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Environmental
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Cardinal Creek Village South 1296 & 1400 Old Montreal Road Ottawa, Ontario

Planning Rationale & Integrated Environmental Review Statement

Prepared for: Tamarack (Cardinal Creek) Corporation

**CARDINAL CREEK VILLAGE SOUTH
1296 & 1400 OLD MONTREAL ROAD
OTTAWA, ONTARIO**

**PLANNING RATIONALE AND
INTEGRATED ENVIRONMENTAL REVIEW STATEMENT
IN SUPPORT OF APPLICATIONS FOR
PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT**

Prepared For:



Prepared By:



Engineers, Planners & Landscape Architects

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December 14, 2022

Novatech File: 122113-07
Ref: R-2022-176
Revision 2: November 5, 2024

November 5, 2024

City of Ottawa
Planning, Development, and Building Services Department
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Attention: Lucy Ramirez – Planner I

Reference: Cardinal Creek Village South
Planning Rationale and Integrated Environmental Review Statement In
Support of Applications for Plan of Subdivision and Zoning By-law
Amendment
1296 & 1400 Old Montreal Road
City File No.: D07-16-22-0024 and D02-02-22-0107
Our File No.: 122113-07

Executive Summary

Novatech has been retained by Tamarack (Cardinal Creek) Corporation, 'Tamarack' to prepare this revised Planning Rationale and Integrated Environmental Review Statement in support of applications for *Plan of Subdivision (City File No.: D07-16-22-0024)* and *Zoning By-law Amendment (City File No.: D02-02-22-0107)* for their properties municipally known as 1296 and 1400 Old Montreal Road in Ward 19 – Cumberland, Ottawa, Ontario. The herein will be referred to as the 'Subject Site'.

Tamarack is proposing to develop a residential subdivision consisting of seven hundred forty-six (746) dwelling units as part of the Cardinal Creek Village South subdivision. The proposed residential subdivision will feature three hundred thirty-three (333) single detached dwelling units, fourteen (14) semi-detached dwelling units, two hundred forty-seven (247) townhouse dwelling units, one hundred fifty-two (152) back-to-back townhouse dwelling units, one (1) park block, two (2) school blocks, one (1) future mixed use block, and one (1) stormwater management block. The proposed residential subdivision will be served by a network of newly created streets and pathways organized in a modified grid format which provides for an efficient layout as well as convenient navigation throughout the future neighbourhood.

A *Consent (Severance)* application has been filed with the City of Ottawa's Committee of Adjustment to sever 2.4 hectares of land from the Subject Site for a future mixed use block along Old Montreal Road. Municipal infrastructure service stubs will be provided to the future mixed use block through the construction of the proposed residential subdivision shown as Block 412 on the revised Draft Plan of Subdivision. A future *Site Plan Control* application will be filed for this property parcel when the details of the proposed development are known.

This proposed Cardinal Creek Village South subdivision is situated south of the existing Cardinal Creek Village Community which is at various stages of completion, construction, and municipal development review. An *Official Plan Amendment (City File No.: D01-01-11-0018)* application was approved in 2013 by City of Ottawa Council for the Cardinal Creek Village urban expansion area as part of *Official Plan Amendment 123*.

This revised Planning Rationale and Integrated Environmental Review Statement will demonstrate how the proposed development is consistent with the *Provincial Planning Statement (2024)*, conforms to the *City of Ottawa Official Plan (2022)* and *Cardinal Creek Village Concept Plan (2013)*, and complies with the provisions of *Zoning By-law 2008-250*.

Yours truly,

NOVATECH



Robert Tran, M.Pl.
Project Planner, Planning & Development

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1.0 INTRODUCTION AND PROPOSED DETAILS

Novatech has been retained by Tamarack (Cardinal Creek) Corporation, 'Tamarack' to prepare this revised Planning Rationale and Integrated Environmental Review Statement in support of applications for *Plan of Subdivision (City File No.: D07-16-22-0024)* and *Zoning By-law Amendment (City File No.: D02-02-22-0107)* for their properties municipally known as 1296 and 1400 Old Montreal Road in Ward 19 – Cumberland, Ottawa, Ontario. The herein will be referred to as the 'Subject Site'.

Tamarack is proposing to develop a residential subdivision consisting of seven hundred forty-six (746) dwelling units as part of the Cardinal Creek Village South subdivision. The proposed residential subdivision will feature three hundred thirty-three (333) single detached dwelling units, fourteen (14) semi-detached dwelling units, two hundred forty-seven (247) townhouse dwelling units, one hundred fifty-two (152) back-to-back townhouse dwelling units, one (1) park block, two (2) school blocks, one (1) future mixed use block, and one (1) stormwater management block. The proposed residential subdivision will be served by a network of newly created streets and pathways organized in a modified grid format which provides for an efficient layout as well as convenient navigation throughout the future neighbourhood.

A *Consent (Severance)* application has been filed with the City of Ottawa's Committee of Adjustment to sever 2.4 hectares of land from the Subject Site for a future mixed use block along Old Montreal Road. Municipal infrastructure service stubs will be provided to the future mixed use block through the construction of the proposed residential subdivision shown as Block 412 on the revised Draft Plan of Subdivision. A future *Site Plan Control* application will be filed for this property parcel when the details of the proposed development are known.

This proposed Cardinal Creek Village South subdivision is situated south of the existing Cardinal Creek Village Community which is at various stages of completion, construction, and municipal development review. An *Official Plan Amendment (City File No.: D01-01-11-0018)* application was approved in 2013 by City of Ottawa Council for the Cardinal Creek Village urban expansion area as part of *Official Plan Amendment 123*.

This revised Planning Rationale and Integrated Environmental Review Statement will demonstrate how the proposed development is consistent with the *Provincial Planning Statement (2024)*, conforms to the *City of Ottawa Official Plan (2022)* and *Cardinal Creek Village Concept Plan (2013)*, and complies with the provisions of *Zoning By-law 2008-250*.

1.1 Site Description and Surrounding Uses

The Subject Site is an irregular shaped parcel of land situated south of Old Montreal Road and west of Cox Country Road in the community of Cardinal Creek as shown on **Figure 1**. The Subject Site has a total area of approximately 43.6 hectares based on the revised Draft Plan of Subdivision.

The Subject Site is located within the City of Ottawa's urban boundary in a community experiencing growth and development. The Subject Site has remained largely undeveloped with exception to a single detached dwelling demolished in 1999 based on aerial photography from GeoOttawa. Historically, the Subject Site has been used for agricultural related purposes based on aerial photography from GeoOttawa.

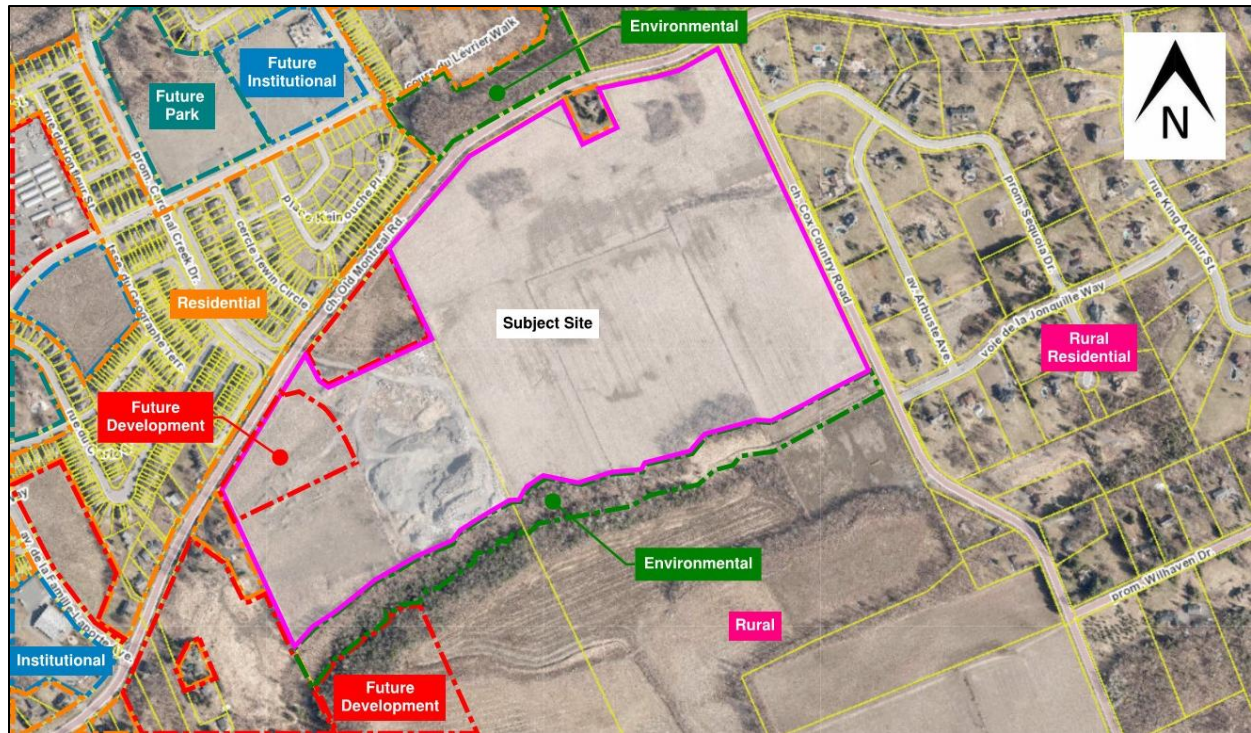


Figure 1: Subject Site and surrounding uses.

The following describes the land uses adjacent to the Subject Site as shown in **Figure 1**.

North: Existing residential with a recently installed telecommunications antenna, land anticipated for future development, and Old Montreal Road abuts the Subject Site to the north. Existing residential and planned residential development as part of the Cardinal Creek Village Community subdivision are located north of Old Montreal Road. Future parks and open space as well as schools are planned as part of the Cardinal Creek Village Community subdivision.

East: Cox Country Road abuts the Subject Site to the east. Existing residential within the rural area are located east of Cox Country Road.

South: The South Tributary of Cardinal Creek abuts the Subject Site to the south. Southwest of the Subject Site are lands designated within the urban boundary and anticipated for future development. Southeast of the Subject Site are lands within the rural area currently used for agricultural related purposes.

West: An existing residential dwelling and future planned residential development at 1154, 1172, 1176, 1180, and 1208 Old Montreal Road (*City File No.: D07-16-18-0001 and D02-02-18-0021*) abuts the Subject Site to the west. Existing institutional and residential are located further west of the Subject Site.

The Subject Site is legally described as follows:

1. **1296 Old Montreal Road: PART LOT 26 AND 27, CONCESSION 1,(OLD SURVEY) CUMBERLAND, PARTS 1 AND 2, PLAN 4R31822 SUBJECT TO AN EASEMENT IN**

GROSS OVER PART 2, PLAN 4R31822 AS IN OC2055312 SUBJECT TO AN EASEMENT OVER PART 2, PLAN 4R31822 AS IN OC2063286 CITY OF OTTAWA

2. **1400 Old Montreal Road:** PART OF LOTS 25 AND 26, CONCESSION 1 (OLD SURVEY), TOWNSHIP OF CUMBERLAND, PARTS 1 AND 2 PLAN 3R31869 SUBJECT TO AN EASEMENT OVER PART 2 PLAN 4R31869 AS IN OC2088993 SUBJECT TO AN EASEMENT IN GROSS OVER PART 1 ON PLAN 4R-32644 AS IN OC2268169 CITY OF OTTAWA

1.2 Proposed Development

Tamarack is proposing to develop a residential subdivision consisting of seven hundred forty-six (746) dwelling units as part of the Cardinal Creek Village South subdivision. The proposed residential subdivision will feature three hundred thirty-three (333) single detached dwelling units, fourteen (14) semi-detached dwelling units, two hundred forty-seven (247) townhouse dwelling units, one hundred fifty-two (152) back-to-back townhouse dwelling units, one (1) park block, two (2) school blocks, one (1) future mixed use block, and one (1) stormwater management block as shown on the revised Draft Plan of Subdivision in **Figure 2**. A full size of the revised Draft Plan of Subdivision is provided in **Appendix A** of this report.

The revised Draft Plan of Subdivision has been colourized and prepared by Novatech to illustrate the overall vision for the future Cardinal Creek Village South community as shown on **Figure 3**. A full size of this plan is provided in **Appendix B** of this report and will accompany the submission. The proposed land uses and layout of the future residential subdivision are generally consistent with the *Cardinal Creek Village Concept Plan – Land Use Plan (2013)*. Adjustments such as the consolidation of the two smaller neighbourhood parks into a single larger neighbourhood park is proposed to ensure that residents of the community will have equitable access to recreational programming and a centralized greenspace without the need to travel north of Old Montreal Road. The locations of the future elementary schools have been adjusted following feedback from the area school boards. The locations provide for an efficient layout and maintains the intent of the *Cardinal Creek Village Concept Plan* by accommodating schools at the request of area school boards. These adjustments are considered minor changes as per *Section 6 – Implementation and Interpretation of the Cardinal Creek Village Concept Plan (2013)*.

The proposed residential subdivision will include a series of sidewalks, cycle tracks, and pedestrian pathways to encourage active transportation within and around the Cardinal Creek Village South community as shown on **Figure 4**. Window streets located along Old Montreal Road and Cox County Road provide an enhanced streetscape design when compared to rear yard privacy fences and minimize the use of noise barriers while also enabling passive surveillance onto these road corridors. A network of newly created local and collector roads organized in a modified grid format provide for an efficient layout throughout the community. The new road network will connect with existing roadways such as Old Montreal Road and Cox Country Road.



Figure 4: Revised Conceptual Pedestrian and Cycling Network from the Transportation Impact Assessment prepared by CGH Transportation dated October 2024.

2.0 ADDITIONAL REPORTS

This report should be read in conjunction with the revised plans and reports and prepared by Annis O’Sullivan Vollebakk Ltd., DSEL, J.F. Sabourin and Associates Inc., Gradient Wind, CGH Transportation, Muncaster Environmental Planning Inc., Bowfin Environmental Consulting Inc., Palmer Environmental Consulting Group Inc., and Paterson Group.

- Revised Draft Plan of Subdivision prepared by Annis O’Sullivan Vollebakk Ltd.
- Revised Functional Servicing Report, Project No.: 19-1153 prepared by DSEL dated October 2024.
- Cardinal Creek Village South – Preliminary Stormwater Management Plan and Stormwater Management Facility Design, Project Number: 959(03) prepared by J.F. Sabourin and Associates Inc. dated December 21, 2021
- Revised Transportation Impact Assessment, PN: 2019-68 prepared by CGH Transportation dated October 2024.
- Roadway Traffic Noise Feasibility Assessment, Report 21-428 prepared by Gradient Wind dated January 4, 2022.
- Site Specific Water Budget Report prepared by Palmer Environmental Consulting Group Inc. dated June 24, 2013.
- Environmental Impact Statement and Tree Conservation Report prepared by Muncaster Environmental Planning Inc. dated December 22, 2021.
- Existing Conditions Report, prepared by Kilgour & Associates Ltd. dated November 5, 2024.

