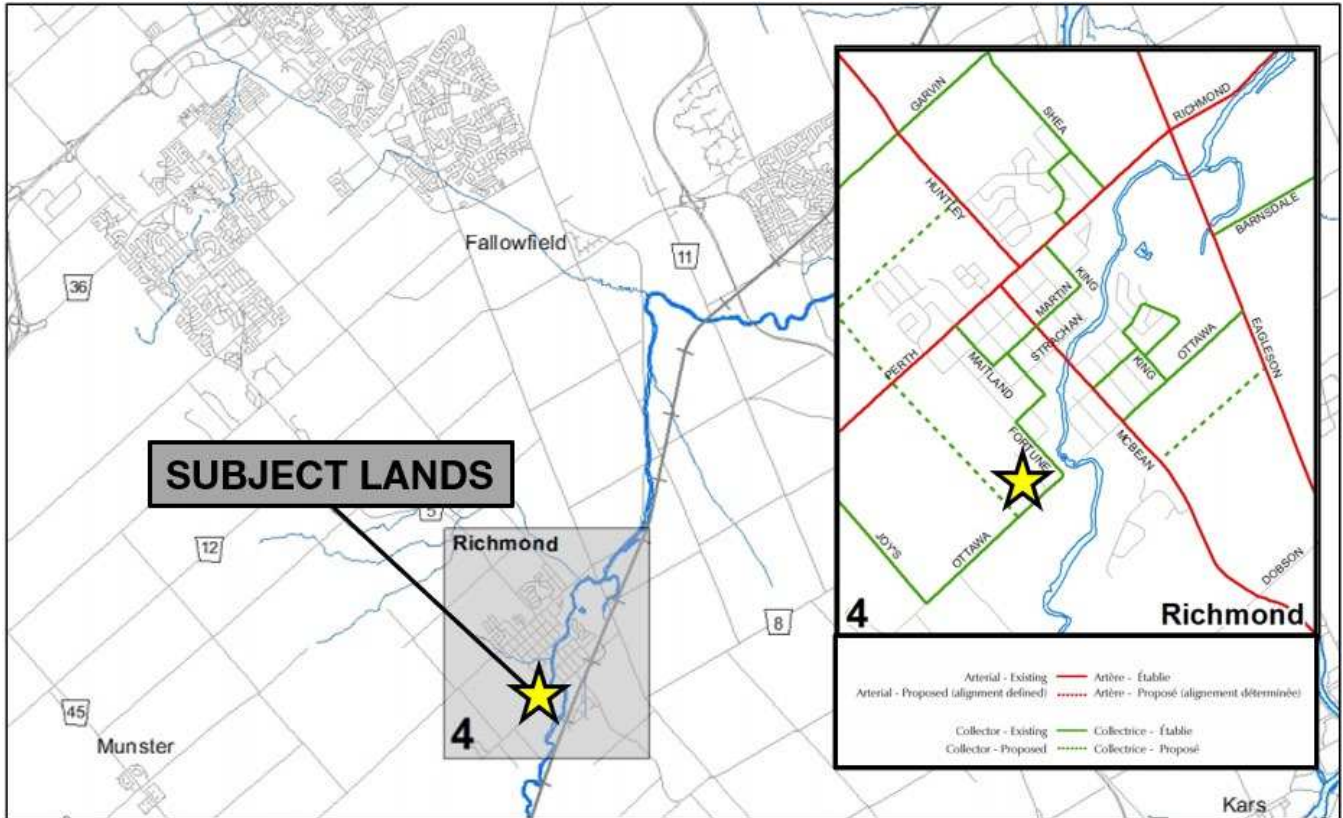


Figure 6. Extract from Official Plan Schedule H (Road Network, Select Villages)

Proposed Development

The proposed development includes a plan of subdivision consisting of a total 211 dwelling units (Figure 7). Vehicular access to the development is to be provided through a westward extension to Burke Street, as well as new local roads created through the approved adjacent subdivision by Mattamy Homes. A modified grid of local streets is proposed to provide connectivity for a variety of transportation modes within the subdivision. A pedestrian walkway is proposed near the northeast corner of the development.



Figure 7. Conceptual land use pattern of the subject lands demonstrating the dwelling typology.

A total of 42 detached dwellings are proposed with varying lot sizes, as well as 169 townhouse units. The ground-oriented character of the dwellings is consistent with existing and planned development in the Village, particularly the surrounding approved subdivisions. The proposed development will also include a block accommodating natural heritage features at the northeast corner of the subdivision.

