



July 28, 2009

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Patricia McCann-MacMillan
Infrastructure and Community Sustainability
110 Laurier Ave W, 4th Floor
Ottawa, ON
K1P 1J1

Dear Madam:

Re: **Richardson Lands**
Application for Zoning Bylaw Amendment
Parts 1, 3, 4 and 10 on Plan 4R-18873
Part of Lot 5, 6 and 7 and Part of the Road Allowance
Between Lots 5 and 6, Concession 1
Geographic Township of March
City of Ottawa

We are writing to you on behalf of our clients Richardson Ridge Inc. (the owner of the lands described as Parts 1, 3 and 10 on Plan 4R-18873) and Uniform Real Estate Holdings Corporation (the owner of the lands described as Part 4 on Plan 4r-18873), the owner of approximately 200 +/- acres of land located north of Richardson Side Road, west of Kanata Lakes and east of the Carp River (herein known as the subject lands).

The subject lands are a unique combination of rocky highland and low, flat farmland. Included in this rationale is a detailed description of some of the significant natural features of the subject lands which have affected the draft plan of subdivision design process and the implementing zoning that is being requested through this application.

The rationale is setup as follows:

- Section 1.0 – Review of Requested zoning
- Section 2.0 – Review of Planning Status
- Section 3.0 – Major Design Consideration
- Section 4.0 – Planning History and Conformity
- Section 5.0 – Summary

Section 1.0 – Review of Requested Zoning

The request to re-zone is broken down as follows:

All lands that are identified in orange on the attached Figure 1 to be re-zoned from DR to R1VV*, where the * indicates an exception to the provisions of the R1VV zoning. This includes lots 1-439 and Block 471 on the attached Draft Plan of subdivision submitted along with this zoning application.

The special exemption to the R1VV zone is a request to increase maximum building height to 14 m from 11 m. This specific request is being made because there are a number of lots where the grade differential between the front and rear of the lots necessitates walkout home designs. The addition of 3 m (or 1-storey), would ensure that where the grade falls off on a lot, that all single-family home designs would fit on all lot types in the subdivision.

All lands that are identified in green on the attached Figure 1 to be re-zoned from DR to R3V*, where the * indicates an exception to the provisions of the R3V zoning. These include Blocks 454, 457-464 inclusive, 468-470 inclusive, 472-474 inclusive on the attached Draft Plan of subdivision submitted along with this zoning application.

The special exemption to the R3V zone is a request to increase maximum building height to 14 m from 11 m and a request to decrease the minimum lot size to 140 m² from 165 m². The request to increase height is being made because there are a number of lots where the grade differential between the front and rear of the lots necessitates walkout home designs. The addition of 3 m (or 1-storey), would ensure that where the grade falls off on a lot, that all single-family home designs would fit on all lot types in the subdivision. The request to reduce the minimum lot area is being made because some of the lots that will be used for street rows townhouse dwellings are shallow and the lot area may be slightly less than 165 m². A minimum lot area of 140 m² would allow for some flexibility and ensure that none of the lots proposed for row dwellings will be in conflict with the lot area minimum provisions.

All lands that are identified in pink on the attached Figure 1 to be re-zoned from DR to R3V**, where the ** indicates an exception to the provisions of the R3V zoning. These include Blocks 465-467 inclusive on the attached Draft Plan of subdivision submitted along with this zoning application.

Blocks 465-467 inclusive are unique to the site. These blocks will be developed as a rear yard access, private lane 'courtyard' style development. The builder will use the Planned Unit Development provisions to develop these blocks through a future site plan application. The special exemptions to the R3V zone that are being requested for these blocks are the following:

Notwithstanding the provisions of the R3V zone, the yard requirements for all lands in the R3V** zone will be as follows:

Yard Front	3 m
Yard Rear	3 m
Interior Side Yard	3 m

All references to End Note 1 would not apply to lands zoned R3V**

All other provisions of the R3V** would remain in force and affect. Figure 3 attached to this application shows the current planned build out of these blocks and the current setback requirements. The requested provisions of the R3V** provide for some additional flexibility for the development of these blocks above and beyond what is shown on Figure 3.

All lands that are identified in yellow on the attached Figure 1 are to be re-zoned from DR to R5C. This includes Block 457 on the attached Draft Plan of subdivision submitted along with this zoning application.