- Phase I – Environmental Site Assessment, Report: PE2392-4 prepared by Paterson Group dated August 16, 2021.
- Revised Geotechnical Investigation, Report: PG5201-01 Revision 7 prepared by Paterson Group dated October 17, 2024.
- Landslide Risk Assessment, Report: PG5201-1 prepared by Paterson Group dated March 2, 2022.
- Stage 1 Archaeological Assessment, Report: PA1001 prepared by Paterson Group dated November 2012.
- Stage 2 Archaeological Assessment, Report: PA1001-4R prepared by Paterson Group dated November 2013.

3.0 PLANNING POLICY AND REGULATORY FRAMEWORK

3.1 Provincial Planning Statement (PPS)

The new *Provincial Planning Statement [PPS] (2024)* came into effect on October 20, 2024 and replaces the previous *Provincial Policy Statement 2020* that came into effect on May 1, 2020. The *PPS* provides policy direction on matters of provincial interest related to land use planning and development. It sets the policy foundation for regulating development and land use province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians. The decisions that affect all planning matters “*shall be consistent with*” relevant policy statements under the authority of *Section 3* of the *Planning Act*. The following is an overall review of the applicable *PPS 2024* policies.

Chapter 2: Building Homes, Sustaining Strong and Competitive Communities

2.1 Planning for People and Homes

- 4) *To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:*
 - a) *maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and*
 - b) *maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.*
- 6) *Planning authorities should support the achievement of complete communities by:*
 - a) *accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*
 - b) *improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
 - c) *improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.*

- The proposed residential development will achieve an efficient land use pattern by maximizing the Subject Site's existing land resources for residential development.
- The future residential development will contribute to a greater range of housing typologies in the Cardinal Creek Village Community to meet the needs of future residents.
- A future planned mixed use block in close proximity to the Subject Site may further contribute to a complete community for Cardinal Creek Village South and principles of a 15-minute neighbourhood where access to daily and weekly needs can be achieved within walking and cycling distance.
- A Functional Servicing Report was prepared by DSEL dated October 2024. The Subject Site will be served by future municipal infrastructure including water, stormwater, and sanitary services as noted in the report.

2.2 Housing

- 1) *Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:*
 - a) *establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;*
 - b) *permitting and facilitating:*
 1. *all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*
 2. *all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*
 - c) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and*
 - d) *requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.*
- The proposed residential development will achieve an efficient land use pattern by maximizing the Subject Site's existing land resources for residential development.
 - The future residential development will contribute to a greater range of housing typologies in the Cardinal Creek Village Community to meet the needs of future residents.
 - A future planned mixed use block in close proximity to the Subject Site may further contribute to a complete community for Cardinal Creek Village South and principles of a 15-minute neighbourhood where access to daily and weekly needs can be achieved within walking and cycling distance.

2.3 Settlement Areas and Settlement Area Boundary Expansions

2.3.1 General Policies for Settlement Areas

- 1) *Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.*
 - 2) *Land use patterns within settlement areas should be based on densities and a mix of land uses which:*
 - a) *efficiently use land and resources;*
 - b) *optimize existing and planned infrastructure and public service facilities;*
 - c) *support active transportation;*
 - d) *are transit-supportive, as appropriate; and*
 - e) *are freight-supportive.*
 - 3) *Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.*
 - 4) *Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.*
 - 5) *Planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions. Large and fast-growing municipalities are encouraged to plan for a target of 50 residents and jobs per gross hectare in designated growth areas.*
 - 6) *Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.*
- **The Subject Site is located within the urban boundary adjacent to the rural area with the overall Cardinal Creek Village Community experiencing growth and development.**
 - **The proposed residential development will achieve an efficient land use pattern by maximizing the Subject Site's existing land resources for residential development.**
 - **A future planned mixed use block in close proximity to the Subject Site may further contribute to a complete community for Cardinal Creek Village South and principles of a 15-minute neighbourhood where access to daily and weekly needs can be achieved within walking and cycling distance.**
 - **The Subject Site will be served by future municipal infrastructure including water, stormwater, and sanitary services.**

2.9 Energy Conservation, Air Quality and Climate Change

- 1) *Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:*
 - a) *support the achievement of compact, transit-supportive, and complete communities;*
 - b) *incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;*
 - c) *support energy conservation and efficiency;*

- d) *promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and*
- e) *take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.*
- **Community amenities such as schools, a neighbourhood park, and a mixed used block in close proximity to the Subject Site contribute to a complete community for Cardinal Creek Village South and principles of a 15-minute neighbourhood where access to daily and weekly needs can be achieved within walking and cycling distance.**
- **Existing public transit bus service is reflective of the build out of the developing community and is anticipated to increase as the ridership base increases in the area as noted in the Transportation Impact Assessment prepared by CGH Transportation dated October 2024.**

Chapter 3: Infrastructure and Facilities

3.1 General Policies for Infrastructure and Public Service Facilities

- 1) *Infrastructure and public service facilities shall be provided in an efficient manner 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:
a) are financially viable over their life cycle, which may be demonstrated through asset management planning;
b) leverage the capacity of development proponents, where appropriate; and
c) are available to meet current and projected needs.*
 - 2) *Before consideration is given to developing new infrastructure and public service facilities:
a) the use of existing infrastructure and public service facilities should be optimized; and
b) opportunities for adaptive re-use should be considered, wherever feasible.*
 - 3) *Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Chapter 5: Protecting Public Health and Safety.*
 - 4) *Public service facilities should be planned and co-located with one another, along with parks and open space where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation.*
 - 5) *Planning authorities, in collaboration with school boards, should consider and encourage innovative approaches in the design of schools and associated child care facilities, such as schools integrated in high-rise developments, in strategic growth areas, and other areas with a compact built form.*
- **A revised Functional Servicing Report was prepared by DSEL dated October 2024. The Subject Site will be served by future municipal infrastructure including water, stormwater, and sanitary services as noted in the report. Existing pressurized water supply and sanitary trunk sewer will offer connection points to the service the proposed development.**
 - **Detailed information and findings can be found in the report which will accompany this submission.**

3.2 Transportation Systems

- 1) *Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs, and support the use of zero- and low- emission vehicles.*
 - 2) *Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.*
 - 3) *As part of a multimodal transportation system, connectivity within and among transportation systems and modes should be planned for, maintained and, where possible, improved, including connections which cross jurisdictional boundaries.*
- **A revised Transportation Impact Assessment was prepared by CGH Transportation dated October 2024.**
 - **Pedestrian pathways, sidewalks, and cycle tracks will ensure that greenspace, schools, parks, and other community amenities are well connected and accessible by various modes of active transportation.**
 - **Collector roads have been designed with 26.0 metre right-of-ways whereas the majority of all local roads have been designed with 18.0 metre right-of-ways. All window streets have been designed with 14.8 metre right-of-ways. Traffic calming measures such as intersection narrowing, bulb-outs, and speed humps will be implemented as part of the proposed development as per the Transportation Impact Assessment prepared by CGH Transportation dated October 2024. The subdivision is considered to be designed for 30 km/h roadways.**
 - **Existing public transit bus service is reflective of the build out of the developing community and is anticipated to increase as the ridership base increases in the area as noted in the Transportation Impact Assessment prepared by CGH Transportation dated October 2024.**

3.6 Sewage, Water, and Stormwater

- 1) *Planning for sewage and water services shall:*
 - a) *accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and existing private communal sewage services and private communal water services;*
 - b) *ensure that these services are provided in a manner that:*
 1. *can be sustained by the water resources upon which such services rely;*
 2. *is feasible and financially viable over their life cycle;*
 3. *protects human health and safety, and the natural environment, including the quality and quantity of water; and*
 4. *aligns with comprehensive municipal planning for these services, where applicable.*
 - c) *promote water and energy conservation and efficiency;*
 - d) *integrate servicing and land use considerations at all stages of the planning process;*
 - e) *consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of municipal water services and municipal sewage services to support efficient use of these services to meet current and projected needs for increased housing supply; and*
 - f) *be in accordance with the servicing options outlined through policies 3.6.2, 3.6.3, 3.6.4 and 3.6.5.*

- 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. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.*
 - 8) *Planning for stormwater management shall:*
 - a) *be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;*
 - b) *minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;*
 - c) *minimize erosion and changes in water balance including through 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;*
 - f) *promote best practices, including stormwater attenuation and re-use, water, conservation and efficiency, and low impact development; and*
 - g) *align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.*
- **A revised Functional Servicing Report was prepared by DSEL dated October 2024. The Subject Site will be served by future municipal infrastructure including water, stormwater, and sanitary services as noted in the report.**
 - **As noted previously, municipal infrastructure service stubs will be provided to the future mixed use block through the construction of the proposed residential subdivision. A future *Site Plan Control* application will be filed for this property parcel when the details of the proposed development are known.**

3.9 Public Spaces, Recreation, Parks, Trails and Open Space

- 1) *Healthy, active, and inclusive communities should be promoted by:*
 - a) *planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity;*
 - b) *planning and providing for the needs of persons of all ages and abilities in the distribution of a full range 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;*
 - c) *providing opportunities for public access to shorelines; and*
 - d) *recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.*
- **The proposed development will feature a neighbourhood park that will be accessible to future residents within short walking and cycling distances. It is anticipated that a range of recreational activities and programming will be offered as part of the neighbourhood park once the residential subdivision is fully built out.**
 - **Two future elementary school blocks will be provided as per the *Cardinal Creek Village Concept Plan (2013)* at the request of the school boards.**

- **One stormwater management facility will provide for additional passive greenspace within the community.**
- **Pedestrian pathways, sidewalks, and cycle tracks will ensure that greenspace, schools, parks, future mixed use block, and other community amenities are well connected and accessible by various modes of active transportation.**

Chapter 4: Wise Use and Management of Resources

4.1 Natural Heritage

- 1) *Natural features and areas shall be protected for the long term.*
 - 2) *The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*
 - 3) *Natural heritage systems shall be identified in Ecoregions 6E & 7E 1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.*
 - 4) *Development and site alteration shall not be permitted in:*
 - a) *significant wetlands in Ecoregions 5E, 6E and 7E1; and*
 - b) *significant coastal wetlands*
 - 5) *Development and site alteration shall not be permitted in:*
 - a) *significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;*
 - b) *significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;*
 - c) *significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;*
 - d) *significant wildlife habitat;*
 - e) *significant areas of natural and scientific interest; and*
 - f) *coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 4.1.4.b), unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.*
 - 6) *Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*
 - 7) *Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*
 - 8) *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*
 - 9) *Nothing in policy 4.1 is intended to limit the ability of agricultural uses to continue.*
- **The proposed development has been designed to respect the Subject Site's surrounding natural and environmental features to ensure their long-term protection and prosperity.**
 - **A combined Environmental Impact Statement (EIS) and Tree Conservation Report (TCR) was prepared by Muncaster Environmental Planning Inc. dated December 22,**

2021 in support of the *Plan of Subdivision and Zoning By-law Amendment* applications. The report concludes that *“the construction and operation of the proposed residential development will not have a significant impact on the adjacent South Tributary corridor provided the proposed mitigation measures are properly implemented”*. The proposed development has been designed outside the limits of the South Tributary corridor and will implement the mitigation measures as outlined in the EIS and TCR.

- An updated Environmental Impact Statement (EIS) will be prepared by Kilgour & Associates Ltd. and submitted at a future date which will supersede the EIS and TCR prepared by Muncaster Environmental Planning Inc. dated December 22, 2021.
- An Existing Conditions Report was prepared by Kilgour & Associates Ltd. dated November 5, 2024. The report serves as a basis for a subsequent Environmental Impact Statement to be completed and identifies natural heritage conditions of the Subject Site based on field studies completed and review of publicly available records and data for the area. An updated Headwaters Drainage Feature Assessment was prepared by Kilgour & Associates Ltd. to the previously completed report. The results from the report include no Provincially Significant Wetlands (PSW) and/or Areas of Natural and Scientific Interest (ANSI) were located on or adjacent to the Subject Site. Significant valleylands and woodlands are associated with the south tributary along the southern edge of the Subject Site. The Cardinal Creek tributary (Reach 5) will be preserved and protected with a 30 m setback from the normal high water mark to protect the watercourse and significant valleylands. To protect the Significant Valley, the recommended setback to this feature (independent of watercourse setbacks otherwise provided within the *GCCSMP*) is the greater of either a 15 m setback from the existing top of slope of the valley and geotechnical setback to the valley as determined by a geotechnical study.
- Detailed information and findings can be found in the reports for Cardinal Creek Village South which will accompany this submission.

4.2 Water

- 1) *Planning authorities shall protect, improve or restore the quality and quantity of water by:*
 - a) *using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;*
 - b) *minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;*
 - c) *identifying water resource systems;*
 - d) *maintaining linkages and functions of water resource systems;*
 - e) *implementing necessary restrictions on development and site alteration to:*
 1. *protect all municipal drinking water supplies and designated vulnerable areas; and*
 2. *protect, improve or restore vulnerable surface and ground water, and their hydrologic functions;*
 - f) *planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality; and*
 - g) *ensuring consideration of environmental lake capacity, where applicable.*
- 2) *Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.*

- 3) *Municipalities are encouraged to undertake, and large and fast-growing municipalities shall undertake watershed planning to inform planning for sewage and water services and stormwater management, including low impact development, and the protection, improvement or restoration of the quality and quantity of water.*
 - 4) *Despite policy 4.2.3, where planning is conducted by an upper-tier municipality that includes one or more lower-tier large and fast-growing municipalities, the upper-tier municipality shall undertake watershed planning in partnership with lower-tier municipalities, including lower-tier large and fast-growing municipalities.*
 - 5) *All municipalities undertaking watershed planning are encouraged to collaborate with applicable conservation authorities.*
- **An Existing Conditions Report was prepared by Kilgour & Associates Ltd. dated November 5, 2024. The Cardinal Creek tributary (Reach 5) will be preserved and protected with a 30 m setback from the normal high water mark to protect the watercourse and significant valleylands. To protect the Significant Valley, the recommended setback to this feature (independent of watercourse setbacks otherwise provided within the *GCCSMP*) is the greater of either a 15 m setback from the existing top of slope of the valley and geotechnical setback to the valley as determined by a geotechnical study.**
 - **The Headwaters Drainage Feature Assessment (HDFa) component of the Existing Conditions Report states that eight (8) HDF's were located on the Subject Site with the majority characterized as farm drains. The headwaters drainage features on the Subject Site are located within the open areas and are hydrologically limited and have insufficient water level throughout most of the year to support fish or other aquatic wildlife. Reach 5 constitutes the upper reach of the tributary to Cardinal Creek and was determined to be a natural channel with substantial baseflow observed. The report states that as per the *Greater Cardinal Creek Subwatershed Management Plan (2014)*, no sensitive groundwater recharge areas extend onto the Subject Site.**

4.4 Minerals and Petroleum

4.4.1 General Policies for Minerals and Petroleum

- 1) *Minerals and petroleum resources shall be protected for long-term use.*
- **The Subject Site does not include areas that are current mineral mining operations or petroleum resource operations and known to contain mineral deposits, petroleum resources and significant areas of mineral potential.**

4.5 Mineral Aggregate Resources

4.5.1 General Policies for Mineral Aggregate Resources

- 1) *Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified.*

- **The Subject Site is not designated as *Bedrock Resource Area Overlay* or *Sand and Gravel Resource Area Overlay* as per the *City of Ottawa's Official Plan Schedule B9 – Rural Transect*.**

4.6 Cultural Heritage and Archaeology

- 1) *Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*
 - 2) *Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.*
 - 3) *Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.*
 - 4) *Planning authorities are encouraged to develop and implement:*
 - a) *archaeological management plans for conserving archaeological resources; and*
 - b) *proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.*
 - 5) *Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.*
- **A Stage 1 Archaeological Assessment was prepared by Paterson Group dated November 2012.**
 - **A Stage 2 Archaeological Assessment was prepared by Paterson Group dated November 2013.**
 - **The Stage 1 and 2 Archaeological Assessments were reviewed and entered into the Ontario Public Register of Archaeological Reports per the Ministry of Tourism, Culture, and Sport letters dated April 11, 2013 and December 31, 2013.**

Chapter 5: Protecting Public Health and Safety

5.1 General Policies for Natural and Human-Made Hazards

- 1) *Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.*
- **A Phase I Environmental Site Assessment (ESA) was prepared by Paterson Group dated August 16, 2021. The report concludes that based on the results of the assessment, a Phase II Environmental Site Assessment was not required for the Subject Site.**
 - **A revised Geotechnical Investigation was prepared by Paterson Group dated October 17, 2024. The report notes that the Subject Site from a geotechnical perspective is adequate for the proposed development. The limits of the proposed development have been designed to be outside of the constraints of the South Tributary corridor identified on Drawing No.: PG5201-2 – Test Hole Location Plan of the report.**

- A Landslide Risk Assessment was prepared by Paterson Group dated March 2, 2022. Based on the findings from the report, the Subject Site is considered safe and suitable for the proposed development.
- Detailed information and findings can be found in the reports which will accompany this submission.