The following table summarizes the proposed land uses in the Draft Plan of Subdivision:

Land Use	Block(s)	Units
Townhouse	6-15	169
Detached Dwellings	1-5	42
Streets/Right-of-Way	A, B, C, D, E, F	N/A
Walkway	17	N/A
Natural Heritage System Block	16	N/A

Sample renderings of the proposed dwellings are shown in Figure 8 below:



Figure 8: Renderings of Detached Dwellings



Figure 9: Renderings of Townhouse Dwellings

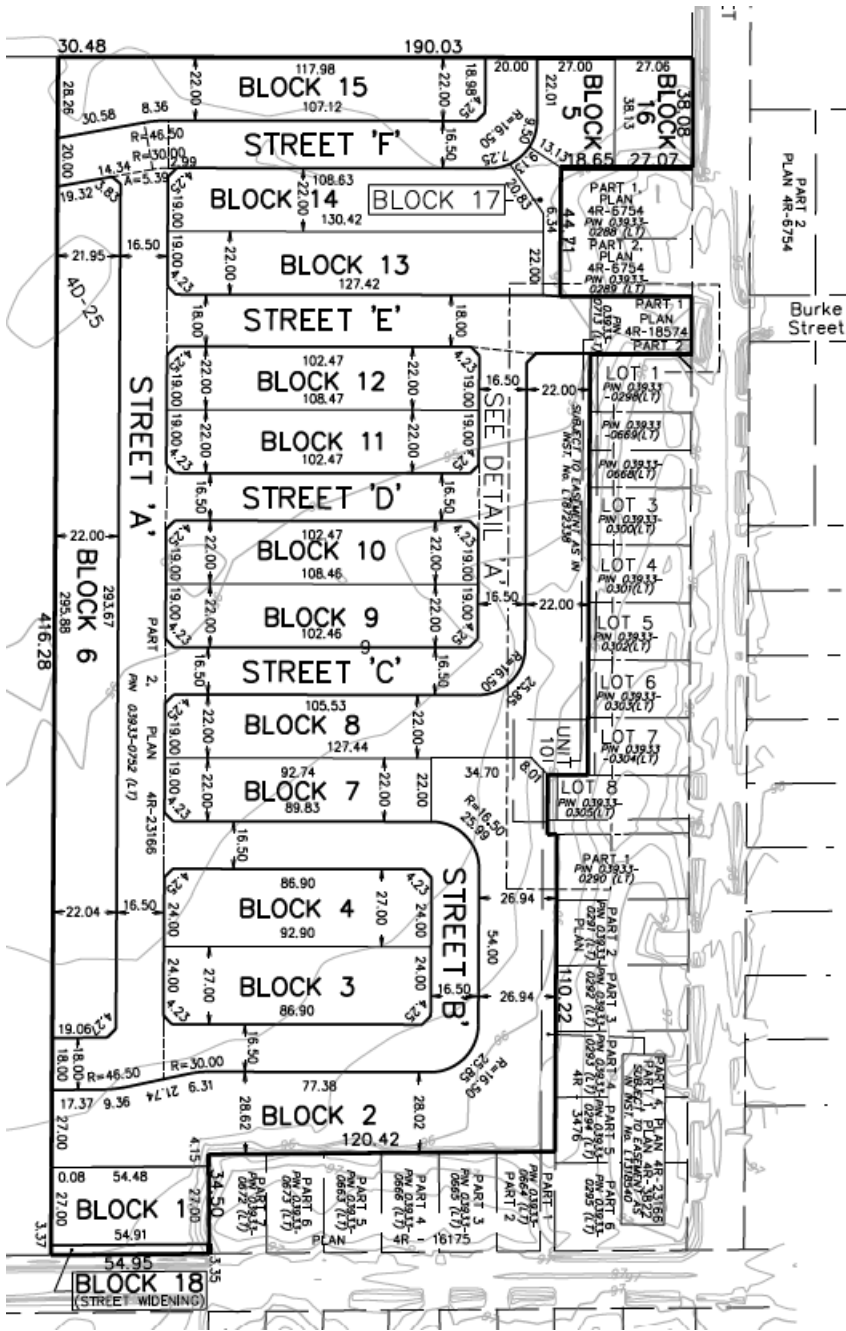


Figure 10. Extract from Draft Plan of Subdivision for Laffin Lands

3.1.1 Schools and Parkland

No blocks dedicated for schools or parkland are included as part of the proposed plan of subdivision. Residents will benefit from a new neighborhood park proposed in the Mattamy Homes subdivision to the west, which has been generally sized to accommodate demands created through development of the Laffin Lands.

3.1.2 Roads and Pathways

The proposed subdivision will introduce six new local roads, as well as the extension and connection of Burke Street to the east, to enable circulation to and within the development. Streets A, B, C, D, and F are designed with Right-of-Way

(ROW) widths of 16.5 metres, which is the proposed standard for local streets in the proposed Laffin Lands and Green Lands. Street E, which will represent an extension of Burke Street from the east, is proposed with a ROW width of 18.0 metres.

3.1.3 Servicing

The existing City of Ottawa water distribution network currently terminates in Kanata and Barrhaven, approximately 11 kilometres from the Laffin Lands. The majority of existing residences and businesses in the Village of Richmond are supplied with potable water by both shallow and deep private wells. Parts of the Village of Richmond are supplied with potable water by a public communal well system from the King's Park Water Treatment Facility.

The Village of Richmond Water and Sanitary Master Servicing Study (2011) proposed that the Western Development Lands, including the Laffin Lands, have its water supplied by a new public communal well system connected to the deep aquifer. This public communal well system is now operational. The Laffin Lands will be serviced internally by 150 mm, 200 mm, and 300 mm diameter water mains.

An expansion of the existing wastewater collection system that was completed for the Fox Run Subdivision Phase 1 Lands will be required. The Laffin Lands will be serviced by new gravity sewers and pump wastewater to the current wastewater collection system, connecting to the existing system.

