





Prepared for Caivan Communities

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# 1.0 Introduction

## 1.1 Purpose

Fotenn Consultants has been retained by Richmond Village Development Corporation, a division of Caivan Communities (“Caivan”) to prepare an Addendum to the Planning Rationale in support of Draft Plan of Subdivision and Zoning By-law Amendment applications for the lands known municipally as 6295, 6363, 6409 and 6335 Perth Street (the “subject lands”). The subject lands are also collectively known as the ‘Green Lands’ with an east and west portion on either side of Caivan’s Fox Run Phase 3 lands.

As part of the application process, City of Ottawa staff have reviewed the plans, reports, and documents submitted in support of the Draft Plan of Subdivision and Zoning By-law Amendment applications. This Planning Addendum is intended to summarize the details and planning basis for a revised subdivision design. The Addendum should be read in conjunction with the originally submitted Planning Rationale.

## 1.2 Revised Concept Plan

Caivan has prepared a revised Concept Plan for the Green Lands, in response to Staff’s comments as part of this review and that of the abutting subdivision at Fox Run Phase 3. As both subdivisions form part of the Western Development Lands north of Perth Street and share a road network, parkland, and infrastructure, revisions incorporated as part of one plan of subdivision have had impacts on the global plan.

Revisions to the plan include the following:

- / 18-metre street rights-of-way throughout the subdivision;
- / Addition of two (2) pathway blocks, one between Street G and Street I (Block 42) in the northwest corner of the subdivision and one south of the park block (Block 41), providing improved access to the park;
- / Introduction of a new laneway (Lane A) to separate two rear lane townhouse blocks south of the park, now labelled as Blocks 36 and 37;
- / A modest increase in overall unit count from 400 units to 402 units, with a change to the unit breakdown as a result of the new pathways blocks. The unit breakdown is as follows:
  - 166 single detached dwellings increased to 169 detached dwellings;
  - 166 townhouse dwellings unchanged from previous concepts;
  - 68 rear lane townhouse dwellings reduced to 67 rear lane townhouse dwellings.

The revised Concept Plan includes these changes, reflecting a more complete development north of Perth Street. Figure 1 below shows the revised Concept Plan.

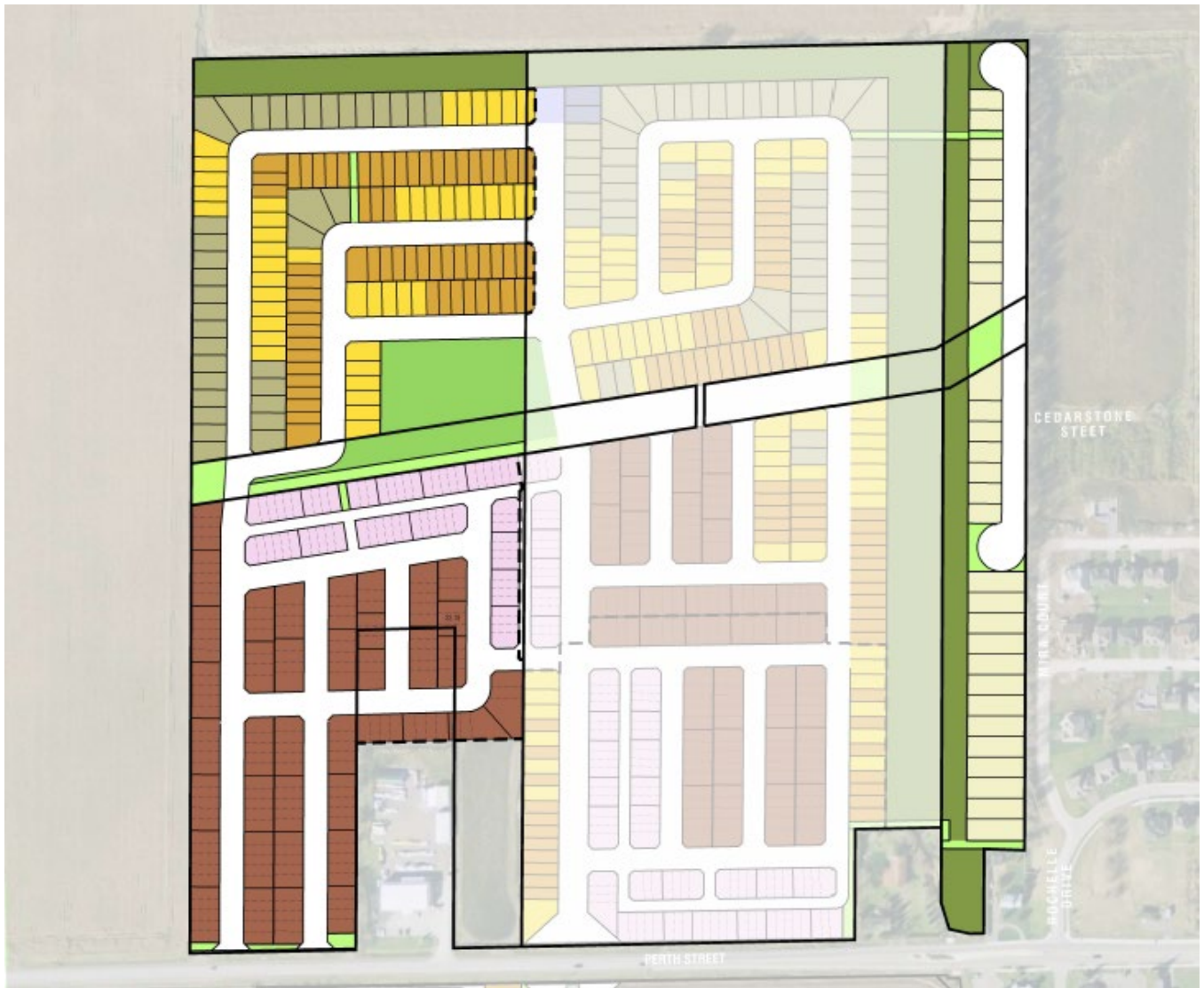


Figure 1: Revised Concept Plan for Green Lands subdivision.