3.2 City of Ottawa Official Plan

The City of Ottawa’s new *Official Plan* was approved by Planning Committee and the Agricultural and Rural Affairs Committee on October 14, 2021, and subsequently adopted by Ottawa City Council on November 24, 2021. The Province of Ontario’s Ministry of Municipal Affairs and Housing modified and approved the new *Official Plan* on November 4, 2022.

Under the new *Official Plan*, the Subject Site is designated as *Neighbourhood*. The Subject Site is located within the *Suburban (East) Transect* of *Schedule B8* as shown on **Figure 5**. The applicable policies under the relevant sections of the new *Official Plan* are listed below. A description of how the proposal responds to the policies then follows.

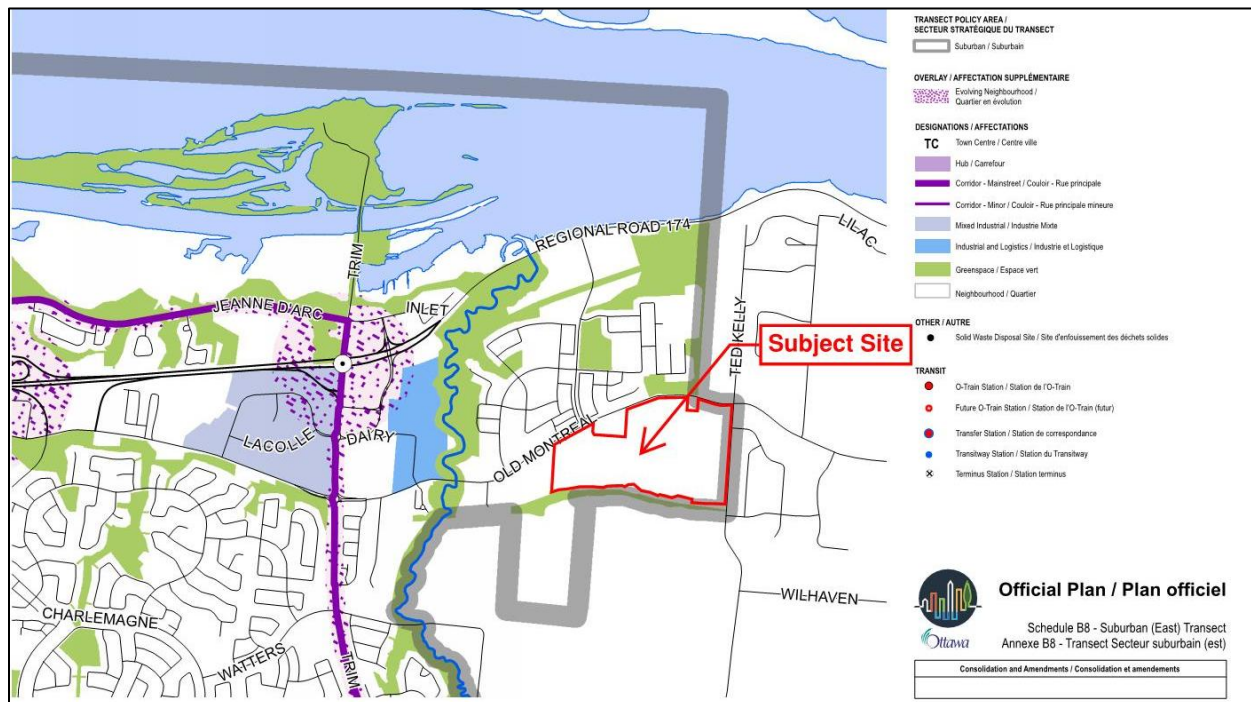


Figure 5: Excerpt from City of Ottawa Official Plan Schedule B8 – Suburban (East) Transect with Subject Site added by Novatech.

The *Suburban Transect* comprises neighbourhoods within the urban boundary located outside the *Greenbelt*. The objectives of the *Suburban Transect* as per *Section 5.4* of the *Official Plan* include an evolution towards 15-minute neighbourhoods, enhancing mobility options and street connectivity, and provide direction for new development.

Policy 5.4.1 – Recognize a suburban pattern of built form and site design while supporting an evolution towards 15-minute neighbourhoods:

- 1) *The Suburban Transect's established pattern of built form and site design, in the existing built-up areas, is suburban, as described in Table 6, reflective of the conventional model described in Table 8;*
 - 2) *The Suburban Transect is generally characterized by Low- to Mid-density development. Development shall be:*
 - a) *Low-rise within Neighbourhoods;*
 - 3) *In the Suburban Transect, this Plan shall support:*
 - a) *A range of dwelling unit sizes in:*
 - ii. *Predominantly ground-oriented housing forms in Neighbourhoods located away from rapid transit stations and Corridors, with Low-rise multi-unit dwellings permitted near street transit routes;*
- **The proposed development will feature residential buildings that are considered low-rise and not greater than 4-storeys in height which is consistent with the existing and planned residential for the Cardinal Creek Village Community to the north of Old Montreal Road.**
 - **Given the Subject Site's location on the edge of the urban settlement area, the low-rise building height will ensure compatibility with the existing rural residential area located to the east.**
 - **The future residential development will contribute to a greater range of housing typologies in the Cardinal Creek Village Community to meet the needs of future residents.**

Policy 5.4.4 – Provide direction for new development in the Suburban Transect.

- 1) *Greenfield development in the Suburban Transect will contribute to the evolution towards 15-minute neighbourhoods to the extent possible by incorporating:*
 - a) *A planned arrangement of streets, blocks, buildings, parks, public art, greenspaces, active transportation corridors and linear parks that create a sense of place and orientation, by creating view corridors, focal points and generally framing a high-quality public realm;*
 - b) *A fine-grained, fully-connected grid street network with short blocks that encourage connectivity and walkability and define greenspaces. All streets shall be access streets. Rear lanes shall be encouraged where appropriate to improve urban design and minimize curb cuts across sidewalks in order to support safer and more comfortable pedestrian environments...;*
 - c) *Traffic flow and capacity may be permitted provided it minimizes negative impacts on the public realm, and maintains the priority of sustainable modes of transportation, and the safety of vulnerable road users;*
 - d) *Active transportation linkages that safely and efficiently connect residential areas to schools, places of employment, retail and entertainment, parks, recreational facilities, cultural assets and transit, natural amenities and connections to the existing or planned surrounding urban fabric, including to existing pedestrian and cycling routes;*
 - g) *Avoiding rear lotting on higher traffic streets by providing rear lane access for properties along arterials and major collector roads, or parallel local streets (window streets) and rear lanes for properties along arterials;*

- **Pedestrian pathways, sidewalks, and cycle tracks will ensure that greenspace, schools, parks, and other community amenities are well connected and accessible by various modes of active transportation.**
- **A network of newly created local and collector roads organized in a modified grid format provide for an efficient layout throughout the community.**
- **Window streets located along Old Montreal Road and Cox County Road provide an enhanced streetscape design when compared to rear yard privacy fences and minimize the use of noise barriers while also enabling passive surveillance onto these road corridors.**

Policy 5.4.5 – Provide direction to Neighbourhoods located within the Suburban Transect.

- 1) *Neighbourhoods located in the Suburban Transect and within a 15-minute neighbourhood shall accommodate residential growth to meet the Growth Management Strategy as outlined in Subsection 3.2, Table 3. The Zoning By-law shall implement the density thresholds in a manner which adheres to the built form requirements as described in Subsection 5.6.1 – Built Form Overlays, as applicable and that:*
 - a) *Allows and supports a wide variety of housing types with a focus on missing-middle housing, which may include new housing types that are currently not contemplated in this Plan;*
 - b) *Generally provides for up to 3 storey height permission, and where appropriate 4 storey height permissions to allow for higher-density Low-rise residential development;*
- **The future residential development will contribute to a greater range of housing typologies in the Cardinal Creek Village Community to meet the needs of future residents.**
 - **The proposed development will feature a mixture of low and medium residential densities.**

The *Neighbourhood* designation applies to “contiguous urban areas that constitute the heart of communities. It is the intent of this Plan that they, along with hubs and corridors, permit a mix of building forms and densities”. The objectives of the *Neighbourhood* designation as per Section 6.3 of the *Official Plan* include defining neighbourhoods and setting the stage for their function and change, guiding neighbourhoods towards 15-minute neighbourhoods, and ensuring neighbourhoods form the cornerstone of liveability.

Policy 6.3.1 – Define neighbourhoods and set the stage for their function and change over the life of this Plan.

- 1) *Neighbourhoods are designated on the B-series of schedules.*
- 2) *Permitted building heights in Neighbourhoods shall be Low-rise, except:*
 - a) *Where existing zoning or secondary plans allow for greater building heights; or*
 - b) *In areas already characterized by taller buildings.*
- 4) *The Zoning By-law and approvals under the Planning Act shall allow a range of residential and non-residential built forms within the Neighbourhood designation, including:*
 - a) *Generally, a full range of Low-rise housing options sufficient to meet or exceed the goals of Table 2 and Table 3b;*

- d) *To provide for a range of local services and promote the emergence or strengthening of 15-minute neighbourhoods, the Zoning By-law may permit compatible and complementary small-scale non-residential uses and services (including retail, service, cultural, leisure and entertainment uses) that primarily serve residents within walking distance and that:*
- i. *Are compatible with, and do not reasonably pose a risk of nuisance to, nearby residential uses;*
 - ii. *Are contained within building forms and site design compatible with low-rise, predominantly residential neighbours;*
 - iii. *Are appropriately integrated with the neighbourhood street network, pedestrian network and public realm;*
 - iv. *May establish building and site design standards specific to such uses, in order to ensure functional requirements and context sensitive building form are met;*
 - v. *May restrict or prohibit motor vehicle parking in association with such uses; and*
 - vi. *Limits such uses to prevent undue diversion of housing stock to non-residential use.*
- **The proposed development will feature residential buildings that are considered low-rise and not greater than 4-storeys in height which is consistent with the existing and planned residential for the Cardinal Creek Village Community to the north of Old Montreal Road.**
 - **Given the Subject Site's location on the edge of the urban settlement area, the low-rise building height will ensure compatibility with the existing rural residential area located to the east.**
 - **The future residential development will contribute to a greater range of housing typologies in the Cardinal Creek Village Community to meet the needs of future residents.**
 - **A future planned mixed use block in close proximity to the Subject Site may further contribute to a complete community for Cardinal Creek Village South and principles of a 15-minute neighbourhood where access to daily and weekly needs can be achieved within walking and cycling distance. A future *Site Plan Control* application will be filed for this property parcel when the details of the proposed development are known.**

Policy 6.3.2 – Guide the evolution of neighbourhoods based on their context, location, age, maturity and needs, generally towards the model of 15-minute neighbourhoods.

- 2) *The City will establish form-based regulation through the Zoning By-law, Site Plan Control and other regulatory tools as appropriate, consistent with Transect direction. Such form-based regulation may include requirements for articulation, height, setbacks, massing, floor area, roofline, materiality and landscaped areas having regard for:*
- a) *Local context and character of existing development;*
- **To facilitate the future proposed development, a *Zoning By-law Amendment* application will be required to change the existing zoning to permit residential, institutional, parks/open space, and mixed use land uses.**
 - **The suggested zones are consistent with the approved zoning provisions in force and effect for the overall Cardinal Creek Village Community north of Old Montreal Road.**
 - **Further discussion on the suggested zones is provided further below.**

Section 5.6.4 addresses the *Natural Heritage Overlays* with the objective of protecting the *Natural Heritage System* and *Natural Heritage Features*. As per *Policy 4.8.1(3)*, natural heritage features are defined by the City's Environmental Impact Study Guidelines include significant wetlands, habitat for endangered and threatened species, significant woodlands, significant valleylands, significant wildlife habitat, *Areas of Natural and Scientific Interest*, *Urban Natural Features*, *Natural Environment Areas*, natural linkage features and corridors, groundwater features, surface water features, including fish habitat, and landform features.