Stormwater management for the Laffin Lands is proposed to be provided through a storm sewer system designed in accordance with the amendment to the storm sewer and stormwater management elements of the Ottawa Design Guidelines for sewers. The storm sewers will outlet to a stormwater management pond previously established during the development of the Fox Run Phase 1 subdivision. Whereas a stormwater management pond was previously proposed on the Laffin Lands to service the surrounding area, the proposed stormwater management approach instead proposes to direct all stormwater flows to the existing stormwater management pond. The current 1650 mm diameter sewer will be upsized to accommodate the increase in stormwater flows.

4.0 Policy and Regulatory Framework

4.1 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) sets out a vision for land use planning in the Province of Ontario that encourages planning and development that is environmentally-sound, economically-strong and that enhances quality of life. The relevant policy interests to the subject application are as follows:

- 1.1.1** Healthy, liveable and safe communities are sustained by:
- a) Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
 - b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
 - c) Avoiding development and land use patterns which may cause environmental or public health and safety concerns;
 - e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
 - g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;
- 1.1.3.1** Settlement areas shall be the focus of growth and development;
- 1.1.3.2** Land use patterns within settlement areas shall be based on densities and a mix of land uses which:
- a) Efficiently use land and resources;
 - b) Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and / or uneconomical expansion.
- Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment.
- 1.1.3.4** Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.
- 1.1.3.6** New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.
- 1.1.4.1** Healthy, integrated and viable rural areas should be supported by:
- a) building upon rural character, and leveraging rural amenities and assets;
 - b) promoting regeneration, including the redevelopment of brownfield sites;
 - c) accommodating an appropriate range and mix of housing in rural settlement areas;
 - d) encouraging the conservation and redevelopment of existing rural housing stock on rural lands;

e) using rural infrastructure and public service facilities efficiently;

- 1.1.4.2** In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.
- 1.1.4.3** When directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.
- 1.4.3** Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:
- b) Permitting and facilitating:
 - 1) All housing options required to meet the social, health, economic and well-being requirements of current and future residents;
 - 2) All types of residential intensification;
 - c) Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
 - d) Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;
- 1.5.1** Healthy, active communities should be promoted by:
- a) Planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;
 - b) Planning and providing for a full range and equitable distribution of publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;
- 1.6.1** Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs.
- Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are:
- a) Financially viable over their life cycle; and
 - b) Available to meet current and projected needs.
- 1.6.6.1** Planning for sewage and water services shall:
- a) Accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:
 - 1) Municipal sewage services and municipal water services; and
 - 2) Private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available or feasible;
 - d) Integrate servicing and land use considerations at all stages of the planning process; and
 - e) Be in accordance with the servicing hierarchy outlined through [PPS] policies. For clarity, where municipal sewage services and municipal water services are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through [PPS] policies provided that the specified conditions are met.

- 1.6.6.2** Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of services.
- 1.6.6.6** Subject to the hierarchy of services provided in [PPS] policies, planning authorities may allow lot creation only if there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services.
- 1.6.6.7** Planning for stormwater management shall:
- a) Be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;
 - b) Minimize or, where possible, prevent increases in contaminant loads;
 - c) Minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;
 - d) Mitigate risks to human health, safety, property and the environment;
 - e) Maximize the extent and function of vegetative and pervious surfaces; and
 - f) Promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.
- 1.6.7.1** Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs;
- 1.6.7.4** A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.
- 1.7.1** Long-term economic prosperity should be supported by:
- b) Encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce.
- 2.1.1** Natural features and areas shall be protected for the long term.

The proposed development is consistent with the policies of the PPS as it provides new opportunities and choices for housing to a designated growth area that is generally serviced by infrastructure, including public communal wells and central wastewater collection, elementary schools, roads, transit, and open space.

4.2 City of Ottawa Official Plan

The City of Ottawa Official Plan provides a vision for the growth of the city and a policy framework to guide its development to the year 2036. All development applications must conform to the policies of the Official Plan.

4.2.1 Strategic Directions

Section 2.1 of the Official Plan outlines existing and planned growth patterns for the entire City of Ottawa. The Official Plan contemplates that the rural areas of the City will increase in population from 86,000 to 113,000 by 2031 and that the number of households in the rural area will increase from 30,000 to 43,000 by 2031. The following principles outlined in Section 2.1 are applicable to rural development and development in villages:

- / The City will continue to support growth in Villages to enhance their vitality, with provision for Village expansion where it is economically feasible and environmentally sound.

- / Development in the rural area will be primarily on the basis of private individual services where they are safe and environmentally sound, but in some circumstances municipal services will be provided to remedy environmental problems.
- / The City will preserve natural features and the integrity of natural systems by directing land use and approving and development that maintains ecosystem functions over time.
- / Rural communities will continue to be valued for their distinct economies and lifestyles.

As 90% of the City's growth in population, jobs, and housing is proposed to be accommodated within the urban boundary, the remainder is proposed to be accommodated in rural areas and villages. The Official Plan states that the strategy for growth and development in the rural area is to:

- / Support the role of villages as the focus for employment and housing in the rural area;
- / Direct growth and development to those villages where community facilities and services already exist, or to those villages where community facilities and services can be provided efficiently and there is the strongest potential for the village to evolve into a complete community;
- / Protect rural character by restricting the type and intensity of development that is permitted outside the Village designation; and
- / Direct rural employment growth that is not appropriate in a village to Rural Employment Areas.

