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6 – Village of Richmond Secondary Plan

Section 1: Introduction

The village of Richmond was established in 1818 and is one of the oldest communities in the city of Ottawa. Historically, growth in Richmond has been modest. More recently, the village has been a focus of growth in the rural area of the City. This secondary plan provides guidance for the development of vacant lands and the redevelopment of older areas within the village, in a manner that is consistent with the community's vision.

This secondary plan should be read in conjunction with the Official Plan.

Section 2: Infrastructure and Transportation

In 2011, the Village of Richmond Water and Sanitary Master Servicing Study was completed in order to identify servicing requirements for the village. The Village has a limited municipal water network and limited sanitary network and pump station capacity that limits the extent to which the village can grow. Prior to development, capacity in the system must be shown to be available. Any planned growth will need to include network, and possibly plant, upgrades to support proposed development.

In the village, water services are to be provided by a combination of private wells and communal wells. The planned public communal well systems are sized to be able to provide municipal well water to the entire village with additional treatment capacity, wells and network. To ensure that new development does not occur before the required services are available, holding provisions in the Zoning By-law may be applied to vacant land.

Policies

Water

- 1) Development of the Western Development Lands, Northeast Development Lands and lands designated as Village Industrial Area on Schedule A - Designation Plan, shall be on the basis of public communal well services. Development in the other areas of the village shall be based on private or public communal wells, unless it is deemed necessary to convert the village to a communal well system.

Wastewater

- 2) Existing wastewater infrastructure services shall be upgraded over time to provide the required capacity for the full development of the village. Upon submission of a development application, the proponent shall be required to demonstrate that capacity exists to service the proposed development.



- 3) All new development in Richmond shall be connected to the central wastewater collection system. No new development shall be permitted until the wastewater system can provide the capacity according to the Village of Richmond Water and Sanitary Master Servicing Study.

Transportation

- 4) Upon submission of a development application, the City will evaluate the transportation design against the Transportation Master Plan.
- 5) While no additional road capacity is required to serve growth over the planning period, specific road improvement projects and the addition of new collector roads and pathways are required in the village.

Section 3: Land Designation

The following policies provide direction to the village's future form and development and applies to all designations shown on Schedule A – Designation Plan

- 1) For any development proposed, the following must be demonstrated:
 - a) The development complies with the servicing policies of this secondary plan and those of the Official Plan.
 - b) Through appropriate design analysis, the development addresses the provisions of the Design Guidelines for Rural Villages.
- 2) Planning applications for proposed development on any lands shall contribute to the achievement of parks, greenspace, and connectivity, as shown on Schedule A - Designation Plan, to the satisfaction of City staff.

3.1 Village Core

The Village Core is the heart of Richmond. It is a reflection of the village's rural roots. The Village Core is envisioned to be a vibrant pedestrian-oriented commercial area comprised of small-scale buildings which are accessible by multi-modal means. This area is also the location of the largest retail site, the Richmond Shopping Centre (6179 Perth Street), which is a priority for revitalization.

- 3) On lands designated Village Core, the following non-residential uses are permitted: retail, restaurants, bars, office, parks, small institutional uses including a primary school, and services that meet the needs of the community.
- 4) On lands designated Village Core the following residential uses are permitted: dwellings in existence on May 23, 2012, low-rise apartments, mixed-use buildings, multi-unit dwellings and retirement homes.



- 5) Vehicle-oriented uses such as vehicle sales, rental and service uses and drive-through facilities that legally existed on May 23, 2012 may continue, however no new uses of this kind shall be permitted.
- 6) Buildings shall be a minimum height of two storeys to a maximum of four storeys, to define the street edge and enhance village streetscape.
- 7) Proposed development shall consider Design Guidelines for Rural Villages. It is envisioned that the Village Core will evolve into a mixed-use street with a variety of village-style buildings, storefronts, signage and pedestrian amenities.
- 8) Low parking requirements shall be established to encourage businesses to locate in existing buildings and to create a core area that is pedestrian oriented.
- 9) Where on-site parking is provided, parking areas shall be located to the side of or behind buildings. If it is located at the side, the parking should be no closer to the street than the front of the building and landscaping should be used to help buffer parking areas from the sidewalk and abutting properties.