All lands that are identified in blue on the attached Figure 1 are to be rezoned from DR and Rural to O1. This includes open space, park and stormwater blocks 441, 447, 452, 453 (park), 475 (park), 476-482 inclusive, 483 (storm pond), 485 on the attached Draft Plan of subdivision submitted along with this zoning application.

Figure 1 attached to this application is a zoning plan that provides the various zones laid out on the current draft plan.

Section 2.0 – Review of Planning Status

An application for Draft Plan of Subdivision was submitted in January, 2008. Since that time, Richardson Ridge Inc. and its representatives have been in negotiation with City Staff over the terms of Draft Plan approval. A series of re-designs of the original submission have been completed and all parties are now confident enough in the design of the subdivision to proceed with the zoning application.

Section 3.0 - Major Design Considerations and the Affect on Zoning Requests

Site Conditions -

The subject lands are located on the southern portion of the Carp Ridge. There are some important natural characteristics that have been taken into consideration during the design and review process of the Draft Plan of Subdivision. Some of these factors play an important role in the requests for the site specific zoning provisions that are being requested.

Physical Considerations (fixed elements that influence the design):

1. There is a significant grade differential between the east and west boundaries of these lands. The development plan attempts to work with these grades, as opposed to flattening the site.
2. The southeast corner of the property is rugged Precambrian shield. It is our intention to try and work with this terrain and minimize blasting. The lands to be

zoned R1VV* are located within this area. The reason for the request for relief from the height provision is specifically because of the desire to work with this terrain to avoid blasting out significant features.

3. A deciduous swamp with a mature forest is located near the north of the subject lands. These lands are known as the 'compensation lands'. It has been agreed by City Environmental Staff, based on site visits, that the area adjacent to the 'Compensation Lands' (Block 452) should be reserved for a 3 m walking path and that lotting should back onto this path, to preserve natural grades adjacent to the boundary of the 'Compensation Lands'. These lands are to be re-zoned 'Open Space'.
4. This application includes a request to re-zone lands on the west of the future Terry Fox ROW to Open Space. This request is being made because the development team is exploring the opportunity of providing additional active and passive parkland.

Section 4.0 - Planning History and Official Plan Conformity

The subject lands were designated 'Special Study Area' in the 2003 Council approved City of Ottawa Official Plan. The 'Special Study Area' required City Staff to complete a study to determine the official boundary of the Natural Environment Area within the subject lands and to determine the most appropriate designation and land use. Staff, in co-operation with the lands' owners, completed the required studies to fulfill the requirements and an amendment to the Official Plan was approved by Council on September 1, 2004 re-designating the majority of the land 'General Urban'.

As described in Section 3.6.1 of the City of Ottawa Official Plan the policies of the General Urban permits all types and densities of housing. The evaluation of development applications within lands designated General Urban are reviewed in accordance with section 2.5.1, the 'Compatibility of Community Design' section of the and 4.11 of the Official Plan. What follows here is a review of these policies within consideration of the Plan:

Section 2.5.1 of the Official Plan establishes design objectives for new lands uses. For infill development, the focus of the policies is placed on compatibility with the surrounding neighborhood. For new communities, such as this Draft Plan, the policies emphasize good community design. This section of the Official Plan establishes design objectives and principles to help achieve these objectives. As indicated throughout this rationale, the development team has taken great care to establish a plan and implement zoning that respects the natural topography of the landscape, encourages connectivity with the natural environment and allows future housing to be built in concert with some important natural features on the subject lands.

What follows here is a review of some of the important natural features of the subject lands and how they are being preserved through design. Relief from specific zoning provisions will play an important role in accomplishing this design objective. The review below will highlight how our requested zones help to further these planning goals.

Section 2.5.1 of the Official Plan establishes that a primary objective of good community design is “to enhance the sense of community by creating and maintaining places with their own distinct identity”. As provided with all of the open space blocks, the design of the subject lands establishes a theme of connectivity to the significant environmental features that surround and are contained within. This section of the Official Plan goes on to read that design should “reflect a thorough and complete understanding of place, context and setting”.