- **An *Urban Natural Feature* is identified south of the Subject Site as per *Schedule C11-C – Natural Heritage System (East)* of the *Official Plan* as shown on Figure 6.**
- **A combined Environmental Impact Statement (EIS) and Tree Conservation Report (TCR) was prepared by Muncaster Environmental Planning Inc. dated December 22, 2021 in support of the *Plan of Subdivision* and *Zoning By-law Amendment* applications.**
- **The findings from the EIS and TCR include:**
 - **The cultural woodlands in the north portion of the site are too small to represent significant woodlands although the trees and other components provide ecological functions.**
 - **The South Tributary corridor is considered significant woodlands given much of this corridor is forested and meets the City of Ottawa's criteria based on size or age at the time of evaluation.**
 - **The South Tributary corridor is considered significant valleylands given the well-defined South Tributary channel at the based of the ravine, forested ravine slopes, and steep slopes associated with much of ravine.**
- **The report concludes that “*the construction and operation of the proposed residential development will not have a significant impact on the adjacent South Tributary corridor provided the proposed mitigation measures are properly implemented*”.**
- **The cultural woodlands in the north portion of the Subject Site will be removed and developed as future residential as shown on the Draft Plan of Subdivision. The South Tributary will be preserved as a greenspace corridor given its classification as significant woodlands and valleylands to ensure no negative impacts for the environmental features and natural habitats. This greenspace corridor does not form part of the *Plan of Subdivision* or *Zoning By-law Amendment* applications but will be retained and protected.**
- **An updated Environmental Impact Statement (EIS) will be prepared by Kilgour & Associates Ltd. and submitted at a future date which will supersede the EIS and TCR prepared by Muncaster Environmental Planning Inc. dated December 22, 2021.**
- **An Existing Conditions Report was prepared by Kilgour & Associates Ltd. dated November 5, 2024. The Cardinal Creek tributary (Reach 5) will be preserved and protected with a 30 m setback from the normal high water mark to protect the watercourse and significant valleylands. To protect the Significant Valley, the recommended setback to this feature (independent of watercourse setbacks otherwise provided within the *GCCSMP*) is the greater of either a 15 m setback from the existing top of slope of the valley and geotechnical setback to the valley as determined by a geotechnical study.**

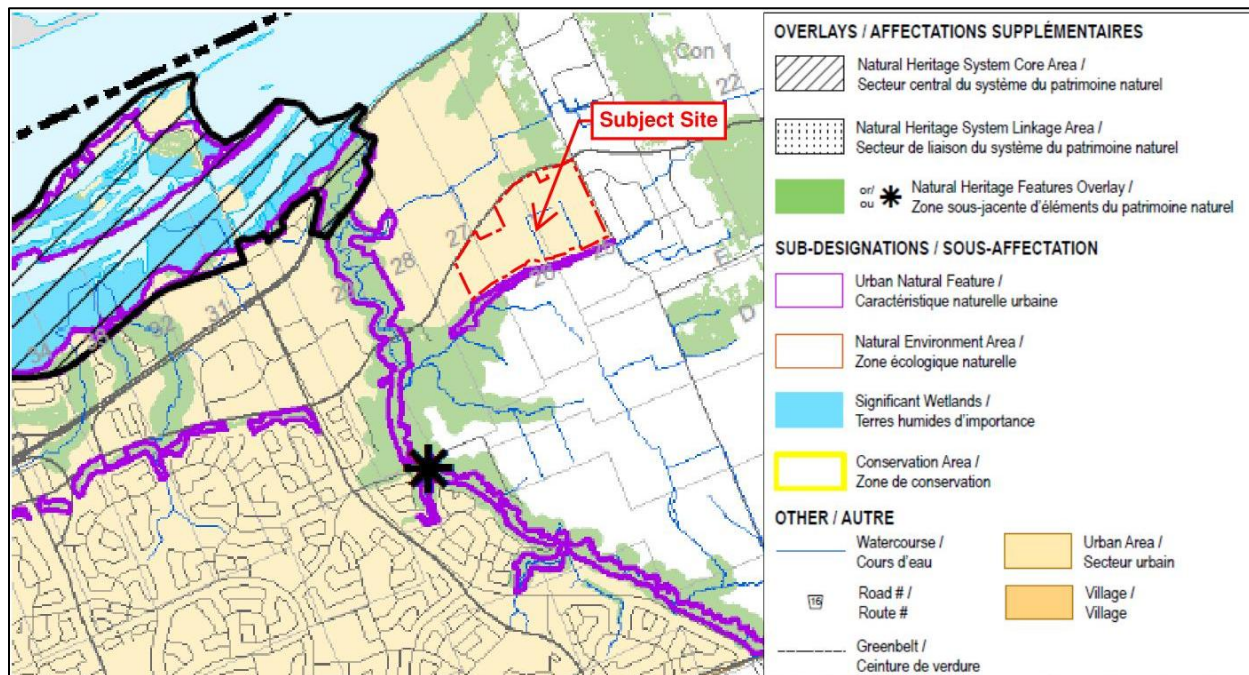


Figure 6: Excerpt from City of Ottawa Official Plan Schedule C11-C – Natural Heritage System (East) with Subject Site added by Novatech.

Section 4.1 speaks to mobility with some objectives including providing mobility options that enable safe and equitable navigation, promoting healthy 15-minute neighbourhoods, supporting growth management and greener and more resilient city, supporting shifts towards sustainable modes of transportation, and protecting and investing in rights-of-ways.

- The City of Ottawa’s Conceptual Future Transit Corridor is shown bisecting the Subject Site as per the *Official Plan Schedule C2 – Transit Network Ultimate* as shown on Figure 7.
- It is understood that discussions were held with senior City transportation staff on alternative alignments, one of which would run in a separate transit facility in the middle of a reconstructed Old Montreal Road. It is anticipated that this will be addressed through the City’s new *Transportation Master Plan*. Accordingly, the future transit corridor does not bisect the Subject Site as shown on the Draft Plan of Subdivision.
- Pedestrian pathways, sidewalks, and cycle tracks will ensure that greenspace, schools, parks, and other community amenities are well connected and accessible by various modes of active transportation.
- A network of newly created local and collector roads organized in a modified grid format provides for an efficient use of land resources and layout throughout the community. The future collector roads will connect to existing roadways such as Old Montreal Road and Cox Country Road which are existing Arterial and Collector roads as per *Schedule C4 – Urban Road Network* of the *Official Plan* as shown on Figure 8.
- Traffic calming measures such as intersection narrowing, bulb-out, and speed humps will be implemented as part of the proposed development with the subdivision designed for 30 km/h roadways.
- Old Montreal Road is planned to be widened between Trim Road and Cox Country Road but is not included in the Affordable Network per the *Transportation Master Plan (2013)*.

The future widening will include bi-directional bus lanes, sidewalks, and cycle tracks within a 37.5 metre right-of-way.

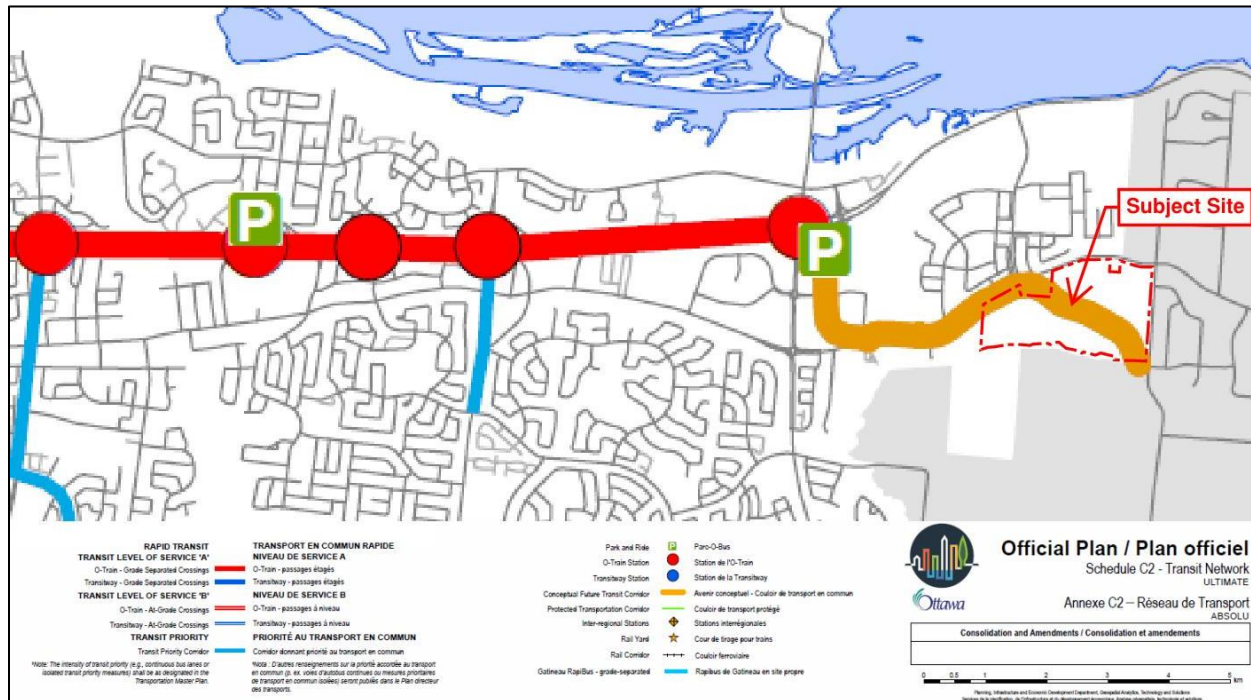


Figure 7: Excerpt from City of Ottawa Official Plan Schedule C2 – Transit Network Ultimate with Subject Site added by Novatech.

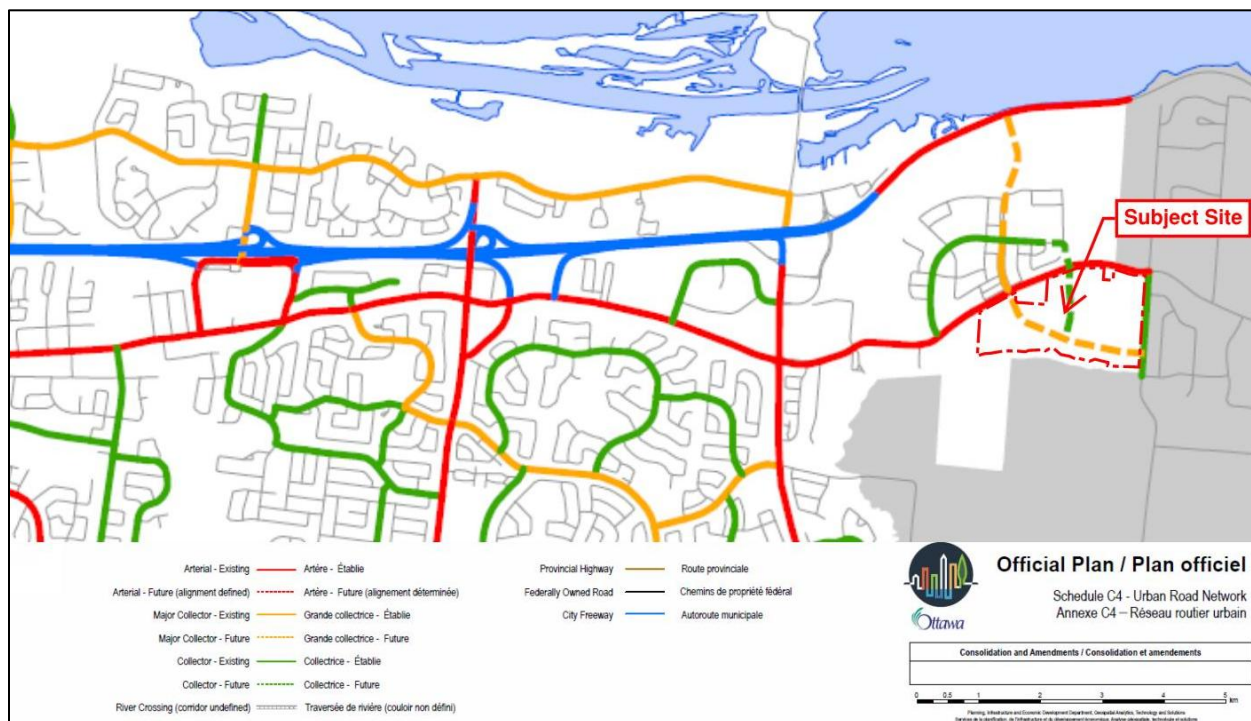


Figure 8: Excerpt from City of Ottawa Official Plan Schedule C4 – Urban Road Network with Subject Site added by Novatech.

Section 4.9.3 addresses restrictions or limiting development and site alteration near surface water features.

- 1) *The minimum setback from surface water features shall be the development limits as established by a Council-approved watershed, subwatershed or environmental management plan.*
- 2) *Where a Council-approved watershed, subwatershed or environmental management plan does not exist, or provides incomplete recommendations, the minimum setback from surface water features shall be the greater of the following:*
 - a) *Development limits as established by the conservation authority's hazard limit, which includes the regulatory flood line, geotechnical hazard limit and meander belt;*
 - b) *Development limits as established by the geotechnical hazard limit in keeping with Council approved Slope Stability Guidelines for Development Applications;*
 - c) *30 metres from the top of bank, or the maximum point to which water can rise within the channel before spilling across the adjacent land; and*
 - d) *15 metres from the existing stable top of slope, where there is a defined valley slope or ravine.*
- 3) *Lands within the minimum setback shall remain in a naturally vegetated condition to protect the ecological function of surface water features from adjacent land-use impacts, subject to the exceptions in Policies 6) and 7). Any natural vegetation that is disturbed due to development or site alteration activities shall be restored and enhanced, to the greatest extent possible, with native species and shall avoid non-native invasive species. Burial or complete encasement of a permanent surface water feature shall not be allowed.*
- 4) *The setback provided for in Policies 1) and 2) shall be implemented through the Zoning By-law, and any change in the setback shall require a Zoning By-law amendment or variance that conforms with the policies in this section of this Plan.*
- 5) *Where development or site alteration is proposed within or adjacent to headwater drainage features, and the proponent is requesting an exception to the minimum setback identified in Policy 2), the proposal and supporting studies must address the following to the satisfaction of the City:*
 - a) *Evaluation and description of the project site, sensitivity of the headwater drainage features and sampling methods;*
 - b) *Assessment and classification of hydrological function, riparian conditions, fish and fish habitat and terrestrial habitat; and*
 - c) *Management recommendations regarding the need to protect, conserve, mitigate, maintain recharge or maintain/replicate terrestrial linkages of the headwater drainage features and a corresponding recommendation for an appropriate minimum setback.*
- 6) *No site alteration or development is permitted within the minimum setback, except as otherwise provided for in this section. Exceptions to this policy are:*
 - a) *Development or site alteration approved through a secondary plan in the Downtown Core or Inner Urban Transects;*
 - b) *Activities that create or maintain infrastructure within the requirements of the environmental assessment process, a master servicing study or works subject to the Drainage Act;*
 - c) *Alterations necessary for passive open spaces (including pathways and river access points), environmental restoration or slope stability works that are approved by the City and the conservation authority in accordance with an assessment of site-specific conditions;*

- d) *Activities and uses along permanent waterbodies (rivers and lakes) that support active transportation (including canoe/kayak rental facilities, docks for non-motorized watercraft, pathways) and are approved by the City and the conservation authority;*
 - e) *Water-oriented facilities along the Ottawa and Rideau Rivers and the Rideau Canal that are compatible with the designations shown in B-series of schedules, are developed in an environmentally sensitive manner, preserve a waterfront shoreline aesthetic and are approved by the City, the conservation authority and Parks Canada, as applicable, to support the following:*
 - i. *Water-based recreation (including yacht clubs, marinas and beaches);*
 - ii. *Active transportation (including canoe/kayak rental facilities and pathways);*
 - iii. *Water-based transportation services (including ferry and water taxi services, boat launch facilities or tourist-related activities such as scenic cruises); and*
 - iv. *Small-scale commercial services that contribute to or are ancillary to a use permitted in i), ii) or iii) above (including concession stands and restaurants); and*
 - f) *Non-significant wetlands, where:*
 - i. *Management and minimum setback recommendations for hydrologically connected wetlands less than 0.5 hectares in size shall be established through Policy 5) for headwater drainage features, in consultation with the conservation authority; and*
 - ii. *Management and minimum setback recommendations for other non-significant wetlands shall be determined through an approved Environmental Impact Study, in consultation with the conservation authority and consistent with Policy 5) in Subsection 4.8.1.*
- 7) *Exceptions to the setbacks in Policy 2) shall be considered by the City in consultation with the conservation authority in situations where development is proposed on existing lots where, due to the historical development in the area, it is impossible to achieve the minimum setback because of the size or location of the lot, approved or existing use on the lot or other physical constraint, providing the following conditions are met to the City's satisfaction:*
- a) *The ecological function of the site is restored and enhanced, to the greatest extent possible, through naturalization with native, non-invasive vegetation and bioengineering techniques to mitigate erosion and stabilize soils; and*
 - b) *Buildings and structures are located, or relocated, to an area within the existing lot that improves the existing setback, to the greatest extent possible, and does not encroach closer to the surface water feature.*
- **An Existing Conditions Report was prepared by Kilgour & Associates Ltd. dated November 5, 2024. The Cardinal Creek tributary (Reach 5) will be preserved and protected with a 30 m setback from the normal high water mark to protect the watercourse and significant valleylands. To protect the Significant Valley, the recommended setback to this feature (independent of watercourse setbacks otherwise provided within the *GCCSMP*) is the greater of either a 15 m setback from the existing top of slope of the valley and geotechnical setback to the valley as determined by a geotechnical study.**
 - **Further detailed discussion on the setbacks in accordance with the *Greater Cardinal Creek Subwatershed Management Plan [GCCSMP] (2014)* is included in the Existing Conditions Report which will accompany this submission.**

Section 10 speaks to the protection of health and safety. The objectives include preventing injury, loss of life, and property, minimizing incompatible land uses, building resiliency to the impacts of extreme heat, and enhancing personal security through design.