Section 2.2.1 – Urban Area and Village Boundaries outlines specific policies for future development within the urban boundary and in the rural villages. Policy 7 states that 50% of rural growth will be accommodated in rural Villages, as designated on Schedule A (Rural Policy Plan). Additionally, Policy 8 stipulates that sufficient land will be provided within village boundaries to provide for a 10-year requirement for housing, employment and other purposes.

4.2.2 Land Use Designation

As shown on Figure 14 below, the subject lands are designated Village on Schedule A (Rural Policy Plan). The Village designation is intended to permit a variety of land uses to provide for the daily needs of the rural community and to ensure that they remain distinctly rural in character and scale.

Policy 2 of Section 3.7.1 notes that Villages vary in size and function and have different needs with respect to land-use plans. Policy 4 adds that the intensity and distribution of land uses within a Village will be determined in the context of any Village Secondary Plan or Community Design Plan, as well as servicing capacity.

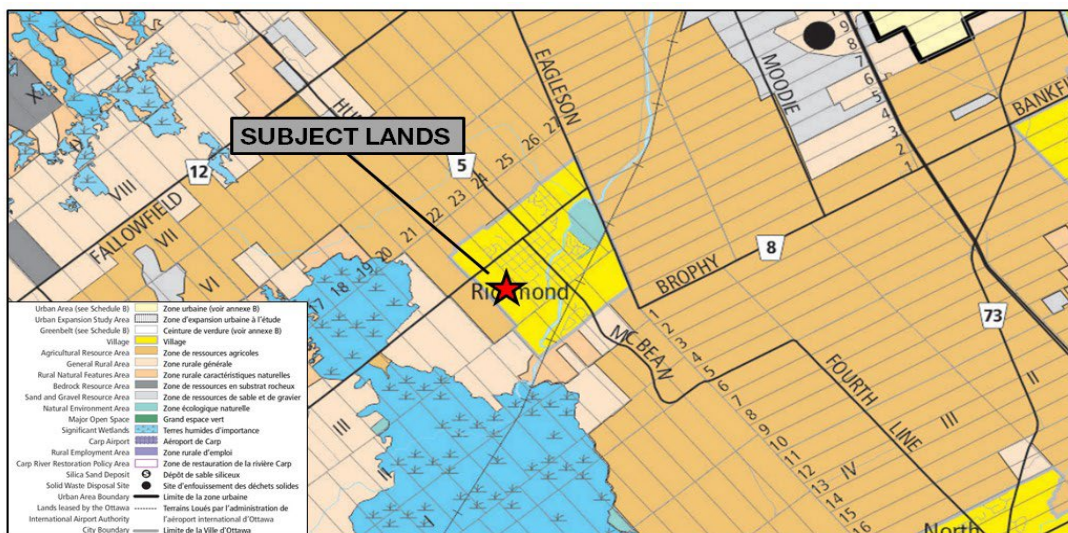


Figure 11. City of Ottawa Official Plan Schedule A - Rural Policy Plan.

Policy 7 states that permitted uses in the Village designation include: residential and retail and commercial service facilities of up to 10,000 square metres gross leasable floor area, restaurants, offices and personal service establishments light industrial uses, institutional uses such as schools, community meeting and recreational buildings and facilities, places of worship, and public open space.

Policy 8 states that the Zoning By-law will establish zones that are consistent with the distribution of uses provided for in the Village Secondary Plans.

Policy 10 permits a wide range of housing forms to meet the needs of the Village's population. The form and scale of development will be limited by the available water and wastewater servicing methods and subject to the applicable Official Plan policies.

Policy 12 stipulates that when reviewing development applications, the City will consider, among others:

- / The relevant provisions of the village secondary plan or community design plan;
 - As discussed in the following section, the proposed development conforms to the policies of the Village of Richmond Secondary Plan and the Village of Richmond Community Design Plan.
- / Those matters addressed in Section 2.5.1 and Section 4.11 related to compatibility and community design;
 - As discussed below, the proposed development meets the objectives and criteria for urban design and compatibility in Sections 2.5.1 and 4.11 of the Official Plan.
- / Whether the proposed development is located on a road with sufficient capacity to accommodate the anticipated traffic generated;
 - The Transportation Impact Assessment (TIA) submitted with the application package confirms that the existing and proposed road network have sufficient capacity to accommodate the anticipated traffic generated.
- / How the development supports a pedestrian and cycling environment and links the site to the surrounding neighbourhood;
 - The proposed street network in the subdivision integrates with the surrounding street network, including elements of a modified grid, that support connectivity for pedestrians and cyclists. A pedestrian plan will be prepared as part of the detailed design process.
- / How the application of good design is used to ameliorate the effects of a higher intensity use of land on the surrounding uses;
 - The proposed residential dwellings will be designed with a similar architectural style to the existing and forthcoming development in the neighbouring Caivan developments, and will be comparable with the adjacent Mattamy development.
- / The extent to which greenspace targets in 2.5.4 are met;
 - A park block is proposed in the adjacent Mattamy development, which has been generally sized to accommodate development on the Laffin Lands.
- / The demand that the use will raise to extend Public Service Areas or expand capacity in public water and wastewater services;
 - As confirmed in the Functional Servicing Report, an expansion to the existing public sanitary network will be required as a condition of the Plan of Subdivision application. The Report confirms that adequate capacity is available for public water servicing from the public well for the Laffin Lands.

