

ST. MARY'S LANDS CORPORATION

TO: Kelby Lodoen Unseth, Planner, Development Review South, City of Ottawa

FROM: Jeff Parkes, Taggart Group of Companies

RE: 3930 and 3960 Riverside Drive, Draft Plan of Subdivision – Proposed Conveyances of land to the City of Ottawa (the "City") and Parkland Dedication

DATE: January 11th, 2023

This memorandum is supplementary to the applications for a Draft Plan of Subdivision and a Zoning By-Law Amendment made by St. Mary's Lands Corporation with respect to the property located at 3930 and 3960 Riverside Drive, Ottawa. The purpose of this memorandum is to communicate the intent behind the creation of certain land blocks, which are shown on the enclosed Draft Plan of Subdivision (Attachment 1). We are proposing that these land blocks will be conveyed to the City in conjunction with the registration of the Draft Plan of Subdivision.

1. Riverside Drive Widening

Blocks 49 and 50 will be conveyed to the City in order to provide the required 22.25m Right-of-Way from the established centreline of Riverside Drive. These blocks have a combined area of 0.039 ha and will enable the widening of the Riverside Drive right hand turn lane and related pedestrian infrastructure currently under design by the City.

2. Riverside Drive Embankment

Block 51 is a parcel which is 0.134 ha in area. It is to be conveyed to the City as it contains an embankment which permits the widening of Riverside Drive at a maximum slope of 2:1 (H:V). This enables the new Street No. 1 to enter the site in accordance with public road design standards and without requiring a retaining wall.

3. Environmental Land

Block 48 is 1.989 ha of land, which is zoned Environmental Protection 1. It is proposed that this parcel of land will be conveyed to the City in its entirety. It is subject to an easement in favour of Ottawa Hunt and Golf Club, Limited (the "Golf Club") for the Golf Club pumphouse and related infrastructure. By operation of law, the Golf Club easement would remain with Block 48 on its conveyance to the City. The Golf Club easement is further discussed below.

4. Parkland Dedication

Following a pre-consult with the City of Ottawa for this application, Parks and Facilities Planning Services provided a memo dated March 15, 2022 stating that the parkland conveyance required by the then-effective Parkland Dedication By-Law 2009-95 was 0.394 ha. With the passing of *Bill 23 – More Homes Built Faster Act, 2022*, the required dedication rates and rules for land conveyance have been adjusted to the following:

- Conveyance rate of 1 ha per 600 dwelling units for land (effective Nov. 28th, 2022)
- Maximum amount of land that can be conveyed is 10% for sites under 5 ha, and 15% for sites over 5 ha (effective Nov. 28th, 2022)
- Encumbered parkland will be eligible for parkland credit (effective date TBD)

The above principles are applied in Attachment 2 to calculate the parkland dedication requirement for the current 3930 & 3960 Riverside Drive application based on the Draft Plan of Subdivision. The total dedication requirement is **0.260 ha**.

We are proposing to convey a total of **0.429 ha** of parkland across 3 separate blocks:

Block 46 - 0.385 hectares. This Block is adjacent to the City's existing Uplands-Riverside Park and includes the two triangular parcels which the City indicates are acceptable in the aforementioned March 15, 2022 memo. 0.124 ha of Block 46 is encumbered by the Golf Club easement discussed below. The unencumbered area of Block 46 is **0.261 ha**, fully meeting the **0.260 ha** requirement under the current, effective, Bill 23 Parkland Dedication requirements.

Block 33 – 0.027 hectares. This Block sits outside of the hazard lands and provides access from the public road network to the EP1 lands and the City's open space system. This Block will provide part of the defined route for the Golf Club to access its facilities in order to replace the blanket access discussed below.

Block 37 – 0.017 hectares. This Block sits outside of the hazard lands and provides a connection from the public road network to the City's open space system. This parcel will be encumbered by a City owned sanitary sewer which services City and private land south of the Michael J.E. Sheflin bridge.

5. Open Space Land

Block 47 is a 0.439 ha parcel of land which is zoned GM1 and is classified as hazard lands due to the existence of a stable slope along the northern half of the site. The slope is proposed to be modified to improve the area of table lands and permit the planned development on the site. Ongoing detailed design related to site grading and geotechnical improvements may affect the eastern boundary of Block 47. The expected outcome is that the area of Block 47 will be slightly reduced, in which case the single-family lots will become deeper.

From the eastern-edge of Block 47, there is a 6.0m access allowance which is required to service the below slope in the event of erosion, criteria requested by the Rideau Valley Conservation

Authority (RVCA) and confirmed by Golder & Associates. This 6.0m access allowance has a 5% cross slope and has been identified by the City and the RVCA as an adequate location for a future pathway or multi-use path. While structures are not permitted within this access allowance, this strip is saleable as it is zoned GM1 and would benefit the development by providing lightly sloping extended rear yards for Lots 1 to 16 on the Draft Plan of Subdivision.

6. Credit Against Development Charges

Given that the revenue from the 0.439 ha of Open Space Land is foregone by transferring the available GM1 land to the City, we are requesting that the land value be credited towards future development charges applied against the property.

Based on the current Draft Plan of Subdivision and a Notice of Higher Assessment filed by the City of Ottawa (roll no. 06-14-116-401-783-00), the assessed value of this land is \$1,011,371 per acre. At an area of 0.439 ha (1.084 ac) this equates to a total land value of \$1,096,326 for Block 47. We request that this amount be provided by the City of Ottawa as a credit to future development charges for the property covered by this application.

7. Golf Club Easement

The Golf Club easement, Instrument No. OC689199, (Attachment 3) is shown on the draft plan of subdivision as crossing Block 48 and continuing across Blocks 47 and 46. From there it crosses Street 1 and Blocks 51, 50 and 49 to reach Riverside Drive. The purpose of the easement is for the irrigation of the golf course located on Golf Club lands at 1 Hunt Club Road. The pumphouse on Block 48 receives water from the Rideau River which is then transported via the related infrastructure to the golf course. By operation of law the Golf Club easement would remain on any of the lands proposed to be conveyed to the City. We should note that the Golf Club easement permits surface installations given they do not interfere with the function of the underground infrastructure.

In addition to the specific rights in the Golf Club easement with respect to the pumphouse and the related infrastructure, the Golf Club easement contains a blanket access easement (see para. 2.2) over all of the lands in the Draft Plan of Subdivision. The Golf Club easement further provides that this blanket access may be restricted to designated areas for access. It is proposed that the Golf Club easement encumbering the lands to be conveyed to the City shall be amended to replace the current blanket access to the pumphouse with designated vehicular access for the Golf Club from Riverside Drive over Street No. 1, Street No. 4 and Block 33 to Block 47 and the specific easement on Block 48.

Attachments – (1) Highlighted Draft Plan of Subdivision

(2) Parkland Dedication Calculation

(3) Ottawa Hunt and Golf Club, Limited easement, Instrument No. OC689199