- **A Geotechnical Investigation was prepared by Paterson Group dated October 17, 2024. The report notes that the Subject Site from a geotechnical perspective is adequate for the proposed development. The limits of the proposed development have been designed to be outside of the constraints of the South Tributary corridor identified on Drawing No.: PG5201-2 – Test Hole Location Plan of the report.**
- **A Landslide Risk Assessment was prepared by Paterson Group dated March 2, 2022. Based on the findings from the report, the Subject Site is considered safe and suitable for the proposed development.**
- **A Phase I Environmental Site Assessment (ESA) was prepared by Paterson Group dated August 16, 2021. The report concludes that based on the results of the assessment, a Phase II Environmental Site Assessment was not required for the Subject Site.**
- **A Roadway Traffic Noise Feasibility Assessment was prepared by Gradient Wind dated January 4, 2022. The report concludes that some dwellings will require forced air heating with provisions for air conditioning, noise control measures, and warning clauses on the purchase, sale, and lease agreements. An updated report will be prepared by Gradient Wind and submitted at a future date which will supersede the Roadway Traffic Noise Feasibility previously completed.**
- **Detailed information and findings can be found in the reports which will accompany this submission.**

3.2.1 Official Plan Volume 2C: Area-Specific Policies

The Subject Site is situated within the *Cardinal Creek Village Boundary* as per the *City of Ottawa's Official Plan Volume 2C: Area-Specific Policies Schedule 42.A – Designation Plan* as shown on **Figure 9**.

As per *Policy 42.1*, it is noted that “*the policy area shall be developed to be generally consistent with the Cardinal Creek Village Concept Plan as approved by City Council in 2013...In cases where more land-efficient development, infrastructure or stormwater management facilities are proposed, an Official Plan Amendment will not be required*”.

- **Further discussion on how the proposed development is generally consistent with the *Cardinal Creek Village Concept Plan (2013)* is provided below in the next section.**

Policy 42.2 states, “*Higher-density residential uses and commercial uses shall be encouraged in the policy area. Building heights up to nine storeys may be permitted. The Zoning By-law may establish maximum building heights lower than nine storeys where site conditions and the existing context dictate that a lower building form is appropriate. Development proposals including mid-rise buildings will be subject to the review of the City of Ottawa Urban Design Review Panel*”.

Policy 42.4 notes, “*A broad range of uses are permitted in Areas A and B, as shown on Schedule 42.A - Designation Plan, Volume 2C - Official Plan, including retail and service commercial uses, offices, residential and institutional uses. Uses may be mixed in individual buildings or occur side by side in separate buildings*”.

- The proposed development has been revised which includes a future mixed use block to be developed by others as well as residential uses consisting of a low to medium density for this area. This is partially in recognition that the new *Official Plan* no longer envisions portions of the Subject Site along Old Montreal Road as an “Arterial Mainstreet” with the entire Subject Site now designated as *Neighbourhood*.
- As noted previously, a *Consent (Severance)* application has been filed with the City of Ottawa’s Committee of Adjustment to sever 2.4 hectares of land from the Subject Site for a future mixed use block along Old Montreal Road. The suggested zoning for the mixed use block including the various permitted land uses will be subject to further discussions with City staff as per the *City of Ottawa’s Zoning By-law 2008-250*.

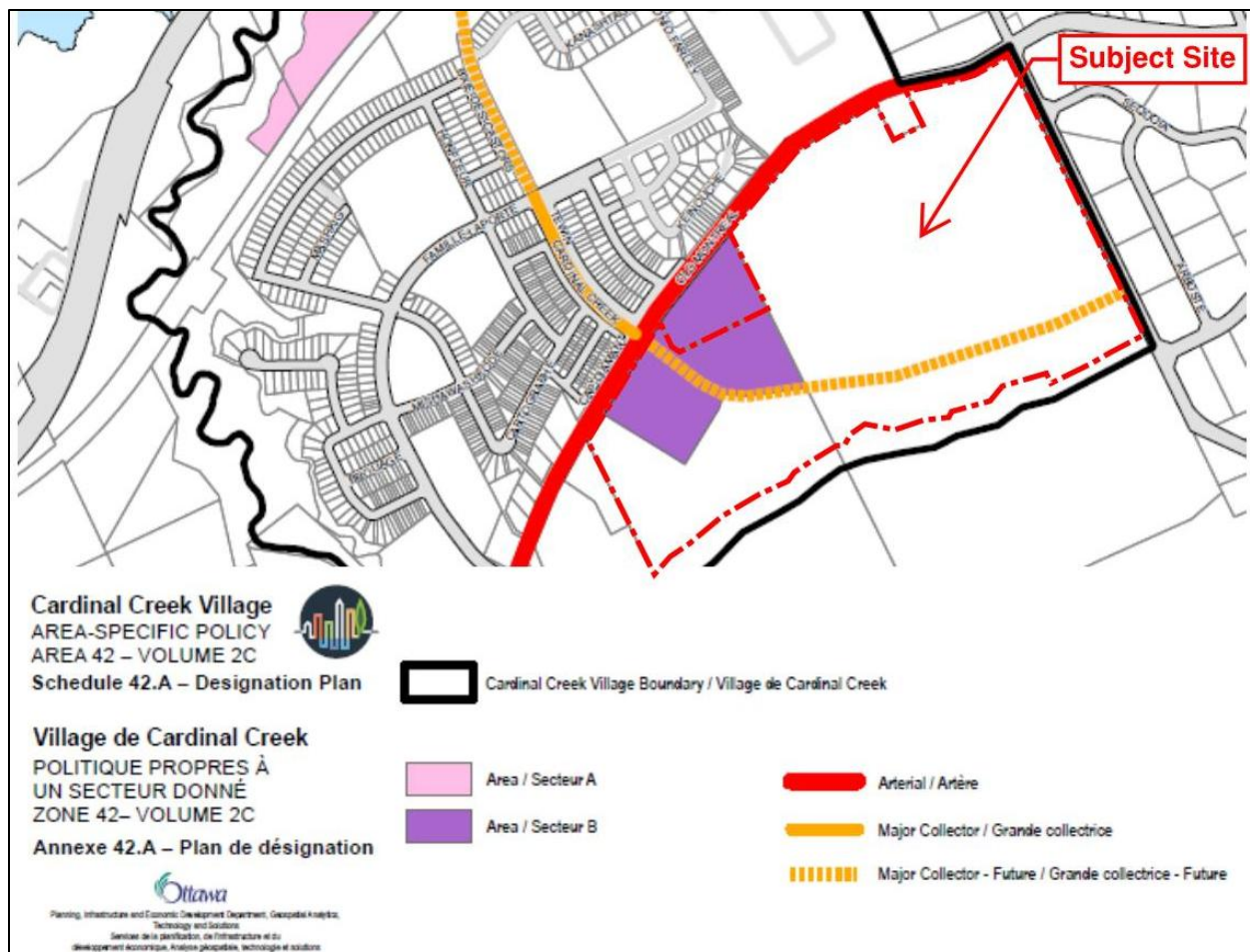


Figure 9: Excerpt from new City of Ottawa Official Plan Volume 2C: Area Specific Policies Schedule 42.A – Designation Plan with Subject Site added by Novatech.

3.2.2 Cardinal Creek Village Concept Plan

The Subject Site is situated within the area of the *Cardinal Creek Village Concept Plan (2013)*. The objective of the *Cardinal Creek Village Concept Plan* is to “provide a detailed land use plan to guide future development in the Concept Plan Area”. The Subject Site is designated by various land uses including *Residential, Arterial Mainstreet ‘B’ – ‘Village Core’, Neighbourhood Park,*

Elementary School, Stormwater Management Pond, and Urban Natural Features for some small southern portions per the Cardinal Creek Village Concept Plan – Land Use Plan as shown in Figure 10.

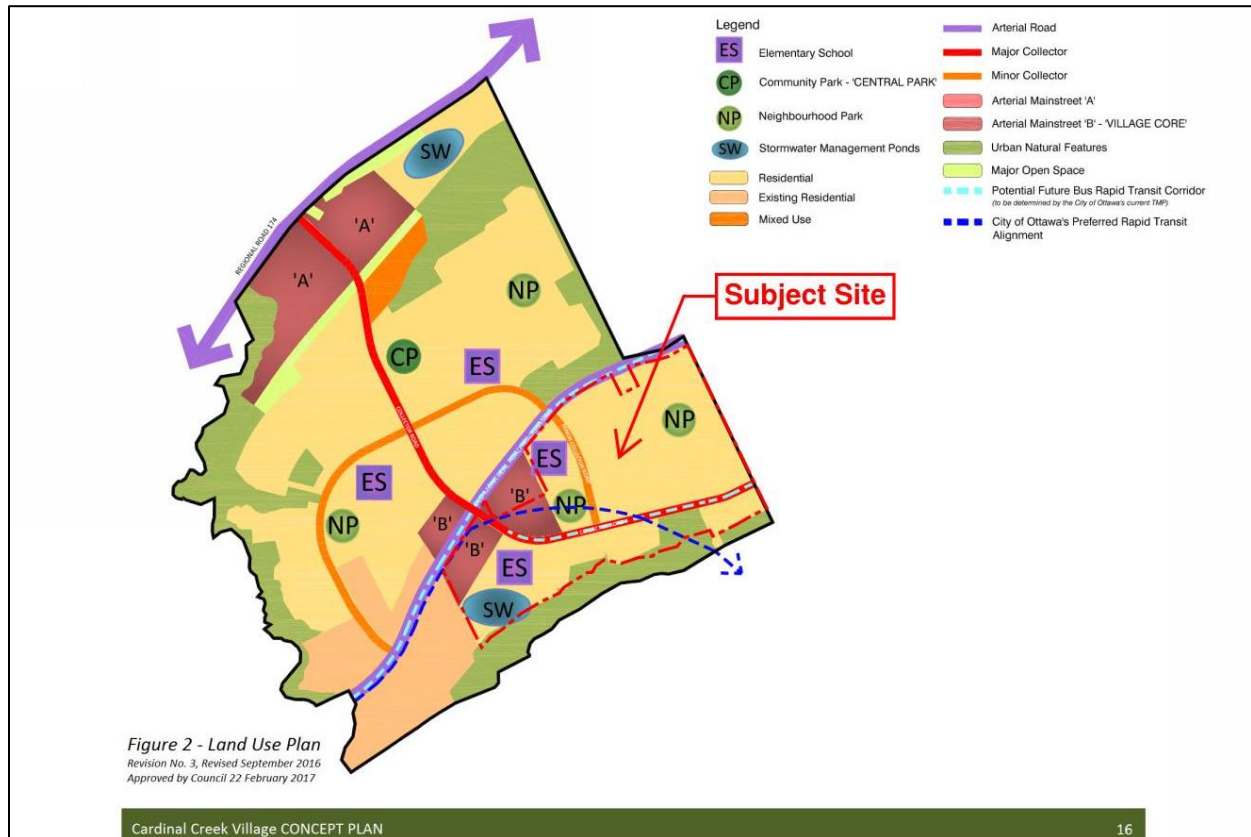


Figure 10: Cardinal Creek Village Concept Plan (2013) – Land Use Plan with Subject Site added by Novatech.

As per Section 3.5 – Residential Areas of the Cardinal Creek Village Concept Plan (2013), this designation permits various housing typologies such as detached dwellings, semi-detached dwellings, link detached dwellings, and grade-related multiple-attached dwellings (such as townhouses). Multiple-attached dwellings are to be situated throughout the Residential Areas to provide for a complete range of grade-related housing opportunities and create diverse neighbourhoods.

- The proposed development will feature a mixture of various housing typologies that provide additional housing choices within the Cardinal Creek Village Community to meet the needs of individuals and families.
- Residential housing typologies will include single detached dwelling units, semi-detached dwellings, and townhouse dwelling units.

Section 3.6 – Arterial Mainstreet notes that these areas are “intended to accommodate a mix of residential and non-residential land uses to serve the personal and commercial needs of both the Cardinal Creek Village Community and adjoining communities”. The areas designated as Arterial Mainstreet ‘B’ along Old Montreal Road may be oriented to local servicing commercial and residential uses. This corridor is intended to advance a human-scale pedestrian friendly environment through the design, built-form, and streetscape. The uses permitted within this

designation may focus primarily on residential uses either in freestanding buildings or in mixed-use buildings that contain commercial uses.

- The proposed development has been revised which includes a future mixed use block to be developed by others as well as residential uses consisting of a low to medium density for this area. This is partially in recognition that the new *Official Plan* no longer envisions portions of the Subject Site along Old Montreal Road as an “*Arterial Mainstreet*” with the entire Subject Site now designated as *Neighbourhood*.
- As noted previously, a *Consent (Severance)* application has been filed with the City of Ottawa’s Committee of Adjustment to sever 2.4 hectares of land from the Subject Site for a future mixed use block along Old Montreal Road. The suggested zoning for the mixed use block including the various permitted land uses will be subject to further discussions with City staff as per the *City of Ottawa’s Zoning By-law 2008-250*.
- The *Arterial Mainstreet ‘B’ – Village Core* permits a variety of land uses including higher density residential and neighbourhood park which are being provided as part of the proposed development and consistent with the *Cardinal Creek Village Concept Plan*.
- As per *Section 6 – Implementation and Interpretation*, this would constitute a minor change and may be made at the discretion of the General Manager, Planning, and Growth Management and incorporated into subdivision approvals.