As indicated above, it is our intention that the section of Richardson Road from Kanata Avenue to the location of the proposed turning circle (where Street 1 and Street 2 begin) will be maintained as a natural pathway system with one sidewalk/recreational path 3m in width on the north side of the street. In conjunction with detailed grading of the rear of lots backing onto the road will allow for the preservation of some significant mature vegetation along this section of Richardson Side Road. It is intended to preserve the tree canopy that is now established as a defining feature along this section of Richardson Ridge to provide a strong visual entrance to the community. The proposed ‘open space’ zoning helps to implement this use. This is only one example where efforts are being made to preserve natural features that will enhance the community. In order to preserve these features, there needs to be a concerted effort to minimize grade changes and the request for site specific provisions for height and lot area in the R1VV and R3V zones are connected to this effort.

Blocks 478-480 have been established in the Draft Plan as the community entrance feature. Block 479 contains a large rock outcropping some 8 metres in height that is an excellent example of the Precambrian shield Carp Ridge rock outcroppings. The lots and blocks that are located on the upper escarpment defined by Blocks 443, 447 and 476 are generally the largest lots in the proposed subdivision. They are also located on lands that are rocky and have short and steep variations in grade. The goal is to try and preserve where possible, natural rock outcroppings and tree coverage that defines this section of the subject lands. The site specific requests to the R1V and R3V zones will help to ensure the required flexibility to build out these areas as desired. The street pattern in this section of the Draft Plan (streets 16-18 and street 13) has been laid out to help achieve these design objectives.

The lands below the upper escarpment have much less tree cover and have flat to moderate sloping grades. The lots on one side of Street 3 all back onto open green space. This was a fixed design component of the plan and we borrowed from this to create a modified grid street layout in this section of the Plan. The modified grid pattern allows us to slightly increase density in this section of the Plan and it also ensures ease of access and connectivity. Street 3 includes a total of five open space access blocks to ensure that residents and pedestrians have ready access to the open space pathways that surround the subject lands. It is expected that this area of the subdivision will have more standard housing.

The higher density block (Block 455) and the higher density townhouse dwellings have been strategically located closest to the future intersection of Street 1 and Terry Fox Drive. The intent is to ensure that there will be a split in traffic movements to and from the subdivision and that not all residents will utilize the Richardson Road entrance.

It also appears to make the most sense to place the tallest potential land uses at the lowest point of the subject lands. The implementing zoning for these lands is straight forward, with some exceptions requested to the R3V zoning for the townhouse blocks to ensure that the grade differential on some of the lots does not limit the type of housing that can be built. A request to reduce the minimum lot area from 165 m² to 140 m² will also ensure that there are no concerns with the performance standards for the shallower townhouse lots.

The detailed description that has been provided of the rationale for the layout of the streets, lots and blocks of this subdivision was intended to demonstrate the sensitivity of our design and requested zoning to the context of its surroundings. This is a key design principle within the Official Plan's design objectives. It is our belief that the plan and implemented zoning also helps to create attractive and unique public spaces and preserves important vistas. Great care has also gone in to ensuring that there are ample access blocks to ensure easy connectivity throughout the site. Connectivity and ease of access is a theme that is repeated throughout section 2.5.1 of the Official Plan.

Most significantly, design objective number 6 of Section 2.5.1 of the Official Plan states that "To understand and respect natural processes and features...", design should "protect, integrate and enhance the urban forest, vegetative cover, green spaces and corridors, environmental features and landscapes, and existing topography, where possible and appropriate". Recognizing the uniqueness of the subject lands, the design team has worked from the outset to try and preserve the unique characteristics of the subject lands. As indicated throughout this application, we now require City Staff support to help with the zoning that will be required to implement this vision.

Section 4.11 of the Official Plan

Section 4.11 of the Official Plan provides the policies that are used to guide the review of development applications. The following studies were submitted along with the Draft Plan of Subdivision in January 2008: An assessment of adequacy of public services/Conceptual site servicing study; Traffic Impact Study; Stormwater Management Plan; Planning rationale; Integrated environmental review; Tree preservation plan; Phase 1 Environmental Site Assessment. All of these studies are available at the City as part of the Draft Plan process.

It was suggested to the proponent that at the time of submission of this zoning application, the Phase 1 ESA and the Traffic Study should be re-submitted.