3.2 Village Commercial

Lands designated as Village Commercial are located outside of the Village Core and are areas intended for retail or other commercial uses that require large land areas. Lands designated Village Commercial are limited in order to focus commercial uses within the Village Core.

- 10) On lands designated Village Commercial, retail, commercial, and institutional uses are permitted. Residential uses existing as of May 23, 2012 are also permitted.
- 11) Any development on lands designated as Village Commercial should be designed for multi-modal access including for pedestrians, with elements such as sidewalks.
- 12) Proposed development shall consider Design Guidelines for Rural Villages. High-quality design is expected for all properties in this designation and building and landscape design shall reflect village-style character.
- 13) The maximum building height is three storeys.
- 14) To ensure a pedestrian-oriented environment, parking shall not be located adjacent to Perth Street. Where it is determined by the City that parking in this location is necessary, it may be permitted only if designed as follows:
 - a) A wide pedestrian space that connects to the sidewalk is provided; and
 - b) Vehicular access is located such that it minimizes impact on the pedestrian environment; and
 - c) Parking area may be surface only; and



- d) Screening using soft landscaping is provided.

Village Commercial 1

Lands designated as Village Commercial 1 provide for retail and commercial uses that require the largest land area, which are not available elsewhere in the village. While the Village Core is the focus for commercial uses, this designation is intended to recognize the desire for large retail operations and providing for such a use will encourage residents to shop within the village. Lands designated as Village Commercial 1 are the most limited commercial lands in terms of availability and development size. The following policies apply to lands designated Village Commercial 1:

- 15) Permitted uses are limited to retail and commercial only.
- 16) The total maximum gross floor area permitted is 7,000 square metres. No individual occupancy shall exceed 2,790 square metres.
- 17) Any development shall consider Design Guidelines for Rural Villages
- 18) Where a drive-through facility is proposed, the design shall meet Urban Design Guidelines for Drive-Through Facilities. Drive-through lanes shall not be located on or along Perth Street.
- 19) Buildings shall be oriented towards Perth Street. Building elevations facing Perth Street shall be aesthetically pleasing and provide entrance doors and windows with clear glazing. A minimum window target of 50% along the length of the façade is required.
- 20) Street-oriented buildings shall be encouraged along the Perth Street frontage with a target of at least 50% built form along the developable frontage at build-out.
- 21) Planning applications for development proposed shall include a design brief which explains how the objectives of this secondary plan are met.
- 22) Servicing of these lands will be based on the recommendations of the Village of Richmond Water and Sanitary Master Servicing Study.

3.3 Residential

Residential areas are envisioned to be characteristic of a village where new development complements older built parts of the community. Residential areas will provide for a variety of housing styles and a wide range of community services to accommodate residents from a spectrum of life stages and where they can age in place if they so choose, as well as a range of affordability.

- 23) Lands designated Residential are Village Residential 1, Village Residential 2, and Village Residential 3



- 24) On any lands designated Residential, the following residential uses are also permitted, secondary dwelling units, coach houses, group homes, rooming houses, shelter accommodation, retirement homes, residential care facilities, home-based businesses, public utilities, greenspace and parks.
- 25) Agricultural uses on lands designated as Residential in existence the day this plan was adopted may continue to be used for that purpose.
- 26) The following uses may also be permitted on any lands designated Residential subject to a Zoning By-law Amendment:
- a) Small institutional uses such as a church and daycare located on an arterial or collector road based on a review to confirm there will be no significant surrounding impacts; and
 - b) Primary schools based on the following:
 - i) The site is a suitable size (2-3 hectares) and configuration (generally rectangular); and
 - ii) It is located on two street frontages (collector/local road or collector/collector); and
 - iii) That it is well connected by sidewalks and serves students within walking distance; and
 - iv) Has access by safe crossings; and
 - d) Limited small-scale commercial uses such as café or convenience store, that serve the day-to-day needs of the local neighbourhood at locations generally shown on Schedule A - Designation Plan, as Potential Convenience Commercial Uses.
- 27) A retirement residence is permitted at the property known as 6143 Perth Street and that use shall comprise a minimum gross floor area of 5,000 square metres, with a maximum of five storeys.