Section 3.8 – Greenspace Network is comprised of lands designated as *Urban Natural Features* and *Major Open Space*, parks, stormwater management facilities, and pathways/active transportation linkages as shown on **Figure 8**. *Subsections 3.8.1 – 3.8.6* provide further policies on those lands designated as *Urban Natural Feature, Parks, Schools, Stormwater Management Facilities, and Pathway System*.

- The South Tributary of Cardinal Creek is identified as an *Urban Natural Feature* that abuts the Subject Site to the south. This will be preserved as a greenspace corridor to ensure no negative impacts for the environmental features and natural habitats. This greenspace corridor does not form part of the *Plan of Subdivision* or *Zoning By-law Amendment* applications but will be retained and protected.
- One centralized neighbourhood park shown as Block 348 on the revised Draft Plan of Subdivision will function similar to the community park north of Old Montreal Road. The consolidation of the two smaller neighbourhood parks will ensure that residents south of Old Montreal Road are provided with equitable access to a range of recreational activities within short walking and cycling distances. Recreational activities and programming will be determined as part of the Facility Fit Plan following Draft Plan Approval.
- The two areas shown as Blocks 349 and 409 on the revised Draft Plan of Subdivision are proposed and sized to accommodate future elementary schools. The locations of both elementary schools have been adjusted to better fit into the overall development scheme but constitute a minor change as previously discussed.
- Block 349 has been reserved for the Conseil des écoles catholiques du Centre-Est whereas Block 409 has been reserved for the Ottawa Catholic School Board.
- One stormwater management facility shown as Block 350 on the revised Draft Plan of Subdivision will provide for additional passive greenspace within the community.
- Four pedestrian pathways shown as Blocks 358, 410 and 411 as well as a series of sidewalks and cycle tracks will ensure that greenspace, schools, parks, and other

community amenities are well connected and accessible by various modes of active transportation.

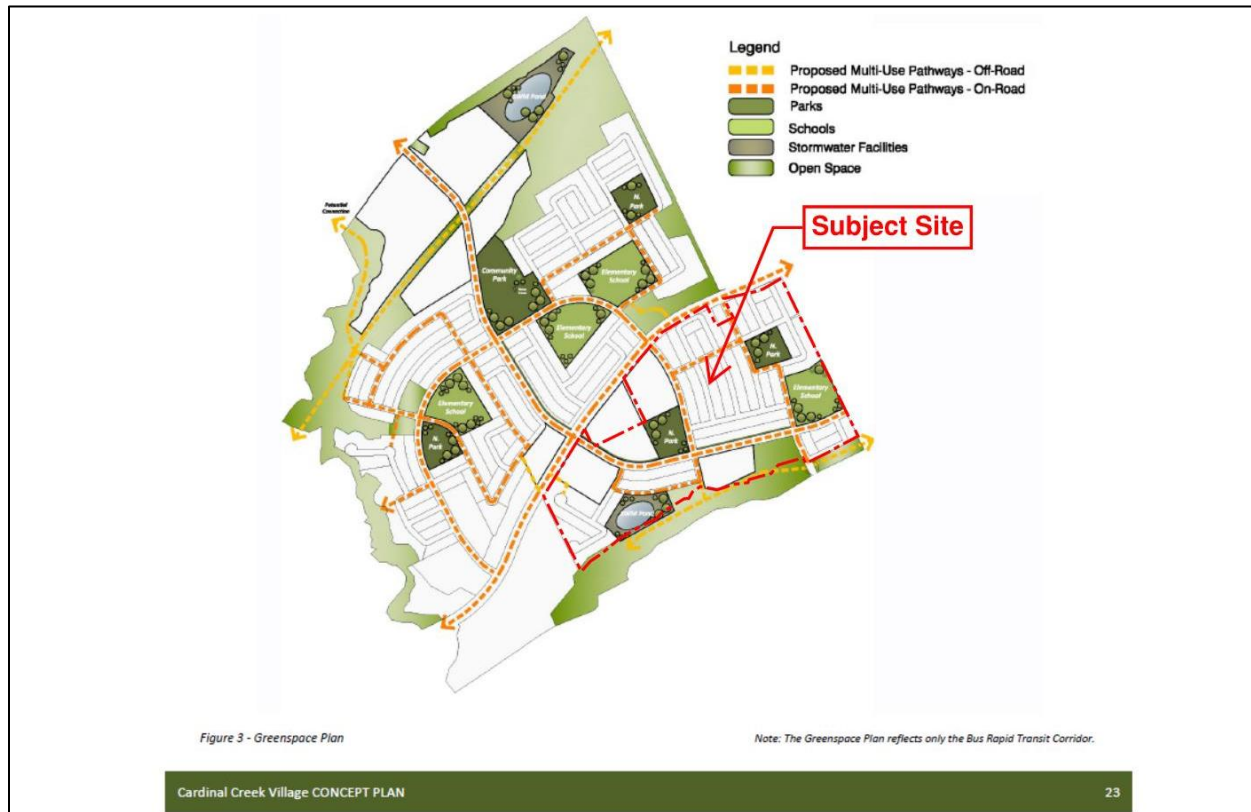


Figure 11: Cardinal Creek Village Concept Plan (2013) – Greenspace Plan with Subject Site added by Novatech.

Section 4.3 – *Community Streetscape Guidelines* speaks to design of *Community Edges, Road Network, Collector Roads, Local Roads, and Street Trees*.

- Window streets located along Old Montreal Road and Cox County Road provide an enhanced streetscape design when compared to rear yard privacy fences or noise barriers while also enabling passive surveillance onto these road corridors.
- A network of newly created local and collector roads organized in a modified grid format provide for an efficient layout throughout the community.
- Collector roads have been designed with 26.0 metre right-of-ways whereas the majority of all local roads have been designed with 18.0 metre right-of-ways. All window streets have been designed with 14.8 metre right-of-ways. Traffic calming measures such as intersection narrowing, bulb-outs, and speed humps will be implemented as part of the proposed development as per the Transportation Impact Assessment prepared by CGH Transportation dated October 2024. The subdivision is considered to be designed for 30 km/h roadways.

Section 4.4 – *Parks and Open Space* addresses the design guidelines of the *Community Park, Neighbourhood Parks, Natural Features and Open Space, Stormwater Management Ponds and Drainage Corridors, Linkages and Pathways, and Hydro Corridor*.

- As previously discussed, one centralized neighbourhood park is proposed and will function similar to the community park north of Old Montreal Road. The consolidation of the two smaller neighbourhood parks will ensure that residents south of Old Montreal Road are provided with equitable access to a range of recreational activities within short walking and cycling distances.
- The South Tributary of Cardinal Creek is identified as an *Urban Natural Feature* that abuts the Subject Site to the south. This will be preserved outside of the Draft Plan of Subdivision as greenspace to ensure no negative impacts for the environmental features and natural habitats.
- The design details of the stormwater management facility including plantings, pedestrian walkways, and recreational pathways will be determined following Draft Plan Approval.
- Pedestrian pathways, sidewalks, and cycle tracks will ensure that greenspaces, schools, parks, and other community amenities are well connected and accessible by various modes of active transportation.

Section 4.5 – Site Design and Built Form Guidelines speaks to the design guidelines of the *Arterial Mainstreet 'A', Arterial Mainstreet 'B', Mixed Use Areas, Residential Dwellings, Apartment Buildings, Schools, and Street Tree Planting*.

- Various residential housing typologies and designs are proposed to enhance the streetscape. The design of the various housing typologies will be consistent with the Cardinal Creek Village Community north of Old Montreal Road.
- Window streets provide an enhanced streetscape design when compared to rear yard privacy fences or noise barriers while also enabling passive surveillance onto these road corridors.
- The design details for the elementary schools and mixed use block will be subject to future *Site Plan Control* applications when proposals are advanced for those developments.
- Street tree planting will be determined as part of the Detailed Design process for the proposed development in accordance with the geotechnical recommendations.

Section 5.0 – Infrastructure notes that development within the Cardinal Creek Village Community will be supported by infrastructure including roads, transit, water and sanitary sewer services and stormwater management facilities.

- As previously discussed, a network of newly created local and collector roads organized in a modified grid format provides for an efficient use of land resources and layout throughout the community. The implementation of local transit service routes will be determined as part of the development review process by OC Transpo.
- Pedestrian pathways, sidewalks, and cycle tracks will ensure that greenspaces, schools, parks, and other community amenities are well connected and accessible by various modes of active transportation.
- The preferred transit alignment as part of the Rapid Transit Corridor as shown on the *Cardinal Creek Village Concept Plan – Land Use Plan* is conceptual with the actual location subject to further detailed planning.
- It is understood that discussions were held with senior City transportation staff on alternative alignments, one of which would run in a separate transit facility in the middle of a reconstructed Old Montreal Road. It is anticipated that this will be

addressed through the City's new *Transportation Master Plan*. Accordingly, the future transit corridor does not bisect the Subject Site as shown on the Draft Plan of Subdivision.

Section 6.1 – *Development Approvals* speaks to how development approvals are to proceed for lands situated within the *Cardinal Creek Village Concept Plan*.

- The proposed development will be processed through *Plan of Subdivision* and *Zoning By-law Amendment* applications which will be filed concurrently.
- As illustrated on the Draft Plan of Subdivision, the proposed development will feature areas for future residential, a network of new local and collector roads organized in a modified grid format, a centralized neighbourhood park, future elementary school blocks, and a stormwater management facility.
- Detailed discussion on how the proposed development meets the general intent of the *Cardinal Creek Village Concept Plan* including the Guiding Principles and the Community Design Guidelines have been discussed previously.
- The suggested zoning provisions for the proposed development is discussed further below in this report.

3.2.3 Greater Cardinal Creek Subwatershed Management Plan (2014)

The *Greater Cardinal Creek Subwatershed Management Plan [GCCSMP] (2014)* was prepared to address land use planning and environmental issues including environmental impacts of urban and rural development pressures, documented water quality problems within Cardinal Creek, and documented erosion and slope stability concerns along Cardinal Creek. The *GCCSMP (2014)* includes identification, policies for the protection and potential habitat restoration opportunities for the natural heritage system. Emphasis on Low Impact Development (LID) techniques in stormwater management and verification of flow targets for future development within the watershed. The protection of surface water and groundwater features are reviewed, and an inventory of agricultural land uses and Best Management Practices are included in the *GCCSMP (2014)*.

- As noted previously, an Existing Conditions Report was prepared by Kilgour & Associates Ltd. dated November 5, 2024. The Cardinal Creek tributary (Reach 5) will be preserved and protected with a 30 m setback from the normal high water mark to protect the watercourse and significant valleylands. To protect the Significant Valley, the recommended setback to this feature (independent of watercourse setbacks otherwise provided within the *GCCSMP*) is the greater of either a 15 m setback from the existing top of slope of the valley and geotechnical setback to the valley as determined by a geotechnical study.
- The revised Functional Servicing Report prepared by DSEL dated October 2024 states that stormwater runoff from the study area was planned in the *MSS* to be split and directed towards two (existing and proposed) stormwater management ponds. Flows that are not captured by gravity sewer system are conveyed overland to the existing and proposed stormwater management ponds. No Low Impact Development (LID) measures beyond the use of backyard perforated pipes are required to be implemented within the study area.

3.2.4 Urban Design Guidelines For Greenfield Neighbourhoods

The purpose of the *Urban Design Guidelines For Greenfield Neighbourhoods (2007)* is to “illustrate the City’s expectations during the development review process for greenfield neighbourhoods within the Urban Area of the City of Ottawa. They are focused on providing guidance for neighbourhood design during the subdivision review and zoning processes”. The proposed development has considered the *Community Design Guidelines of the Cardinal Creek Village Concept Plan (2013)* as well as the *Urban Design Guidelines For Greenfield Neighbourhoods*. The urban design guidelines include an extensive list which the following summarizes how the Cardinal Creek Village South subdivision addresses the applicable urban design guidelines:

- **The South Tributary of Cardinal Creek is identified as an *Urban Natural Feature* that abuts the Subject Site to the south. This will be preserved as a greenspace corridor to ensure no negative impacts for the environmental features and natural habitats.**
- **Pedestrian pathways, sidewalks, and cycle tracks will ensure that greenspaces, schools, parks, and other community amenities are well connected and accessible by various modes of active transportation.**
- **One stormwater management facility shown will provide for additional passive greenspace within the community.**
- **Local street patterns include blocks that are between 150 and 250 metres in length with mid-block walkways to enable direct and convenient access to community amenities.**
- **The locations of the future elementary schools will have at least two road frontages.**
- **The neighbourhood park is centrally located along a future collector roadway and will be accessible to future residents within short walking and cycling distances. It is anticipated that a range of recreational activities and programming will be offered as part of the neighbourhood park once it is fully built out.**
- **Window streets provide an enhanced streetscape design when compared to rear yard privacy fences or noise barriers while also enabling passive surveillance onto these road corridors.**
- **Street tree planting will be determined as part of the Detailed Design process for the proposed development in accordance with the geotechnical recommendations.**

3.3 Zoning By-law 2008-250

3.3.1 Existing Zoning

The Subject Site is currently zoned as *Rural Countryside – RU, Rural Institutional, Subzone 5 – RI5, and Arterial Mainstreet, Urban Exception 2139 – AM[2139]* under the *City of Ottawa’s Zoning By-law 2008-250* as shown on **Figure 12**.

- **To facilitate the future proposed development as shown on the Draft Plan of Subdivision for Cardinal Creek Village South, a *Zoning By-law Amendment* application will be required to change the existing zoning to permit residential, institutional, and parks/open space land uses.**
- **A *Consent (Severance)* application has been filed with the City of Ottawa’s Committee of Adjustment to sever 2.4 hectares of land from the Subject Site for a future mixed use**

block along Old Montreal Road. The suggested zoning for the mixed use block will be subject to further discussions with City staff as per the *City of Ottawa’s Zoning By-law 2008-250*. A future *Site Plan Control* application will be filed for this property parcel when the details of the proposed development are known.