A description of these studies that are being submitted to fulfill these requirements is listed here:

Traffic Impact Study-

The 'Richardson Ridge Transportation Impact Study' prepared by IBI is supportive of the proposed intensity of development and provides required road modifications to accommodate the development. These include, but are not limited to, installation of

traffic signals at Kanata Avenue and Richardson side road and the intersection of the future extension of Terry Fox Drive and Street 1 on the Draft Plan.

John D. Paterson and Associates prepared a preliminary geotechnical investigation of the subject lands and Phase 1 Environmental Site Assessment. The findings of the Phase 1 Environmental Site Assessment indicate that a Phase 2 Environmental Site Assessment is not required.

Summary

The subject lands are designated General Urban in the City of Ottawa Official Plan and the intended land use and proposed zoning is consistent with the supporting policies of the General Urban area. A great deal of consideration has gone into the layout of the streets, the lots and the blocks of the Draft Plan and the implementing zoning, all with an eye to try and respect the unique natural topography of the lands. All of the required studies that are being submitted along with the zoning application support the land use and the proposed zones.

You will find enclosed with this Rationale the following items that are required to complete this application:

- 4 Copies of the 'Phase 1 Environmental Site Assessment', prepared by John D. Paterson and Associates
- 1 Copy of the Transportation Impact Study, prepared by IBI Engineering
- 5 Copies of the most recent Draft Plan
- 5 Copies of Figure 1, the 'zoning plan'
- 5 Copies of Figure 2, a plan showing significant setbacks for the heritage house to be preserved on Block 473 of the Draft Plan
- 5 copies of Figure 3, a plan showing the current proposed build out of Blocks 467-469 on the Draft Plan

Please do not hesitate to contact the undersigned should you require any additional information.

Yours truly



Steve Cunliffe
Manager, Land Development

UNDERTAKING FOR ONTARIO MUNICIPAL BOARD APPEAL

TO: CITY OF OTTAWA
 FROM: Richardson Ridge Inc + Uniform Real Estate Holding Corporation
 (NAME AND ADDRESS OF APPLICANT) c/o The Regional Frapp
 1737 Woodward Dr.
 2nd floor, Ottawa, K2C 0P9
 SUBJECT: APPLICATION FOR ZONING BY-LAW AMENDMENT
 APPLICATION NO. Plan & subdivision二零. 007-16-08-0002
 ADDRESS OF SITE 1425 + 1525 Terry Fox Drive + 467 Richardson side Rd

WHERE THE CITY OF OTTAWA SUBSTANTIALLY SUPPORTS THE APPLICATION FOR ZONING BY-LAW AMENDMENT,

Richardson Ridge Inc + Uniform Real Estate Holdings Corporation
 (NAME OF APPLICANT)

HEREBY UNDERTAKES TO PAY, IN ACCORDANCE WITH SECTION 18 OF BY-LAW No. 2001-389 OF THE CITY OF OTTAWA, UPON RECEIPT OF INVOICE FROM THE CITY, ANY AND ALL LEGAL COSTS, INCLUDING ALL DISBURSEMENTS OF THE CITY, TO AN UPSET LIMIT OF \$3,000 FOR A MINOR ZONING AMENDMENT/\$10,000 FOR ALL OTHER ZONING AMENDMENTS IN RESPECT OF PREPARATION FOR AND ATTENDANCE AT AN ONTARIO MUNICIPAL BOARD HEARING, UNTIL THE MATTER IS FINALLY RESOLVED BY THE SAID BOARD.

IT IS HEREBY ACKNOWLEDGED THAT "HEARING" SHALL INCLUDE ALL ATTENDANCES BEFORE THE BOARD IN RESPECT OF THE SAID APPLICATION WHETHER IN PERSON, TELEPHONE CONFERENCE CALL OR OTHER MEANS AS DIRECTED BY THE BOARD.

DATED AT OTTAWA THIS 24 DAY OF July, 2009

[Signature]
 SIGNATURE OF APPLICANT

John MacDougall
 (PLEASE PRINT NAME)

[Signature]
 WITNESS (FOR INDIVIDUALS)

Uniform Real Estate Holdings Corporation
 CORPORATE NAME (IF APPLICABLE) Richardson Ridge Inc.