Village Residential 1

The Village Residential 1 designation is the predominant residential designation in the village. It provides for a range of ground-oriented, low density residential uses and some supporting commercial uses.

- 28) Uses permitted on lands designated Village Residential 1 include: detached dwellings, semi-detached dwellings, duplexes, bed and breakfast, home-based businesses, and retirement homes.



- 29) Subject to a Zoning By-law amendment, a limited number of ground-oriented townhomes may be permitted provided that the lands are:
 - a) Surrounded by a mix of detached and semi-detached dwellings; and
 - b) On an arterial or collector street; or
 - c) Abutting a park or area designated green space; or
 - d) At the edge of a neighbourhood.
- 30) The maximum building height shall be approximately three and a half storeys.
- 31) New plans of subdivision will use the historical grid pattern for streets and will ensure that parks are provided according to the Official Plan and at general locations shown on Schedule A - Designation Plan of this secondary plan.

Village Residential 2

Lands designated as Village Residential 2 are intended for a range of ground-oriented, higher-density housing forms, to provide a diversity of housing choices that serve a variety of age groups and income levels, close to uses and services that meet their needs.

- 32) On lands designated as Village Residential 2, the following residential uses are permitted:
 - a) Triplexes and ground-oriented attached dwellings containing 6 units or less; and
 - b) A limited number of detached, duplex, and semi-detached dwellings may be permitted provided that the majority of the lands are a higher-density ground-oriented building form.
- 33) The maximum building height is three and a half storeys.
- 34) With the exception of private driveways, on-site parking shall be located to the side or behind a building so that the front facade can be close to the street. If it is located at the side, the parking area should be visually screened from the sidewalk and from abutting properties.

Village Residential 3

Lands designated Village Residential 3 are intended for more intensive housing forms than those of other residential designations.

- 35) Permitted residential uses on lands designated Village Residential 3 are limited to low-rise apartments and other multi-unit dwelling forms such as ground oriented, stacked, or back to back townhomes.
- 36) The maximum building height is approximately four storeys.



37) A Zoning By-law Amendment may be required for new residential apartments or stacked townhouse developments. An Official Plan Amendment is not required unless the height of the proposed building is significantly greater than the maximum height permitted in the Zoning By-law. The following criteria shall be used to assess planning applications for these proposed uses:

- a) Located on an arterial road or near a park; and
- b) Compatible with the surrounding community which may be achieved through building transitions and compliance with a maximum density of approximately 99 units/ha; and
- c) Of high-quality design.

Western Development Lands

The Western Development Lands is a new neighbourhood located in the western segment of the Village which will primarily consist of low-density residential uses and commercial uses. These lands are identified on Schedule A - Designation Plan.

At buildout, 1,800 to 2,300 units are expected, with a variety of housing typologies and amenities, such as parks and a potentially a school. The community will be well connected and integrated into the existing community.

The following policies apply to Western Development Lands.

38) The Western Development Lands shall be comprised of a mix of housing types and density as follows:

- a) Maximum density of detached and semi-detached dwellings on large lots is 17 units per net hectare and a minimum unit mix of 2-7%
- b) Maximum density of detached and semi-detached dwellings on small lots is 30 units per net hectare and a minimum unit mix of 58-78%
- c) Maximum density of townhouses, is 45 units per net hectare and a minimum unit mix of 20-35%
- d) Maximum density of townhouses with rear lanes, is 80 units per net hectare and a minimum unit mix of 20-35%
- e) Maximum density of back-to-back townhouses, is 99 units per net hectare and a minimum unit mix of 20-35%

39) Development phasing shall be according to the Village of Richmond Master Servicing Study and Transportation Master Plan.