4.2.3 Servicing

Section 2.3.2 contains direction for water and wastewater services for development. Policy 1 stipulates that development in the Public Services Areas must be on the basis of both public water and wastewater services. The proposed development on the Laffin Lands will be serviced by public communal well and public sanitary services.

4.2.4 Community Design

Section 2.5.1 contains Design Objectives for development in all community contexts. The proposed development meets the applicable objectives:

- / Enhance the sense of community by creating and maintaining places with their own distinct identity.
 - The proposed development includes a variety of dwelling types, including multiple sizes of detached dwellings and townhouses. The proposed residential uses are consistent with the established form of development in the Western Development Lands and surrounding areas.

- / Define quality public and private spaces through development.
 - The proposed plan of subdivision includes a public walkway, open space, and a connected street network to ensure quality public spaces in the development. The proposed residential lots are designed to create a consistent streetscape for the creation of quality private spaces.

- / Create places that are safe, accessible and are easy to get to, and move through.
 - The layout of the proposed development includes an integrated street network that connects smoothly and efficiently with existing and future adjacent development.

- / Ensure that new development respects the character of existing areas.
 - The proposed land uses and dwelling designs are consistent with existing or approved development in the surrounding area.

- / Consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice.
 - By including townhouse units and a range of detached dwelling types, the proposed development contributes to a wider range of housing choices in the village.

- / Understand and respect natural processes and features in development design.
 - The proposal includes appropriate and functional stormwater management and a naturalized open space.

Section 4.11 contains policy criteria for urban design and compatibility. The proposed development conforms with the applicable criteria, including that the proposed dwelling types and design will be consistent with existing and approved surrounding development.

The proposed applications conform with the policies of the Official Plan, including the policies of the Village designation, community design criteria, and servicing policies.

4.3 Richmond Secondary Plan

The Village of Richmond Secondary Plan is a Statutory document intended to implement the directions for growth established through the Village of Richmond Community Design Plan (CDP).