[Signature]
 (AUTHORIZED SIGNATURE)

I HAVE AUTHORITY TO BIND THE CORPORATION

 (PLEASE PRINT NAME AND TITLE)

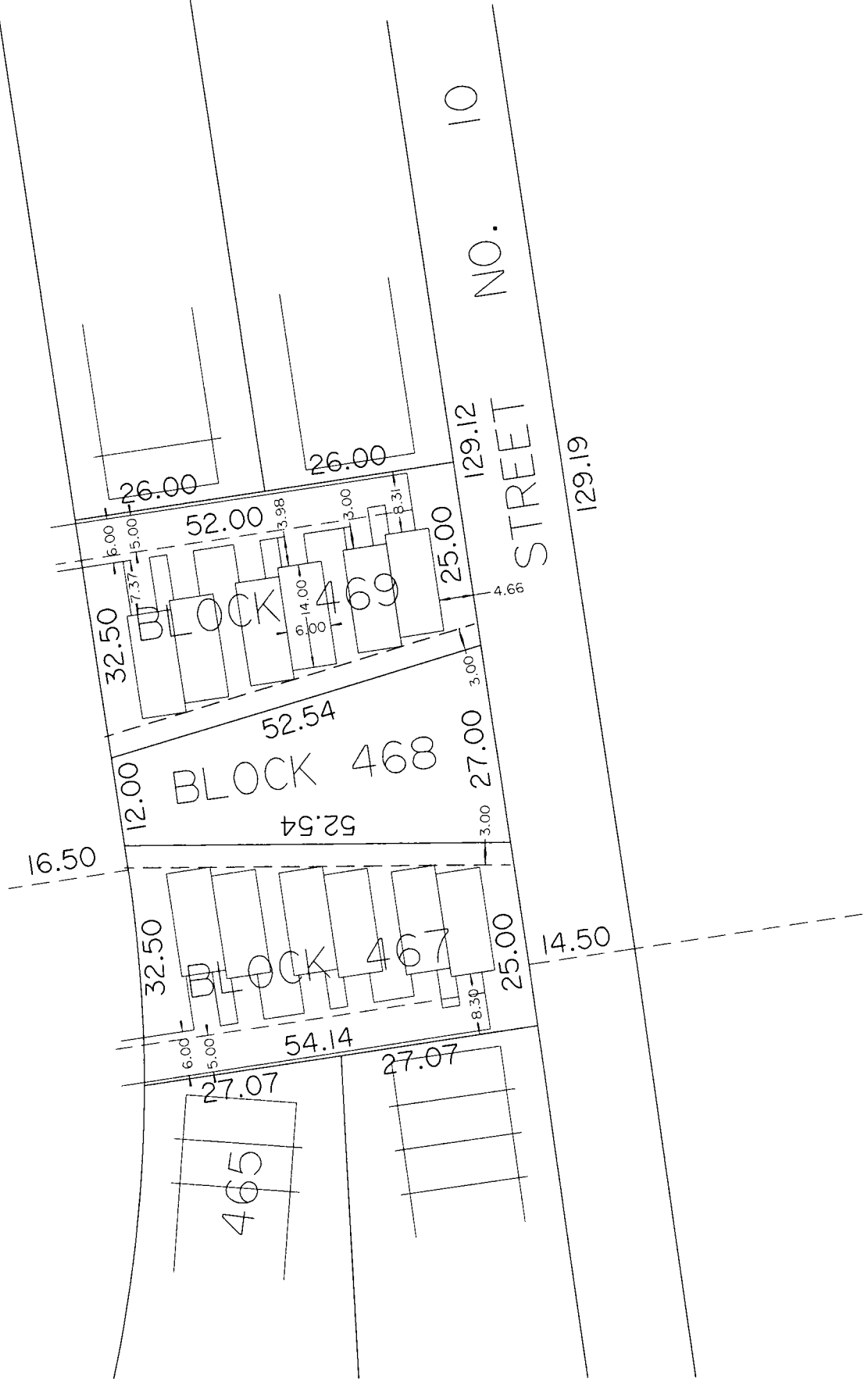


Figure 3



Scale
NTS

Project Title
RICHARDSON RIDGE

Drawing Title
BLOCK 473

Sheet No.
FIGURE 2





NTS

Scale

Project Title

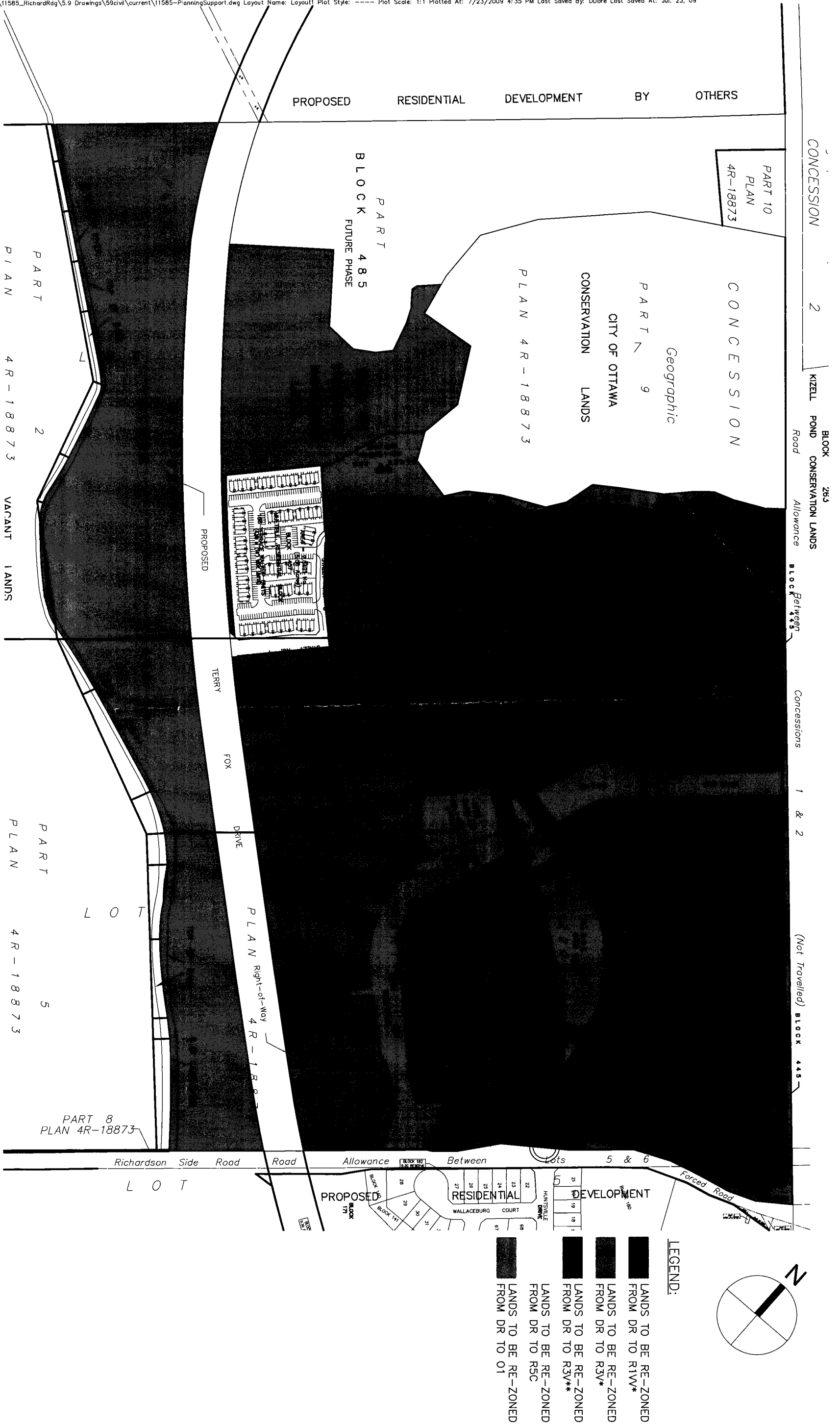
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RICHARDSON RIDGE

ZONING PLAN

FIGURE 1



LEGEND:

- LANDS TO BE RE-ZONED FROM DR TO R1V*
- LANDS TO BE RE-ZONED FROM DR TO R3V*
- LANDS TO BE RE-ZONED FROM DR TO R3V**
- LANDS TO BE RE-ZONED FROM DR TO R5C
- LANDS TO BE RE-ZONED FROM DR TO O1