40) Planning applications for development on the Western Development Lands will be guided by the conceptual Demonstration Plan identified in the CDP. A Zoning By-law



amendment may be required where the development proposed is inconsistent with the Demonstration Plan. An Official Plan Amendment will not be required unless the use proposed does not comply with the provisions of this secondary plan.

- 41) Landowners within the Village of Richmond Western Development lands shall enter into private agreements to share the costs of the major infrastructure projects and associated plans and studies required for the development of said land. The costs shall be distributed fairly among the benefiting landowners. In addition, those landowners shall enter into private agreements(s) to share the dedication and costs of development of parkland. Each agreement shall contain a financial schedule describing the estimated costs of the major infrastructure projects and associated studies and plans, as well as the proportionate share of the costs for each landowner. The City shall include a condition of draft approval for all plans of subdivision, plans of condominium and severance applications, and as a condition of approval for site plans in these lands requiring proof that the owner is a party to the agreements and has paid its share pursuant to the agreements. Any proposed development outside of the Western Development Land proposing to connect to the Richmond West Well system will be required to amend this section of the Official Plan and related cost-sharing agreement.

Watercourse Setbacks

In addition to the policies for watercourse setbacks contained in the Official Plan, the following policies apply to lands near watercourses such as the Jock River, permanent flowing sections of the Moore Branch, and the Van Gaal and Arbuckle Drains

- 42) Required setbacks to watercourses are identified in the Official Plan. Where development is proposed in proximity of a Municipal Drain, required setbacks may be identified within the Engineer's report associated with the petition process under the *Drainage Act*.
- 43) Prior to development within 30-metre of the Van Gaal Drain the proponent may be required to undertake sufficient work to demonstrate that:
- a) There will be no increases in flood levels on adjacent properties; and
 - b) Existing approved flood elevations are matched; and
 - c) A 30-metre setback to the top of bank is maintained unless through a planning application process a more appropriate setback is identified.

Northeast and Southeast Development Lands

The policies in this section deal with lands in the northeast and southeast of the village. These lands are shown on Schedule A - Designation Plan and primarily consist of lands designated as Residential 1.



In addition to the policies contained in the Residential designations of this secondary plan, the following policies shall also apply to the Northeast and Southeast Development Lands:

- 44) The maximum density for one and two units, is 17 units per net hectare and a minimum unit mix of 2-7%, shall apply to all plans of subdivision on these lands. If greater densities or a wider range of unit mix are desired, the proponent shall be required to submit a concurrent Zoning By-law Amendment, to determine the appropriate density and housing mix, to the satisfaction of the City.

New Development Area

The following policies apply to lands designated as New Development Area on Schedule A - Designation Plan:

- 45) The lands may not permit industrial uses.
- 46) Prior to development of these lands, an area-specific design plan will be required. The plan will be prepared according to the policies of the Official Plan and will upon completion require an amendment to this secondary plan to recognize the new land designations and to include other development policies if determined necessary by the City.

3.4 Institutional

Lands designated as Institutional are intended to provide for a range of public and private services that serve the needs of village residents and visitors of the area. While small scale institutions are permitted in other designations, these lands are intended to provide for institutional uses which require large land parcels, to operate at a larger scale.

- 47) Uses permitted on lands designated Institutional on Schedule A - Designation Plan, are public uses such as library, schools, fire station, arena, community facilities, cemetery, place of worship, community garden, museum, retirement home and residential care facility.
- 48) Development of new institutional uses shall be adequately integrated with adjacent uses to mitigate privacy impacts to these uses.
- 49) Large scale institutional uses which have a high traffic demand, such as a high school, will require an amendment to this secondary plan.