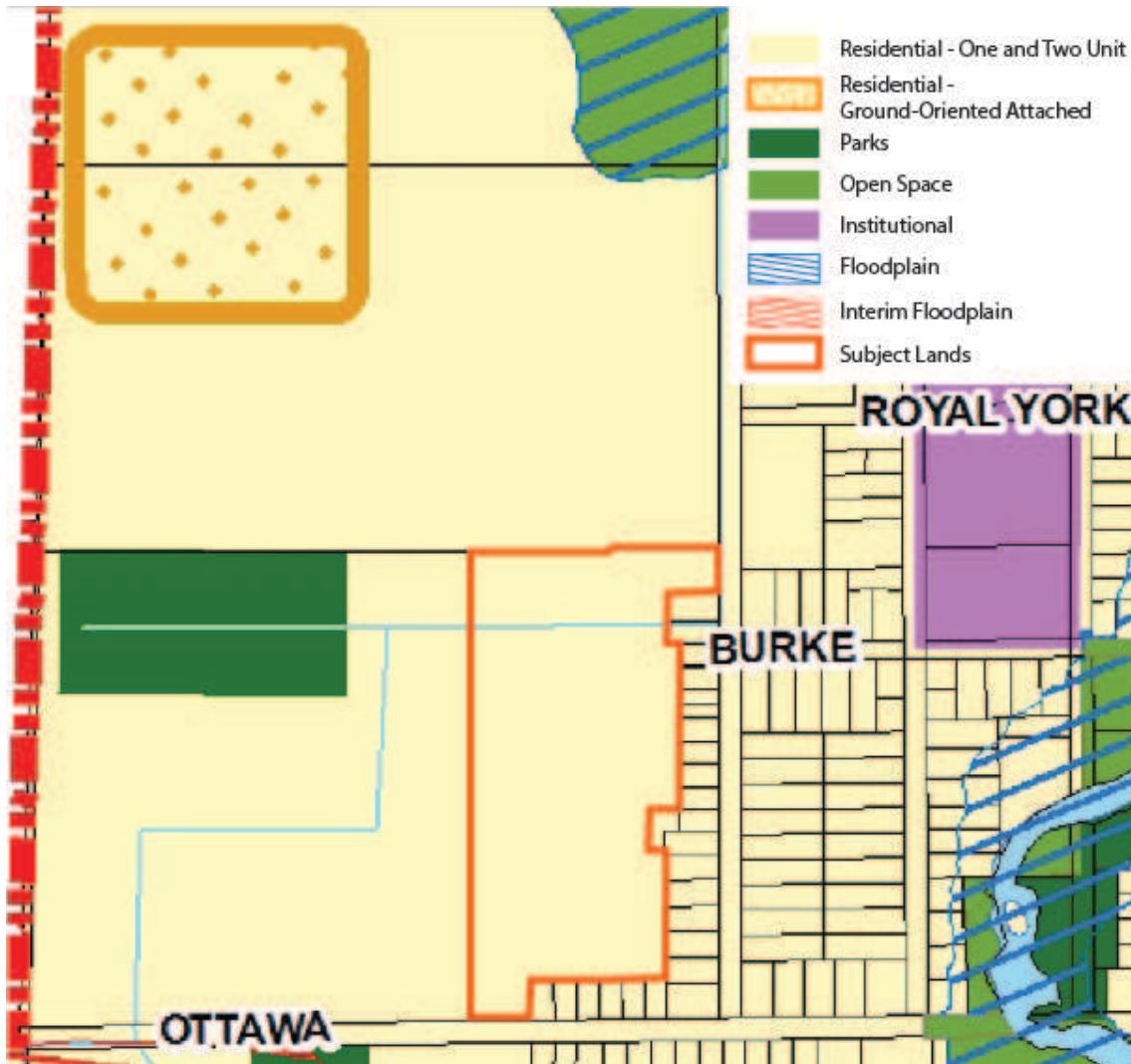


Figure 12: Extract from Schedule A (Land Use) of the Village of Richmond Secondary Plan

The subject lands are designated Residential – One and Two Unit on Schedule A (Land Use) of the Village of Richmond Secondary Plan. Uses permitted within this designation include detached and semi-detached dwellings, duplexes, bed and breakfast, home-based business, and converted retirement homes.

Development proposals in the Residential – One and Two-Unit designation will be evaluated against its ability to meet City Design Guidelines and the Community Design Plan. 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.

Policy 2 of Section 3.3.1 permits a limited number of multiple attached dwellings not including apartments or stacked townhouses through a Zoning By-law Amendment at the following locations, as long as the immediate area is surrounded by a significant band of detached and semi-detached dwellings:

- a) On an arterial or collector road;
- b) Abutting a park or designated open space; or
- c) At the edge of a neighbourhood.

The Laffin Lands are located on the edge of the Western Development Lands, in close proximity to both Meynell Road and Ottawa Street West. In conjunction with the detached dwellings proposed in the development, the Laffin Lands are surrounded by predominantly detached dwellings in the Mattamy subdivision to the immediate west and north.

Development in the Western Development Lands must comply with the prescribed density and unit mix. The proposed development contributes to the achievement of the unit mixes and densities, which are intended to apply to the Western Development Lands as a whole.

Policy 3 of Section 3.3.4 states that the City will evaluate a development proposal in the Western Development Lands against its ability to meet the Demonstration Plan, as displayed in the Community Design Plan. As outlined in the following section, the proposal similarly proposes ground-oriented residential dwelling types, but eliminates the stormwater management ponds shown on the Demonstration Plan.

Policy 1 of Section 2.0 of the Secondary Plan states that all development in the Western Development Lands shall be on the basis of public communal well services. Policy 2 states that all new development in Richmond shall be connected to the central wastewater collection system. No new development shall be permitted until the wastewater system can provide the capacity in accordance with the Master Servicing Study. Policy 3 adds that 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.

The proposed Plan of Subdivision and Zoning By-law Amendment applications conform to the policies of the Secondary Plan.

4.4 Village of Richmond Community Design Plan (2010)

The Village of Richmond Community Design Plan (CDP) was prepared through a collaborative process between City of Ottawa Staff, local residents, and landowners, and was adopted by City Council in 2010. The purpose of the CDP is to guide future growth and development, and principal directions of the CDP were compiled and adopted as the Village of Richmond Secondary Plan.

Policy 1 of Section 3.1 of the CDP states that development in the Western Development Lands shall be based on public communal well services. Subsequent policies add that all development in Richmond shall be connected to the central wastewater collection system, and no development shall be permitted until the wastewater system can provide the capacity in accordance with the Master Servicing Study.

Section 3.4 contains policies for transportation in the Village. Policy 6 states that 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. Policy 11 states that 16.5-metre-wide road rights-of-way may be considered for new local streets provided that sidewalks, street trees, and utilities can be provided, and that snow can be properly stored.

The subject lands are generally subject to the land use designations and policies in the Secondary Plan. In addition, the proposed development meets the following community design guidelines. The proposed development:

- / Avoids suburban-style road patterns such as curvilinear streets, P-loops, and dead ends.
- / Incorporates an appropriate transition in built form between areas where heights and / or use are different.
- / Proposes a variety of detached building types that include a range of design features along each street or block.

The Demonstration Plan shown below illustrates a possible development layout for the Western Development Lands. The proposed development layout for the Laffin Lands is generally consistent with the Demonstration Plan. The

development proposed for the Laffin Lands includes ground-oriented residential uses, a modified grid street network, and a connection to an extended Burke Street right-of-way. In contrast, the stormwater management ponds shown on the Demonstration Plan have been removed in favour of an alternative stormwater engineering approach, creating an opportunity for additional residential development on the Laffin Lands.



Figure 13: Extract from Village of Richmond CDP Demonstration Plan for Western Development Lands

The proposed development conforms to the policies and guidelines in the Village of Richmond Community Design Plan.