As a result of the Concept Plan changes, the Draft Plan of Subdivision has also been updated to reflect the changes, as shown below in Figure 2.

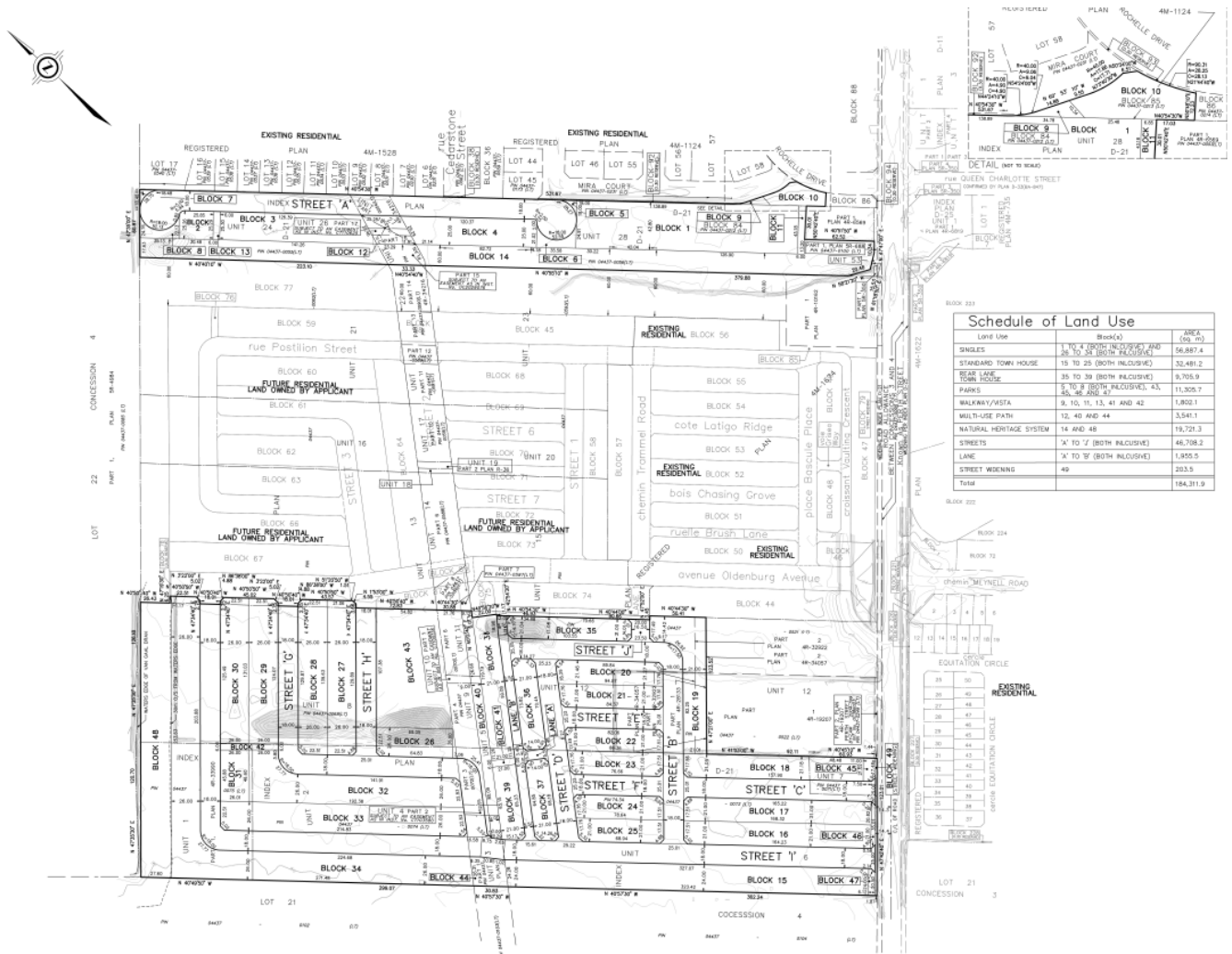


Figure 2. Revised Draft Plan of Subdivision

### 1.3 Discussion

The proposed 18-metre street right-of-way is common in subdivisions throughout the City of Ottawa and balances efficient use of land with objectives for functional and complete streets. The proposed right-of-way width will feature an appropriate cross-section that accommodates safe and efficient pedestrian, cyclist, and vehicular movements, as well as plantings.

Blocks 41 and 42 represent the new pathway connections toward the park, indicated on the Draft Plan as “walkways” within the Schedule of Land Use. Both of these walkways have a width of 6 metres, with all walkways within Green West and Green East having a collective total area of 1,802.1 square metres (0.18 hectares). The incorporation of these new walkway connections is consistent with the direction of the Richmond Secondary Plan and the Building Better and Smarter Suburbs initiative.

Similarly, the proposed separation of the two townhouse blocks will provide better park access for residents along Street D, while reducing massing impacts along the streetscape.

The resulting reduction in overall density is appropriate, while continuing to meet policy objectives.

## 1.4 Conclusion

The revisions to the proposed subdivision development conform to the applicable planning policies, including the policies of the Village of Richmond Secondary Plan and the Village of Richmond CDP. The proposed subdivision and zoning are reasonable and appropriate and represent good planning.

Sincerely,



Patricia Warren, M.Pl.  
Planner



Jaime Posen, MCIP RPP  
Associate