3.5 Fairgrounds

The Richmond Fairgrounds is a community facility operated by the Richmond Agricultural Society and is located at the northwest corner of Perth Street and Huntley Road. It provides local amenities such as curling and small gathering spaces, but also is the site of major events, including the annual Richmond Fair. This site is a destination



for residents and visitors from within the City and the surrounding areas. The Fairgrounds designation is intended to reflect the roots of the local farming community and to provide only those uses needed to ensure the long-term viability of the Richmond Fair.

- 50) Uses permitted on lands designated Fairgrounds, on Schedule A - Designation Plan, are limited to a fairground, a recreation and athletic facility, and other uses which are ancillary to these uses.
- 51) Any new development on these lands shall consider improvements to the pedestrian environment along Perth Street and access from Perth Street to facilities on the site.

3.6 Industrial Area

The Industrial Areas provide an opportunity for industrial and employment-generating uses that require large parcels of land and that are not always compatible with residential uses.

- 52) Uses permitted on lands designated Village Industrial Area and Village Industrial Area 1 on Schedule A - Designation Plan, include: light industrial uses, office, printing plant, service and repair shop, small batch brewery, warehouse and heavy equipment and vehicle sales, rental and servicing, research, technology, nurseries, greenhouses, catering, places of assembly, broadcasting and training.
- 53) The maximum building height is four storeys.
- 54) The Industrial Areas shall be serviced based on the Village of Richmond Water and Sanitary Master Servicing Study to ensure that there is a logical and coordinated approach to development.
- 55) For buildings that are adjacent to McBean Street and Eagleson Road, front and side building elevations are to be aesthetically pleasing and have primary doors and real windows (with a target of at least 50% window coverage) oriented towards the street.
- 56) Adequate buffering including landscaping and screening will be provided between uses in the Industrial Areas to ensure that storage areas and parking areas are screened from adjacent properties and from McBean Street.
- 57) In addition to the above policies, for those lands identified as Village Industrial Area 1, the boundaries of the designation are approximate. The minimum area of 18.5 ha of employment land shall be developed through plans of subdivision.

3.7 Parks

Lands that are designated Village Park are intended to be used for public parks and recreational uses that provide a range of publicly accessible activities and facilities. Aside from existing municipal parks and those planned for the future, there are a number of unopened road right of ways that end at the Jock River. By designating these lands as Park, greater public access can be provided along the length of the Jock River, as envisioned by residents in the vision for village.

- 58) Uses permitted on lands designated Village Park are limited to parks and recreational and athletic facility
- 59) Parks will be developed in consultation with local residents and the City and include the following:
 - a) Pedestrian connections to sidewalks and pathways should be provided in consideration of connectivity; and
 - b) The park should be exposed to local streets with a minimum of two street frontages and sidewalks along all street frontages; and
 - c) Parks may be associated with other community facilities or infrastructure.
- 60) New parks will be required in the Western Development Lands, Northeast and Southeast Development Lands, and in the Industrial Areas shown on Schedule A – Designation Plan. Their specific locations will be determined through the development review process.

3.8 Village Greenspace

The Village Greenspace designation applies to natural areas which are not used for parks. These lands may be publicly- or privately-owned. Public-owned lands could be accessed by the public, but greenspace lands owned by private interests require permission by the property owner before they can be accessed by members of the public. Greenspace lands link the parks and the shores of the Jock River together to form a network of greenspace, that contributes to the quality of life for residents of the village.

- 61) Uses permitted on lands designated Greenspace are limited to passive recreation, community garden, environmental preserve and education area. Agricultural uses limited to the growing of crops shall be permitted at a minimum setback of 30 metres from of the Jock River.
- 62) Lands designated as Greenspace on Schedule A – Designation Plan are approximate. The precise boundary of these lands is defined by the Zoning By-law. As information is made available, minor adjustments may be made to the boundary by a Zoning By-law Amendment. An Official Plan Amendment is not required to

adjust the boundaries of these lands. Where removal of these lands or changes to the policies of this secondary plan are proposed, an Official Plan Amendment is required.