4.5 Urban Design Guidelines for Rural Villages

In addition to the context-specific guidelines in the Village of Richmond CDP, the City of Ottawa Design Guidelines for Rural Villages apply to the proposed development. The purpose of the guidelines is to provide design guidance to assess, promote and achieve appropriate development in Villages. The proposed development meets several of the applicable guidelines:

- / Avoids the development of looping, circuitous, suburban-style roadway patterns. New roadway patterns should be direct and reflect the traditional development pattern that exists in the village core.
- / Establish a variety of lot sizes in residential developments. Creating a mix of lot sizes promotes a range in dwelling types and, in turn, creates housing options for residents.
- / Develop a mix of housing designs along neighbourhood blocks to avoid a mass-produced or “cookie-cutter” appearance. Varied housing styles, colours and materials create a visually interesting streetscape and village atmosphere.
- / Ensure new buildings are compatible with adjacent development by using a common scale, massing and height to complement the existing context.

4.6 Comprehensive Zoning By-law 2008-250

As shown on Figure 17 below, the subject lands are zoned Development Reserve Subzone 1 (DR1) in Comprehensive Zoning By-law 2008-250. The purpose of the DR Zone is to:

- / Recognize lands intended for future urban development in areas designated as General Urban Area and Developing Communities in the Official Plan, and future village development areas designated as Village in the Official Plan;
- / Limit the range of permitted uses to those which will not preclude future development options; and
- / Impose regulations which ensure a low scale and intensity of development to reflect the characteristics of existing land uses.

In the DR1 subzone, one detached dwelling is permitted, along with agricultural uses, environmental preserve and education area, forestry operation, park, urban agriculture, and other uses of a limited scale.

In order to permit the proposed development, a Zoning By-law Amendment application is required to rezone the lands from to the following requested zones:

- / **Village Residential Second Density Subzone E, with Exceptions (V2E[XXXX])** to permit the proposed single-detached dwellings;
- / **Village Residential Third Density Subzone B, with Exceptions (V3B[XXXX])** to permit the proposed townhouses.

The V2 and V3 subzones were selected based on the established zoning in the approved portions of the Fox Run development. Precise boundaries between these zones and details of the provisions of the zoning exception are anticipated to be refined through the application circulation process.



Figure 14: Zoning Map

5.0 Supporting Studies

The submitted Plan of Subdivision and Zoning By-law Amendment applications are supported by required technical studies. The summaries below are formulated based on the submitted reports:

5.1 Functional Servicing Report

David Schaeffer Engineering Limited (DSEL) has prepared a Functional Servicing Report (FSR) for the development proposed on the Green Lands and Laffin lands.

5.1.1 Water Servicing

Acknowledging that the majority of existing residences and businesses in the Village of Richmond are supplied with potable water by both shallow and deep private wells, the FSR notes that a new operational communal well system has been constructed to serve the Western Development Lands area. With the advancement of the Phase 2 (North and South) development areas, the water supply network will be available to the Laffin Lands through the adjacent Mattamy development. Any watermain services required will be coordinated with the detailed design of the Mattamy development.

Aligning with the Village of Richmond Water and Sanitary Master Servicing Study (MSS), the Laffin Lands will be serviced by the new public communal well system connected to the deep aquifer. The proposed development will feature an internal network of 150 mm, 200 mm, and 300 mm diameter watermains.

5.1.2 Wastewater Servicing

Consistent with existing sanitary services for the majority of Richmond Village, the entirety of the Laffin Lands development is proposed to be serviced by City of Ottawa sanitary sewers. The Western Development Lands is serviced via the new sanitary trunk sewer that was recently constructed along Martin Street from Cockburn Street to the boundary of the Fox Run Phase 1 development area.

The existing gravity collection system is proposed to be upgraded prior to development, and designed capacity will accommodate the proposed development.

5.1.3 Stormwater

Whereas the Master Drainage Plan conceptualized the Laffin Lands to accommodate a stormwater management pond, drainage in the proposed development will be premised on an alternative engineering approach. The storm sewers proposed in the development area will outlet to the stormwater management pond to the north. The design for Phase 1 of the Fox Run development previously provided for a 1650 mm diameter storm sewer stub to service the development lands south of Phase 1 in accordance with the Master Drainage Plan update. The sewer will be upsized to accommodate the increase in tributary lands.

5.2 Geotechnical Investigation

Golder Associates Ltd. ("Golder") prepared a Geotechnical Report in support of the applications for the Green Lands and Laffin Lands in June, 2020. The report summarizes the results of a review of historical information, with the result of formal laboratory testing forthcoming.

Topsoil on the Laffin Lands ranges in thickness from about 100 to 610 millimetres at the borehole testing locations. Below the topsoil, silty sand fill was encountered, ranging in thickness from 500 to 800 millimetres. Testing indicated a loose state of packing for the fill.

A sandy clayey silt deposit was encountered beneath the fill in two locations, ranging in thickness from 1.9 to 2.3 metres and extending to depths between 2.7 and 2.9 metres below the ground surface. In the majority of boreholes, a silty sand to sand and silt layer was encountered below the topsoil and fill, which ranged in thickness from 0.8 to 2.5 metres.

A glacial till layer comprising predominantly of silty sand to gravelly sand and silt was encountered below the silty sand layer in the majority of boreholes, which generally ranged in thickness from 0.2 to 1.2 metres. Bedrock was generally found at depths of 2.7 to 3.1 metres below ground surface, and was described as slightly weathered to fresh, grey limestone.

The report features recommendations for site grading, foundations, frost protection, excavations, material reuse, basement and garage floor slabs, bedding and pipe cover for services, excavation backfill, basements and garages, pavement design, and trees.