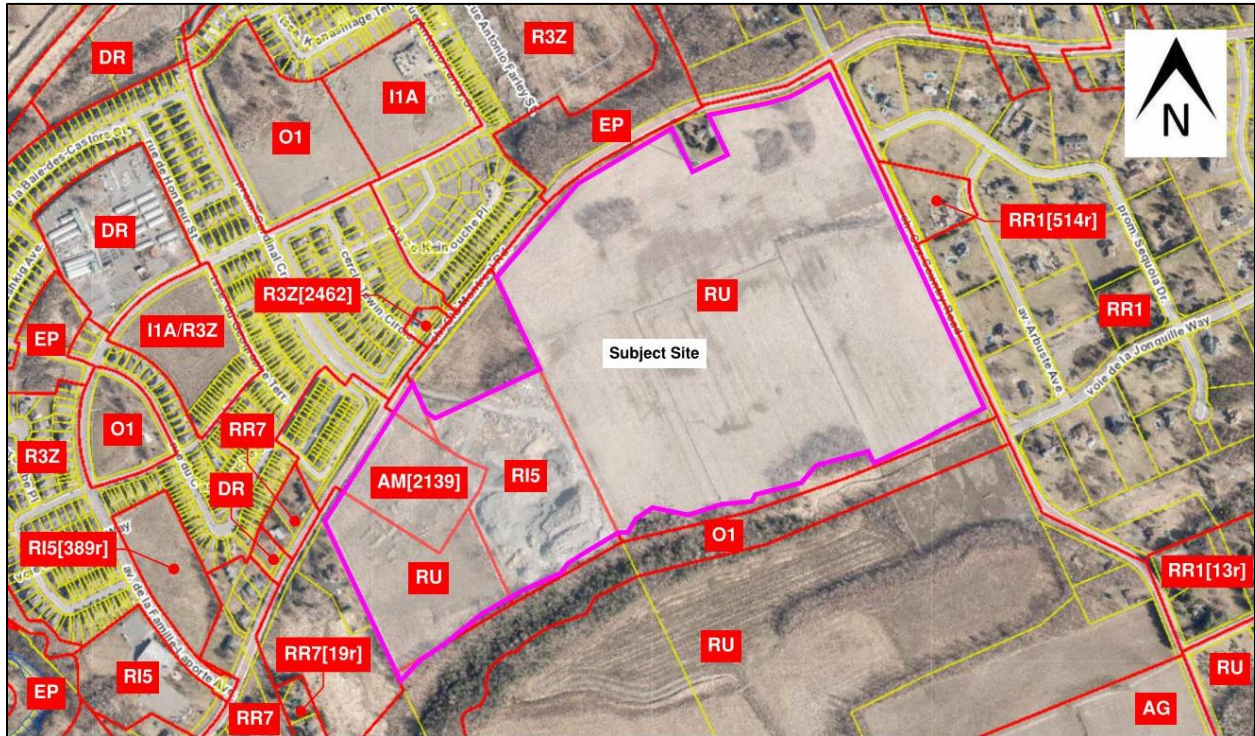


Figure 12: Excerpt of the Subject Site’s zoning from GeoOttawa.

3.3.2 Suggested Zoning

It is suggested to rezone the residential portions of the Subject Site from *Rural Countryside – RU*, *Rural Institutional, Subzone 5 – RI5*, and *Arterial Mainstreet, Urban Exception 2139 – AM[2139]* zones to *Residential Third Density, Subzone Z, Urban Exception XXXX – R3Z[XXXX]* as shown on **Figure 13**.

The purpose of the *Residential Third Density – R3* zone is to:

1. allow a mix of residential building forms ranging from detached to townhouse dwellings in areas designated as General Urban Area in the Official Plan;
2. allow a number of other residential uses to provide additional housing choices within the third density residential areas;
3. allow ancillary uses to the principal residential use to allow residents to work at home;
4. regulate development in a manner that is compatible with existing land use patterns so that the mixed dwelling, residential character of a neighbourhood is maintained or enhanced; and
5. permit different development standards, identified in the Z subzone, primarily for areas designated as Developing Communities, which promote efficient land use and compact form while showcasing newer design approaches.

- The suggested **Residential Third Density, Subzone Z – R3Z** will provide the flexibility needed to achieve the type of density and neighbourhood design expected in new development. The proposed development will feature a mixture of housing typologies which are permitted under the suggested zone.
- The suggested residential zone is consistent with the approved residential zoning provision in force and effect for the overall Cardinal Creek Village Community north of Old Montreal Road. A site-specific exemption will be required to permit a reduced minimum lot area for the back-to-back townhouse dwelling units. Site-specific exemptions for the back-to-back townhouse units have been approved by the City of Ottawa for Tamarack’s similar developments across the City of Ottawa.

The non-residential portions of the Subject Site which are the future neighbourhood park, elementary schools, and stormwater management facility are suggested to be rezoned from *Rural Countryside – RU, Rural Institutional, Subzone 5 – R15, and Arterial Mainstreet, Urban Exception 2139 – AM[2139]* to *Parks and Open Space – O1* and split zoned *Minor Institutional, Subzone A – I1A/Residential Third Density, Subzone Z – R3Z*. As noted previously, the suggested zoning for the mixed use block shown as Block 412 on the revised Draft Plan of Subdivision will be subject to further discussions with City staff as per the *City of Ottawa’s Zoning By-law 2008-250*.

The purpose of the *Parks and Open Space – O1* zone is to:

1. *permit parks, open space and related and compatible uses to locate in areas designated as General Urban Area, General Rural Area, Major Open Space, Mixed Use Centre, Village, Greenbelt Rural and Central Area as well as in Major Recreational Pathway areas and along River Corridors as identified in the Official Plan, and*
 2. *ensure that the range of permitted uses and applicable regulations is in keeping with the low scale, low intensity open space nature of these lands.*
- The suggested **Parks and Open Space – O1** zone is consistent with the approved zoning provision in force and effect for future parks and open spaces within the Cardinal Creek Village subdivision north of Old Montreal Road.
 - The suggested zone will enable a range of recreational activities and additional passive greenspaces as envisioned by the *Cardinal Creek Village Concept Plan (2013)*.

The purpose of the *Minor Institutional – I1* zone is to:

1. *permit a range of community uses, institutional accommodation and emergency service uses to locate in areas designated as General Urban Area or Central Area in the Official Plan; and*
 2. *minimize the impact of these minor institutional uses located in close proximity to residential uses by ensuring that the such uses are of a scale and intensity that is compatible with neighbourhood character.*
- The suggested **Minor Institutional, Subzone A – I1A** is consistent with the approved zoning provision in force and effect for future school blocks within the Cardinal Creek Village subdivision north of Old Montreal Road.
 - As previously discussed, it is suggested to split zone the elementary school blocks as **Minor Institutional, Subzone A/Residential Third Density, Subzone Z** as per the *Cardinal Creek Village Concept Plan (2013)*.

- The purpose of the split zone is to permit future residential development should school boards no longer acquire those parcels. As a standard, the City of Ottawa typically requires a split zone, but it is anticipated that the institutional blocks will be purchased by the respected school boards.

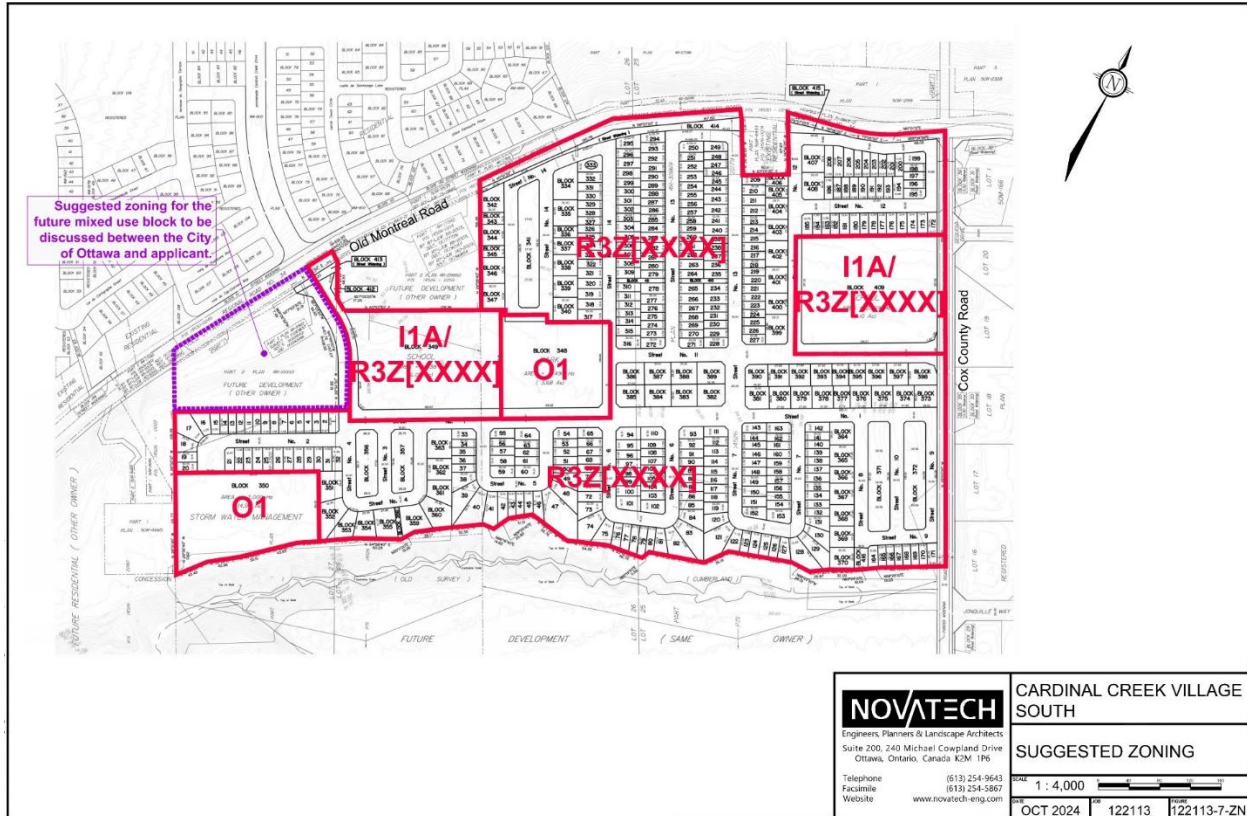


Figure 13: Excerpt from the revised Suggested Zoning Key Plan prepared by Novatech.

4.0 INTEGRATED ENVIRONMENTAL REVIEW STATEMENT

The following provides an overview of the technical studies that have been prepared to inform the design of the proposed development and support the proposed *Plan of Subdivision and Zoning By-law Amendment* applications.

Functional Servicing Report

A revised Functional Servicing Report was prepared by DSEL dated October 2024 to provide details on the planned municipal services for the study area, highlights proposed deviations from the *Cardinal Creek Village Master Servicing Study (MSS) (DSEL, July 2013)*, and demonstrates that adequate municipal infrastructure capacity is expected to be available for the planned development of the study area. The geotechnical setback limits outlined in the Geotechnical Investigation prepared by Paterson Group for the proposed development have been incorporated into the preliminary Storm Servicing Plan and Grading Plan prepared by DSEL. Stormwater runoff from the study area was planned in the *MSS* to be split and directed towards two (existing and proposed) stormwater management ponds. Flows that are not captured by gravity sewer system are conveyed overland to the existing and proposed stormwater management ponds. No Low

Impact Development (LID) measures beyond the use of backyard perforated pipes are required to be implemented within the study area. The report concludes that the proposed development will be serviced by municipal infrastructure including water, stormwater, and sanitary services which was contemplated as part of the *MSS*.

Transportation Impact Assessment

A revised Transportation Impact Assessment was prepared by CGH Transportation dated October 2024 to support a *Plan of Subdivision* application. The Cardinal Creek Village Plan includes multi-use pathways, cycling facilities and sidewalks that will facilitate pedestrian movement throughout the immediate and surrounding community amenities such as neighbourhood parks and schools. The Cardinal Creek Village Plan is also planned to include major collector roads, minor collector roads, and local roads which will be designed in accordance with City of Ottawa guidelines.

Roadway Traffic Noise Feasibility Assessment

An initial Roadway Traffic Noise Feasibility Assessment was prepared by Gradient Wind dated January 4, 2022 and describes the roadway traffic noise feasibility assessment for the proposed Cardinal Creek Village South subdivision. An updated report will be prepared by Gradient Wind and submitted at a future date which will supersede the Roadway Traffic Noise Feasibility previously completed.

The findings from the initial report notes that major sources of roadway noise are Old Montreal Road, Cox Country Road, and some of the internal streets connecting to Old Montreal Road to Cox Country Road. Figure 3: Estimated Ventilation Requirements and Noise Barrier Locations of the report identifies locations of potential noise barriers, dwellings units that will require forced air heating with provision for air conditioning, and the installation of air conditioning. The report indicates that warning clauses for the proposed development will also be required on purchase, sale, and lease agreements with specific mitigations determined as part of detailed design.

Site Specific Water Budget Report

A Site Specific Water Budget Report was prepared by Palmer Environmental Consulting Group Inc. dated June 24, 2013 to determine the relationship between infiltration and runoff on a site, and to ultimately understand groundwater recharge and discharge as it related to the protection of natural features and groundwater resources. The report studied the entirety of the Cardinal Creek Village (CCV) development including the Subject Site as shown on Figure 1 – Site Map: Cardinal Creek Village of the report. The report discusses the South Tributary including stream flow, characteristics of this natural feature, and baseflow. As previously discussed throughout the Planning Rationale, the South Tributary does not form part of the proposed development as it is intended to be preserved as a greenspace. The report notes that the CCV site including the Subject Site is located on an area dominated by marine clay and bedrock outcrops as per Figure 4 – Site Specific Surficial Geology for the CCV Site. An “Important Recharge Area” is identified on the Subject Site as per Figure 5 – Infiltration of the report. The report concludes that the majority of high infiltration areas of Important Recharge Areas have been avoided in the Concept Plan shown on Figure A1 (of the report) or through leaving the areas as undisturbed open space.

It is acknowledged that the Draft Plan of Subdivision includes areas to be developed that are shown on the Concept Plan of the report as undisturbed open space. The revised Functional Servicing Report was prepared by DSEL dated October 2024 notes that per the MSS, the introduction of impervious surfaces in this area is expected to reduce infiltration from pre-development levels. However, it is not essential to maintain pre-development infiltration levels within the study area as the natural flow regime of the South Tributary is to be maintained via stormwater management plans for the proposed development and groundwater contribution from the recharge areas south of the South Tributary. Therefore, this is not considered a development constraint for the purpose of the study.

Environmental Impact Statement and Tree Conservation Report

An initial Environmental Impact Statement and Tree Conservation Report was prepared by Muncaster Environmental Planning Inc. dated December 22, 2021. An updated Environmental Impact Statement (EIS) will be prepared by Kilgour & Associates Ltd. and submitted at a future date which will supersede the EIS and TCR previously completed. References to the setbacks from top of bank and top of slope of the valley for the proposed development are to be read from the Existing Conditions Report prepared by Kilgour & Associates dated November 5, 2024.

An Environmental Impact Statement and Tree Conservation Report was prepared by Muncaster Environmental Planning Inc. dated December 22, 2021. The purpose of the EIS is to determine whether the proposed development will negatively affect the significant features and functions of the natural heritage features and if so, identify how the impacts can be mitigated. The report identifies the South Tributary corridor as representing the vast majority of ecological features and functions of the Subject Site with the remaining areas characterized by cultivated agricultural fields with limited natural heritage features. No Species at Risk were identified on or adjacent to the Subject Site other than butternut, none would be anticipated given the habitats present. The pockets of cultural woodland were identified as too small to be considered significant woodlands.