- 63) Multi-use pathways will be incorporated near the Jock River or other waterways through the development review process.

3.9 Natural Environment Area

The land designated as Natural Environment Area is commonly known as the Richmond Conservation Area. These lands are used for a variety of outdoor leisure activities that take advantage of features like the Rideau Trail. These lands, along with the Jock River are the most prominent environmental features in the village.

- 64) Uses permitted on lands designated Natural Environment Area are limited to passive recreation, community gardens, environmental preserves, education areas, parks, outdoor recreation facilities and infrastructure such as a wastewater lagoon facility.

Section 4: Natural and Built Heritage

Richmond has several natural features such as the Jock River, Marlborough Creek and their tributaries and terrestrial resources such as the Marlborough Forest and Richmond Conservation Area, local woodlots and hedgerows. Development is directed away from these areas given their significant or sensitive interests to impacts.

Along with natural heritage features, properties of cultural heritage value and interest are important elements that tell the history of this community. The following policies intend to protect and enhance existing natural and built heritage features in and ensure that new development will be compatible with the Village.

- 1) Village of Richmond Environmental Management Plan shall be consulted for guidance on how to mitigate the impacts of growth in the village as well as how to enhance the natural environment along the Jock River.
- 2) Development is not permitted within the Marlborough Forest.
- 3) Where development is proposed within 120 metres of a Significant Woodland identified in the Official Plan, an environmental impact study is required.
- 4) The minimum setback from a watercourse shall be determined based on technical studies completed as part of a development application, and according to policies of the Official Plan.
- 5) The buildings of cultural heritage value and interest are listed on the City's Heritage Register to ensure that demolitions and building alterations are monitored. The City may add more buildings over time.



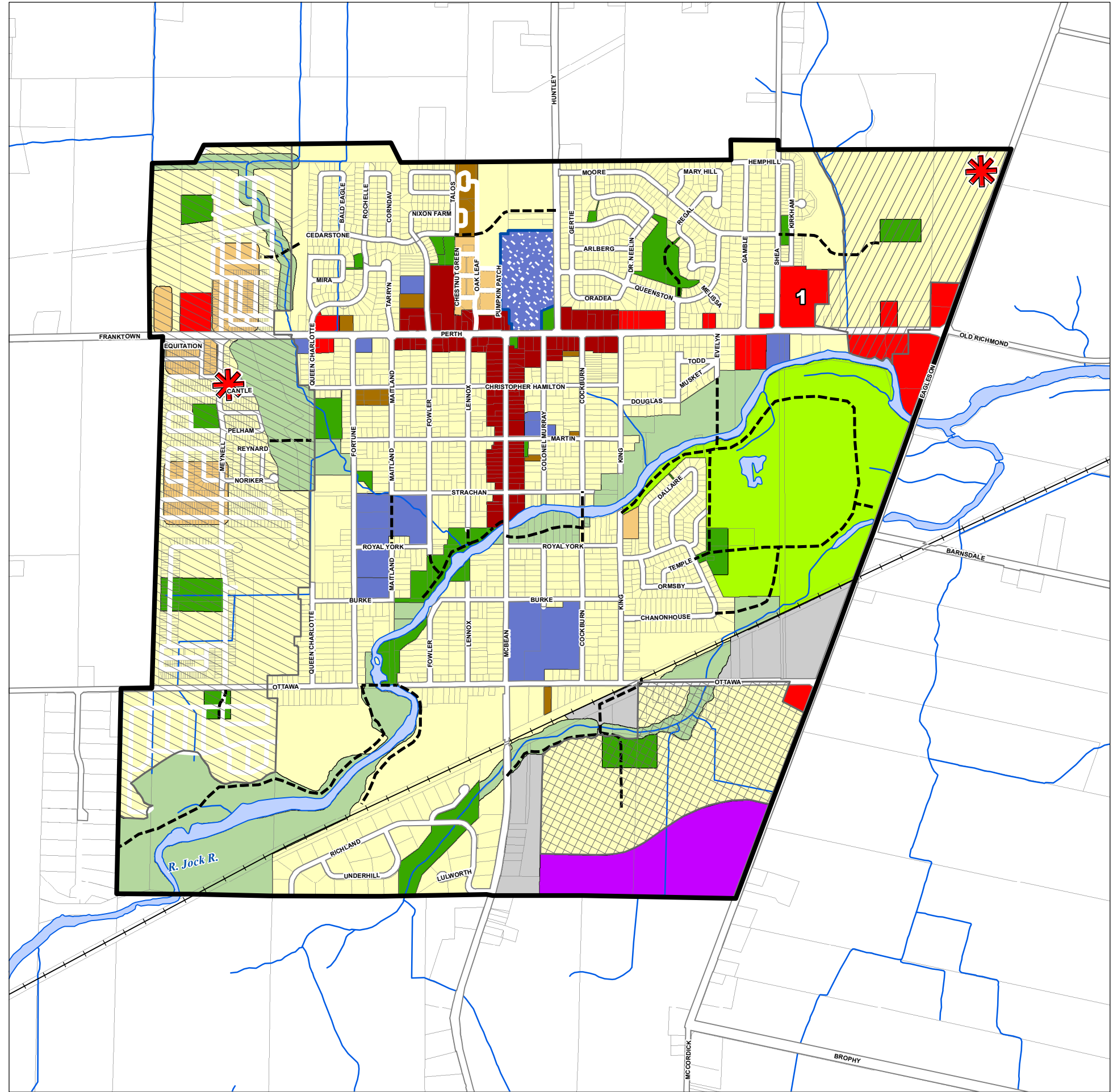
6) To conserve buildings of heritage interest, policies of Official Plan – Volume 1 intended to protect built heritage apply.