The report notes that selection of the founding levels (in relation to the groundwater level) is also impacted by City of Ottawa requirements associated with the use of sump pumps. The underside of footing (USF) elevations for all structures should be at or above the elevation of the springline of the storm sewer installed in the adjacent roadways, and at or above the groundwater level.

5.3 Phase I Environmental Site Assessment

Golder Associates Ltd. (“Golder”) prepared a Phase I Environmental Site Assessment (ESA) in support of the proposed Plan of Subdivision and Zoning By-law Amendment applications.

The report, completed in accordance with Provincial Regulations, reviewed current and historical information regarding the site and surrounding properties, as well as a site visit, interviews, and evaluation of information.

The report notes several Potentially Contaminating Activities (PCAs) on and around the site, but concludes that none of the PCAs represent Areas of Potential Environmental Concern, and therefore a Phase II ESA is not recommended.

5.4 Environmental Impact Assessment and Tree Conservation Report

Kilgour and Associates (“Kilgour”) prepared an Environmental Impact Statement in support of the proposed Laffin Lands development. Through desktop reviews and site visits, the report findings include:

- / An extension to the Moore Branch is located within the Queen Charlotte Street right-of-way adjacent to east side of the lands. Although previous surveys found 15 species of fish in the Moore Branch, the extension near the Laffin Lands was only briefly wet during the spring freshet, was heavily vegetated with grasses and raspberry, and did not have any fish present.
- / The small woodlot on the parcel is a 0.9-hectare Fresh Moist Lowland Deciduous Forest Ecosite, which is commonly associated with disturbed sites. The woodlot is not considered a significant woodland per the City of Ottawa and the Ministry of Natural Resources and Forestry.
- / Other trees on site are relatively disconnected from broader forested areas, with limited ecological function. Notable Bur Oak trees are situated in line with the Burke Street road expansion, and require removal.
- / The small woodlot may accommodate Eastern Wood-pewee, but is only large enough for a single nesting pair. Protection is to be provided through an individual species management plan.
- / No Significant Wetlands, Significant Woodlands, Significant Valleylands, NESS areas, UNAs, or RNAs occur on the site or within 120 metres of the site. Therefore, no impacts to such significant natural features are anticipated from the proposed development.
- / While four Species At Risk have the potential to interact with the proposed development, mitigation measures applied through construction will reduce or eliminate potential negative impacts.

The report also includes recommendations for mitigation measures, including construction techniques, particularly to protect Species At Risk. The report concludes that no significant negative impacts are anticipated to Species At Risk or their habitats, or to significant natural heritage features present in the broader project vicinity under the proposed project if all recommended mitigation measures are adopted.

5.5 Transportation Impact Assessment

CGH Transportation (“CGH”) has prepared Steps 1 to 4 of a Transportation Impact Assessment (TIA) in support of the proposed development. The report finds that the surrounding road network will have capacity to accommodate the development, particularly when the full road network in the Village of Richmond is completed.

Transit services will be provided on Meynell Road, providing alternative modes of transportation to area residents.

Traffic calming elements will include bulb-outs at internal road intersections throughout the subdivision to slow vehicular traffic and improve pedestrian safety and comfort.

5.6 Roadway Traffic Noise Feasibility Assessment

A Roadway Traffic Noise Feasibility Assessment was prepared by Gradient Wind Engineers and Scientists (“Gradient”) in support of the proposed applications. The report finds that the southwest corner of the property along Ottawa Street West will require forced air heating with provision for air condition. Warning Clauses will also be required on purchase, sale, and lease agreements.

Integrated Environmental Review Statement

The proposed development, as well as various mitigation measures, have been designed to respond to environmental conditions on and around the subject lands. Figure 15 below illustrates the various environmental conditions.



Figure 15: Map Illustrating Environmental Conditions

The table below summarizes the recommended mitigation measures for the environmental conditions identified in Figure 18, as established in the applicable technical studies.

Number	Description	Mitigation
1	Moore Branch Municipal Drain with intermittent fish habitat	Generally dry, no fish present
2	Forest Lot Cluster of trees (approximately 0.9 hectares)	Not classified as “significant”
3	Soils The subject lands anticipated to feature silty clay over sandy silt and glacial till.	Mitigation through construction approaches to site grading, foundations, frost protection, excavations, material reuse, basement and garage floor slabs, bedding and pipe cover for services, excavation backfill, basements and garages, pavement design, and trees. Founding levels influenced by sump pumps.
4	Ottawa Street West A designated Arterial Road on Schedule H (Road Network – Select Villages)	Central heat and cooling required for some units, Warning Clauses on title for lots in proximity to Perth Street.
5	Species At Risk Limited potential to accommodate Eastern Wood-pewee habitat	Restriction on timing of vegetation clearing.

7.0 Conclusion

The proposed Plan of Subdivision and Zoning By-law Amendment applications meet the policies of the Provincial Policy Statement and the Official Plan. The proposed zoning for the property will maintain the character of the surrounding development and enable integration with the established built form in the surrounding community.

The proposed development is reasonable and appropriate, and represents good planning. Technical studies confirm that the development is functional, subject to mitigation measures.

Sincerely,



Nick Sutherland, MCIP RPP, LEED GA
Planner



Jaime Posen, MCIP RPP
Senior Planner