The report includes an extensive list of mitigation measures such as retaining on-site vegetation as per Map 2: Proposed Conserved Vegetation, maximizing tree and shrub retention where possible, developing and implementing wildlife protection plans during construction, recommending plantings of native tree and shrub species, implementing proper sediment and erosion control, and removing woody vegetation outside of the breeding bird period. As part of the proposed development, the Owner agrees that tree removal shall not occur without a tree permit issued under the City's *Tree Protection By-law (2020-340)*. A tree permit would also be required for any early servicing and will be restricted to only those trees affected by the early servicing. Based on the recommended tree planting setbacks identified in the Geotechnical Report prepared by Paterson Group and presence of clay soils, no trees that require higher water demands and grow faster are recommended such as poplars, willows, and Manitoba maples.

Based on the findings from the report, the proposed development will not have significant impact on the adjacent South Tributary corridor or natural environment provided the proposed mitigation measures are properly implemented as outlined in the report.

Existing Conditions Report

An Existing Conditions Report was prepared by Kilgour & Associates Ltd. dated November 5, 2024. The report serves as a basis for a subsequent Environmental Impact Statement to be

completed and identifies natural heritage conditions of the Subject Site based on field studies completed and review of publicly available records and data for the area. The results from the report include:

- Significant valleylands and woodlands are associated with the Cardinal Creek tributary to the south along the southern edge of the Subject Site.
- Per the *GCCSMP (2014)*, no sensitive groundwater recharge areas extend onto the Subject Site. “Watercourse 76” of the *GCCSMP (2014)* was not observed to exist as a permanent watercourse crossing the entire central portion of the Subject Site from east to west. While parts of certain reaches align disjointedly with portions of Watercourse 76, the mapping as a contiguous permanent stream must be considered outdated and no longer relevant to the proposed development.
- An updated Headwater Drainage Feature Assessment to the previous study prepared below was completed by Kilgour & Associates Ltd. as part of the Existing Conditions Report. Eight (8) HDFs were identified on the Subject Site although the majority were characterized as farm drains. Reach 5 constitutes the upper reach of the Cardinal Creek tributary and as the watercourse descends into the valley it is considered a permanent stream per the *GCCSWS*. The report notes that the headwaters drainage features on the Subject Site are located within the open areas and are hydrologically limited and have insufficient water level throughout most of the year to support fish or other aquatic wildlife.
- A total of sixteen (16) species subject to protection as SAR under the ESA and/or SARA were initially considered to have a moderate to high potential to occur on the Subject Site and/or interact with the project. Three (3) were observed to occur on the Subject Site and include Eastern Wood-Pewee, SAR bats, and Black Ash.
- No Provincially Significant Wetlands (PSW) and/or Areas of Natural and Scientific Interest (ANSI) were located on or adjacent to the Subject Site.
- The report notes that the headwaters drainage features on the Subject Site are located within the open areas and are hydrologically limited and have insufficient water level throughout most of the year to support fish or other aquatic wildlife.
- A portion of the Significant Woodlands on the Subject Site are mapped as an Urban Natural Feature as per the *City of Ottawa’s Official Plan Schedule C11-C – Natural Heritage System (East)*.
- The Cardinal Creek tributary and ELC ecosites meet the criteria for significant valleylands. The Cardinal Creek tributary (Reach 5) will be preserved and protected with a 30 m setback from the normal high water mark to protect the watercourse and significant valleylands. To protect the Significant Valley, the recommended setback to this feature (independent of watercourse setbacks otherwise provided within the *GCCSMP*) is the greater of either a 15 m setback from the existing top of slope of the valley and geotechnical setback to the valley as determined by a geotechnical study.
- Future Site redevelopment is anticipated to require the construction of SWM pond facilities to support stormwater management for the area. The outlet channels for these feature(s) provide an opportunity to design local watercourses following principals of natural channel design and with increased levels of hydration that would support improved habitat for local biota beyond the limited capacity afforded by the current HDFs.

Phase I – Environmental Site Assessment

A Phase I – Environmental Site Assessment was prepared by Paterson Group dated August 16, 2021. The purpose of this Phase I ESA was to research the past and current use of the Subject

Site and study area as well as to identify any environmental concerns with the potential to have impacted the Subject Site. The report notes that the Subject Site has historically been vacant or used for agricultural purposes with a rock crushing operation associated with the construction of Cardinal Creek Community north of Old Montreal Road. The report found no environmental concerns identified with the historical or current use of the Subject Site. It was concluded that a Phase II ESA was not required and as such will not have any implications on the proposed development.

Geotechnical Investigation

A revised Geotechnical Investigation was prepared by Paterson Group dated October 17, 2024. The report was prepared to determine the subsurface soil and groundwater conditions by means of boreholes and provide geotechnical recommendations for the design of the proposed development including construction considerations which may affect its design. The report notes that from a geotechnical perspective, the Subject Site is adequate for the proposed development. The limits of the proposed development have been designed to be outside of the constraints of the South Tributary corridor identified on Drawing No.: PG5201-2 – Test Hole Location Plan of the report. The report recommends a 2 metre permissible grade raise restriction for areas of the Subject Site shown on Drawing No.: PG5201-3 – Permissible Grade Raise Restriction Area. Tree planting restrictions are discussed in the report and will be done in accordance with the City of Ottawa's Tree Planting in Sensitive Marine Clay Soils (2017 Guidelines).

Landslide Risk Assessment

A Landslide Risk Assessment was prepared by Paterson Group dated March 2, 2022. The purpose of the report was to demonstrate that any landslide on the sloped areas including a large catastrophic landslide has an annual probability less than 1:10,000 and if it cannot be demonstrated, it must be demonstrated that the individual and group risk is within the "Acceptable" zone. The study was prepared in response to the requirement by the Rideau Valley Conservation Authority (RVCA) as part of the approval process for the Subject Site. The report notes that field investigations of the Subject Site did not indicate signs of movement or cause of concern with respect to landslide susceptibility. The Subject Site is considered safe and suitable for the proposed development.

Archaeological Assessments

A Stage 1 Archaeological Assessment was prepared by Paterson Group dated November 2012 with a subsequent Stage 2 Archaeological Assessment prepared by Paterson Group dated November 2013 following the findings from the initial assessment. The objectives of the investigation were to assess the archaeological potential of the property. Both the Stage 1 and Stage 2 Archaeological Assessments were reviewed and entered into the Ontario Public Register of Archaeological Reports per the letters from the Ministry of Tourism, Culture, and Sport dated April 11, 2013 and December 31, 2013. Based on the findings, no further archaeological assessments are required as part of the proposed development.

In summary, the above supporting technical studies have been used to inform the design of the proposed development for Cardinal Creek Village South with setbacks from the proposed development to the tributary and valleylands to ensure its long-term protection and ecological function. Stormwater runoff from the study area will be split and directed

towards two (existing and proposed) stormwater management ponds. Flows that are not captured by gravity sewer system are conveyed overland to the existing and proposed stormwater management ponds. Mitigation measures as implemented properly during the construction and overall proposed development will not have a significant impact on the adjacent tributary to the south.

5.0 PUBLIC CONSULTATION STRATEGY

The public consultation strategy will involve a variety of methods as follows:

- A public meeting will be held when the application goes to the City of Ottawa's Planning and Housing Committee.
- Signage posting on the Subject Site which provides members of the public with details of the proposed development and means of contacting the file lead to provide comments and/or questions.
- Digital copies of all required supporting studies and plans will be made available for public viewing through the City of Ottawa's Development Applications webpage (<https://devapps.ottawa.ca/en/>).
- Community organization(s) will be notified of the details of the proposed development through a 'heads up' by City staff.

6.0 CONCLUSION

It is our assessment that the proposed development is consistent with the *Provincial Planning Statement (2024)*, conforms to the *City of Ottawa Official Plan (2022)* and *Cardinal Creek Village Concept Plan (2013)*, and complies with the provisions of *Zoning By-law 2008-250*. This revised Planning Rationale and Integrated Environmental Review Statement along with the associated technical studies support the proposed development.

The proposed development is an appropriate and desirable addition to the Cardinal Creek Village Community and represents good planning.

Yours truly,

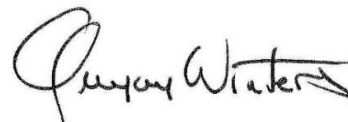
NOVATECH

Prepared by:



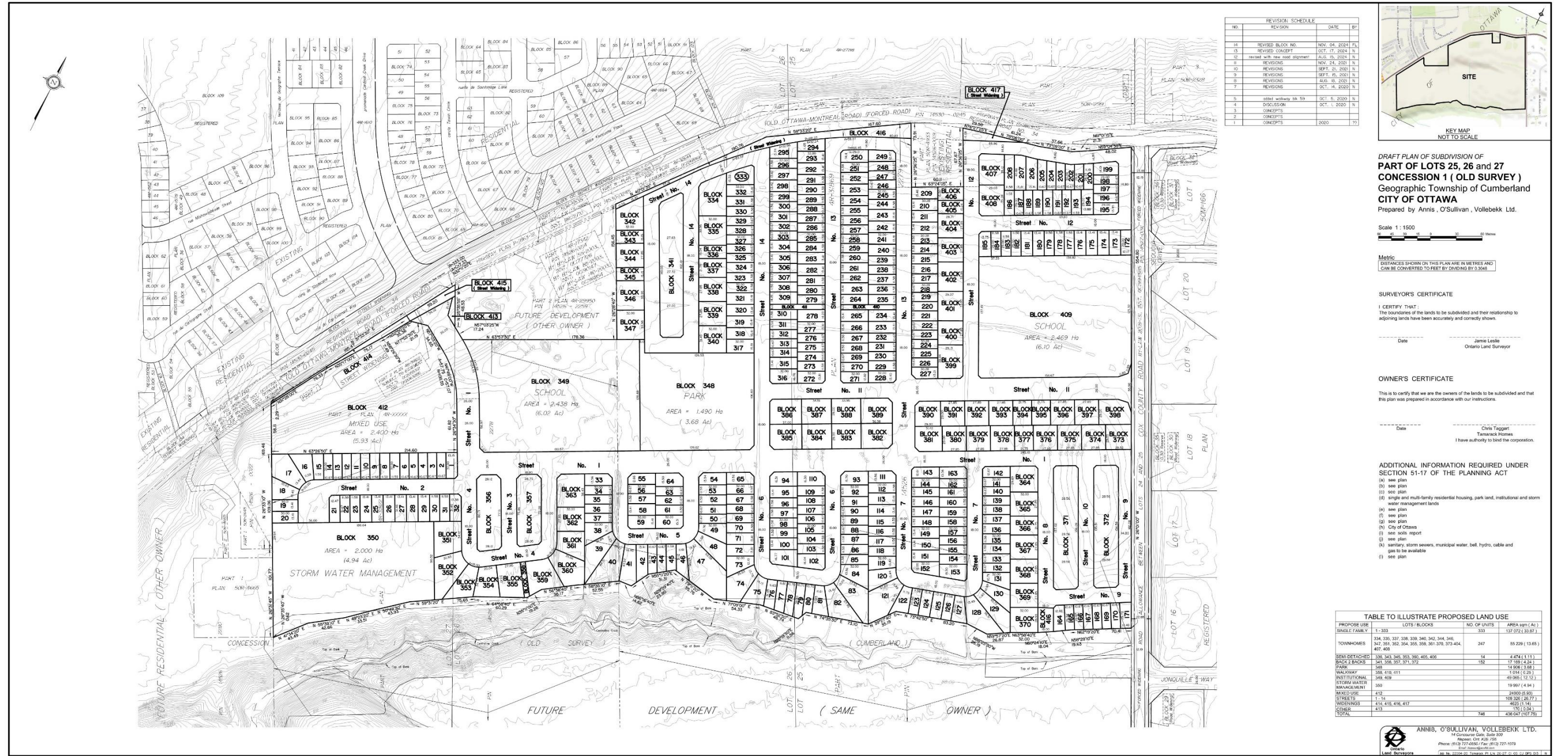
Robert Tran, M.Pl.
Project Planner, Planning & Development

Reviewed by:



Greg Winters, MCIP, RPP
Director, Planning & Development

Appendix A
Revised Draft Plan of Subdivision
Prepared by Annis O'Sullivan Vollebekk Ltd.



NO.	REVISION	DATE	BY
14	REVISED BLOCK NO.	NOV. 04, 2024	FL
13	REVISED CONCEPT	OCT. 17, 2024	N
12	revised with new road alignment	AUG. 15, 2024	N
11	REVISIONS	NOV. 24, 2023	N
10	REVISIONS	SEPT. 25, 2023	N
9	REVISIONS	SEPT. 15, 2023	N
8	REVISIONS	AUG. 08, 2023	N
7	REVISIONS	DEC. 14, 2020	N
6	SEAL with new blk 59	DEC. 5, 2020	N
5	DISCUSSION	DEC. 1, 2020	N
4	CONCEPTS		
3	CONCEPTS		
2	CONCEPTS	2020	ST



DRAFT PLAN OF SUBDIVISION OF
PART OF LOTS 25, 26 AND 27
CONCESSION 1 (OLD SURVEY)
 Geographic Township of Cumberland
CITY OF OTTAWA
 Prepared by Annis, O'Sullivan, Vollebek Ltd.

Scale 1:1500

Metric
 (DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048)

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 The boundaries of the lands to be subdivided and their relationship to adjoining lands have been accurately and correctly shown.

Date: _____
 James Leslie
 Ontario Land Surveyor

OWNER'S CERTIFICATE
 This is to certify that we are the owners of the lands to be subdivided and that this plan was prepared in accordance with our instructions.

Date: _____
 Chris Teggart
 Tamara Holmes
 I have authority to bind the corporation.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51-17 OF THE PLANNING ACT

- see plan
- see plan
- see plan
- single and multi-family residential housing, park land, institutional and storm water management lands
- see plan
- see plan
- see plan
- City of Ottawa
- see plan
- sanitary, storm sewers, municipal water, bell, hydro, cable and gas to be available
- see plan

PROPOSED USE	LOTS/BLOCKS	NO. OF UNITS	AREA (sqm) (Ac.)
SINGLE FAMILY	1-333	333	137 072 (32.67)
TOWNHOMES	334, 335, 337, 338, 339, 340, 342, 344, 346, 347, 351, 352, 354, 355, 356, 361, 370, 373, 404, 407, 408	247	55 229 (13.65)
SEMI DETACHED	338, 343, 345, 353, 360, 405, 406	14	4 474 (1.11)
BACK 2 BACKS	341, 336, 357, 371, 372	152	17 189 (4.24)
PARK	348		14 504 (3.51)
WALKWAY	358, 410, 411		1 014 (0.25)
INSTITUTIONAL	349, 409		49 965 (12.37)
STORM WATER MANAGEMENT	350		19 997 (4.94)
MIXED USE	412		24 000 (5.93)
STREETS	1-14		508 206 (12.77)
WIDENINGS	414, 415, 416, 417		4 020 (1.14)
OTHER	413		170 134 (41.94)
TOTAL		746	436 047 (107.76)

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 Nepean, ON K2B 7Z5
 Phone: (453) 274-0850 / Fax: (453) 277-1559
 Email: annis@anniso.com
 45 St. Joseph St. Toronto, ON M5E 1B7 (416) 593-8333

Appendix B
Revised Conceptual Land Use Plan
Prepared by Novatech
Dated November 4, 2024