7) Development shall comply with the design guidelines identified in the Village of Richmond Community Design Plan

Schedule

Schedule A – Designation Plan





VILLAGE OF / VILLAGE DE


Richmond

SECONDARY PLAN - VOLUME 2

Schedule A - Designation Plan

PLAN SECONDAIRE - VOLUME 2

Annexe A - Plan de désignation

 Richmond Secondary Plan Boundary /
Limites du plan secondaire de Richmond

DESIGNATION / DÉSIGNATION

- | | |
|--|---|
|  Village Residential 1 /
Zone résidentielle du village 1 |  Village Industrial Area /
Zone industrielle du village |
|  Village Residential 2 /
Zone résidentielle du village 2 |  Southeastern Development Area /
Zone de développement du sud-est |
|  Village Residential 3 /
Zone résidentielle du village 3 |  Village Institutional /
Zone institutionnel du village |
|  Village Core /
Centre du village |  Fairgrounds /
Parc d'expositions |
|  Village Commercial /
Quartier commercial du village |  Village Greenspace /
Espaces verts du village |
|  Village Commercial 1/
Quartier commercial du village 1 |  Village Park /
Parc du village |
|  Potential Convenience
Commercial Uses /
Utilisations possibles de
commerce de proximité |  Natural Environment Area /
Secteur écologique naturel |
|  Multi-use Pathways /
Sentiers polyvalent | |
|  Western Development Lands /
Terrains d'urbanisation à l'ouest | |
|  Northeastern Development Lands /
Terrains d'urbanisation au nord-est | |
|  Southeastern Development Lands /
Terrains d'urbanisation au sud-est | |

Consolidation and Amendments /
Consolidation et amendements

OPA #5 - 09/23



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Planning, Infrastructure and Economic Development Department, Geospatial Analytics, Technology and Solutions
Services de la planification, de l'infrastructure et du développement économique, Analyse géospatiale, technologie et solutions